



PUBLIC REVIEW DRAFT

CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)

FY 2021-2022

*ALAMEDA COUNTY
HOME CONSORTIUM*

Published August 26, 2022

CR-05 - Goals and Outcomes

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

91.520(a)

The City of San Leandro is a U.S. Department of Housing and Urban Development entitlement city for the Community Development Block Grant (CDBG) program. For FY 2021-22, the City received an allocation of \$774,605. On March 27, 2020 the federal government adopted the CARES Act. As a result of this law, in April 2020, HUD awarded the City \$451,972 in CDBG-Coronavirus (CDBG-CV) Round I funds and in October 2020, \$711,206 in Round III funds for a total of \$1,163,178 to prevent, prepare for, and respond to COVID-19. The bulk of the City's CDBG-CV allocation was allocated and spent in FY 2020-21, but there was a balance of approximately \$130,000 that was fully expended on rental assistance for low-income San Leandro residents in FY 2021-22. This Consolidated Annual Performance and Evaluation Report covers the second year of its FY 2020-2024 HUD Five Year Consolidated Plan and includes all activities both under the City's typical annual activities along with those activities sanctioned under the auspices of the CARES Act. The City's CDBG and CDBG-CV funds were used for activities that meet the CDBG program national objective to benefit low- and moderate-income (LMI) persons. There were four categories of programs where these funds were committed: Public Services, General Administration & Planning, Improvement of Public Facilities and Housing Activities.

The City allocated its CDBG public services funds to four subrecipients (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels, and Spectrum Community Services) who provided support services to 6,816 low-income persons in need from July 1, 2021 through June 30, 2022.

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

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

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

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

- PR26 – CDBG Financial Summary Report
- PR26 – CDBG Activity Summary Report

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improving Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9500	0	0.00%	9000	0	0.00%
Producing & Preserving Affordable Housing Opportun	Affordable Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	20	26.67%	10	20	200.00%
Producing & Preserving Affordable Housing Opportun	Affordable Housing Homeless	CDBG: \$	Other	Other	0	0		75	0	0.00%
Providing Enhanced Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19980	6759	33.83%	3500	6759	193.11%
Providing Enhanced Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	32		0	32	

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

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

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

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

The goals to address those priority needs are as follows:

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

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

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

City staff have successfully implemented an affordable housing preservation program via the Owner-occupied Minor Home Rehabilitation program that continues to have high demand.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	2,719
Black or African American	533
Asian	2,778
American Indian or American Native	28
Native Hawaiian or Other Pacific Islander	80
Total	6,138
Hispanic	1,970
Not Hispanic	4,168

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

Narrative

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

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

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,246,246	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG: In FY 21-22 the City received a allocation of \$774,605. In addition, the FY 21-22 Annual Action Plan identified \$446,641 that represents FY 2020-21 unallocated funds and FY 2019-2020 unspent funds carried forward. Additionally, there was \$25,000 in program income received in FY 2020-21. The total amount available from these sources for use in FY 2021-22 was \$1,246,246. This total does not include the balance of approximately \$130,000 that was allocated in FY 2020-21 (and fully expended in FY 2021-22) on the City’s Emergency Rental Assistance Payment program for low-income San Leandro residents.

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

In FY 21-22, the City was allocated \$224,884 through the Alameda County HOME Consortium of which \$25,836 was used to cover the City’s and County staff administrative overhead. In addition, there was an unspent balance of \$132,271 carried-over from FY 20-21. Given this, there was a total of \$331,319 in HOME funds available for use by the City in FY 21-22.

Leveraging

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

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

- CALICO also received the following funds in FY 21-22:
 - \$31,000 in state funds;
 - \$7,725 in other local funds;
 - \$47,500 in private funds;
- Davis Street Family Resources received the following funds in FY 21-22:
 - \$32,500 in other federal funds;
 - \$41,000 in other local funds;
 - \$137,169 in Alameda County funds
- ECHO Housing received \$440,274 in program funding to administer Fair Housing and other tenant and homeownership services from the following jurisdictions: Alameda, Berkeley, Hayward, Oakland, Union City, Alameda County, Contra Costa and Monterey Counties in addition to other jurisdictions in those counties;
- SOS/Meals on Wheels received significant funding that augmented their food distribution services to home-bound Senior Citizens in Alameda County with the following funds in FY 21-22
 - \$2,568,819 in other federal funds;
 - \$370,000 in state funds;
 - \$2,267,665 in local funds;
 - \$862,849 in private funds;
 - \$1,045,875 in other funds
- Spectrum Community Services received the following funds in FY 21-22
 - \$29,591 in local funds;
 - \$70,300 in private funds;
 - \$920,194 in other funds.

HOME Match

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

Local Resources

The City also appropriated \$177,185 in local General Funds to the following programs in FY 2021-22. These programs assist the City in addressing the affordable housing, homelessness, and community development needs of the City, as identified in the City's FY 2020-2024 Five-Year Consolidated Plan.

- • \$11,000 to Davis Street Family Resource Center to provide affordable housing counseling services to City residents.
- \$65,000 to Centro Legal de la Raza to provide San Leandrans with tenant and landlord legal services and “Know Your Rights” workshops in addition to a subcontract to ECHO Housing to provide tenant and landlord information & referral, counseling and mediation/conciliation services.
- \$35,930 to Bay Area Affordable Homeownership Alliance (BAAHA) to administer and monitor the City's First-Time Homebuyer Program.
- \$40,255 to Bay Area Affordable Homeownership Alliance (BAAHA) to remodel, market and sell a City-regulated BMR unit.
- \$25,000 to Building Futures with Women and Children to provide emergency food and housing to homeless women and children in addition to social support services.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

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

Table 6 – Number of Households Supported

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

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

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

Discuss how these outcomes will impact future annual action plans.

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

There are significant efforts both regionally and at the State level to address decreased funding for affordable housing development. The 2017-18 Regular Session of the California State Legislature passed one bill (of many other housing-related legislation) sought to generate--and distribute directly to cities-- funds for new affordable housing production. The Building Homes and Jobs Act (SB 2, Atkins 2017) established a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. In FY 21-22 the City received its first entitlement from the resulting program "Permanent Local Housing Allocation" in the amount of just under \$350,000 from filing fees during calendar year 2019.

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

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

Fremont, CA), was awarded \$7M for a 72 unit affordable housing development located at 15101 Washington Avenue. Other programs supported by Alameda County A-1 funds include a first-time homebuyer down payment assistance program called “AC Boost,” a housing preservation program called “Renew AC” that assists senior citizens, people with disabilities, and other low-income home owners to remain safely in their homes, and “AC Housing Secure” that supports legal assistance to low income tenants and landlords.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	12	0
Low-income	6	0
Moderate-income	2	0
Total	20	0

Table 7 – Number of Households Served

Narrative Information

Housing Rehabilitation Program: In FY 21-22 Rebuilding Together’s Housing Rehabilitation Program completed 20 housing rehabilitation grants allocated to low-income HHs including 20 HHs with either extremely low- and low-income senior citizens and/or disabled persons. The repairs that received grants in FY 21-22 included the installation of ADA grab bars, ramps & other accessibility improvements, plumbing repairs & fixture replacements, porch railing installments & dry rot repairs, replacement of water heater furnace, interior and exterior painting, weatherization of windows or replacement with new dual glaze, roof repairs and/or replacement, energy efficiency upgrades, code enforcement related yard clean-up and/or fence repair/replacement, and earthquake retrofits. The goal of this program is to preserve existing affordable ownership housing for low- and moderate-income HHs & to allow senior citizens to age in place if desired.

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

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

HOME Consortium jurisdictions continued their outreach to unsheltered persons in FY 20/21 while dealing with the COVID pandemic. With funding from the State's Project Roomkey program has made more than 1,000 hotel rooms available for homeless and at-risk households in response to COVID-19.

The Emergency Solutions Grant (ESG) program provides funding to engage and support individuals and families experiencing homelessness. Alameda County initiated a coordinated, countywide COVID-19 emergency response, working with all jurisdictions in the county, to prioritize those unhoused individuals as most at risk for COVID-19 into Project Roomkey hotel sites (temporary, non-congregate shelter) and to prioritize their exits to permanent supportive housing. Emergency Solutions Grant CARES Act funds were used to support rapid-rehousing rental assistance to those individuals who are currently residing in Project Roomkey sites within Operation Comfort and Operation Safer Ground, and identified through Coordinated Entry, as they transition to permanent housing. (Operation Comfort short-term emergency isolation and quarantine housing is for people experiencing homelessness who test positive for COVID-19, active symptoms of COVID-19, or who have had verified contact with a person with a known COVID-19 infection. Operation Safer Ground is safe housing available for homeless individuals who are over the age of 65, or otherwise at high-risk with a variety of health conditions (medically fragile), or both.) This rapid re-housing effort is part of a countywide, emergency response for COVID-19, and collaborative jurisdictional efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

Year-round emergency shelter capacity within the HOME Consortium during FY20 consisted of 79 beds for families with minor children and 235 beds for single adults. The overall transitional housing capacity in the HOME Consortium jurisdictions is lower than last fiscal year. It consists of 28 beds for families and 94 for unaccompanied adults. Of the 94 beds for adults, 71 of those are grant per diem beds restricted to Veterans. During the rainy season, warming station shelters operated in Alameda (30), Fremont (36 beds), Hayward (25 Beds), Livermore (25 beds), Castro Valley (50) and San Leandro (35 beds). Castro Valley Shelter added new capacity this year.

The 45-bed Housing Navigation Center in Hayward provides shelter and individualized housing services for individuals experiencing homelessness. Administered by Bay Area Community Services (BACS), staff conduct outreach in local encampments and partner with law enforcement to identify individuals in need of services.

The majority of the Continuum of Care's homeless population continues to be unsheltered (79% as of the January 29, 2019 Point-In-Time Count). The strategy for meeting this need is twofold: 1) Move unsheltered people directly from the streets to permanent housing without a shelter stay. Abode's outreach program has had success in housing 3 times as many people from the streets as the prior year. 2) Try and resolve persons' homelessness more quickly, especially in transitional housing, so that each bed is used to support multiple people throughout the year. Unfortunately, lengths of stay have increased in both shelter and transitional housing. Time spent homeless has increased from 208 days last year to 213 days this year.

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

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

Alameda County is a "housing first" Continuum of Care. All funded programs prioritize finding clients permanent housing as quickly as possible without any clinical pre-conditions, such as sobriety, medication compliance or utilizing a shelter or transitional housing program first. We continue to expand Rapid Rehousing and Permanent Supportive Housing (PSH) throughout the county. County-wide PSH went from 2,753 in 2020 to 3710 in 2021. VASH vouchers increased from 325 in 2020 to 364 in 2021. Measure A1 funding has been committed to 46 projects and 1003 units targeted to homeless households within those projects.

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

We are building a Housing Crisis Response System in Alameda County that prevents homelessness whenever possible, provides dignified homeless safety net services, and maintains people in permanent homes with ongoing subsidies and services. Coordinated Entry is the front door and central organizing feature of the Housing Crisis Response System. The purpose of Coordinated Entry is to quickly assess the needs of people in crisis, connect them to available support, and track the outcomes and performance of the system. Coordinated Entry provides a standard and transparent way for the Housing Crisis Response System to effectively identify people in Alameda County who are experiencing a housing crisis and assess their needs, then prioritize and match them to the most supportive services and housing programs for which they are eligible. To do this, EveryOne Home manages a Countywide By-Name-List, which is maintained in HMIS and governed by all applicable privacy and security policies.

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

Actions taken to address the needs of public housing

San Leandro does not have a Housing Authority. The Housing Authority of the County of Alameda (HACA) that serves all cities in Alameda County does not have any public housing sites in San Leandro. HACA does administer the Section 8 Voucher program and the Shelter Plus Care certificate programs. As of June 2022, there are 1,348 vouchers and 14 Shelter Plus Care certificates being utilized by San Leandro residents.

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

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

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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

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

The City continues to work towards eliminating housing constraints that are identified in its California State-certified Housing Element of the General Plan that serve as barriers to affordable housing. In the fall of 2021, City staff launched the Housing Element update for the planning years 2023 through 2030. Next year's CAPER will have more details on the final adopted version of this document.

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

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

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

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

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

Fostering and Maintaining Affordable Housing

- The City has regulatory agreements that require annual monitoring of approximately 620 Below-Market Rate (BMR) rental units (funded and/or regulated by the City) for tenants earning between 30% and 120% of the Area Median Income. Additionally, the City regulates over 50 inclusionary BMR home ownership units.
- City staff continues to respond to inquiries from private and non-profit developers to acquire property and rehabilitate or construct new affordable rental units. This includes collaborating with Eden Housing to construct a new 62 unit affordable housing development and Abode communities to construct a new 72 unit affordable housing development.
- The City's Housing Rehabilitation Program provided funding to twenty (20) single-family owner-occupied home (See details in CR-20 – Affordable Housing). The program continues to preserve and improve the City' existing housing stock and assist senior homeowners with having the option to age-in-place.
- The City's Rent Review Program, which is supported by staff funded by City General Funds, provides a non-binding arbitration board that reviews eligible rent increase cases in San Leandro. Recent statewide legislation (AB 1482, The Tenant Protection Act of 2019) limited rent increases to 5% + CPI, or 10% whichever is lower. In FY 21-22 the sanctioned allowable rent increase in the State of California was <7% which triggers the City's Rent Review Ordinance therefore there were no cases heard by the City's Rent Review Board.
- The City adopted a Mobile Home Space Rent Stabilization Ordinance for the City's nine mobile home parks with the goal of preserving affordable housing for approximately 855 mobile home space tenants of San Leandro.

Eliminating Barriers to Affordable Housing

- The City's CA State-certified Housing Element of the General Plan identifies barriers to affordable housing and establishes "Goal 58: Elimination of Housing Constraints," that identifies policies and actions with implementation strategies to eliminate those barriers. These policies include amending zoning regulations, streamlining permitting procedures, evaluating development fees, providing a customer-friendly environmental, resolving design issues, and correcting infrastructure deficiencies and soil contamination.
- The City's Analysis of Impediments to Fair Housing Choice was updated in January 2020 and will be implemented under the City's FY 2020-2025 HUD Five-Year Consolidated Planning period

(July 1, 2020 through June 30, 2025). The Analysis of Impediments to Fair Housing from February 2015 examined various indicators of discrimination and recommended actions that the City could take to address discrimination. See below--Table 1: City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction—for more details.

- In the fall of 2021, City staff launched the Housing Element update for the planning years 2023 through 2030. This document must also demonstrate the City's efforts to Affirmatively Further Fair Housing choice per California legislation AB 686 (2018, Santiago).

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

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

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

The City's Housing Rehabilitation Program provides lead-based paint awareness and information literature in each application packet in response to SL residents requesting minor home repair/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.

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

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

The City's strategy to reduce the number of households with incomes below the poverty line is to fund programs that assist people to achieve economic independence and to preserve and build affordable housing. With both CDBG and City General Funds, the City subcontracted with six (6) non-profit agencies to provide social services programs to help thousands of individuals reach personal and economic sustainability.

Among these grant recipients is Davis Street Family Resource Center (Davis Street), which has an Employment and Housing Assistance Program designed to assist clients to become job ready and/or secure employment and housing. Davis Street employment and housing specialists meet one-on-one with working poor families to define their employment goals, training needs, and housing goals. Davis Street's Employment Counseling program is designed to assist clients in securing employment and

empowering clients to obtain further training and education to improve their job marketability. Lastly, Davis Street's onsite computer lab provides clients with computers and free Internet access, which clients can use to search for employment opportunities and prepare their cover letters and resumes.

Building Futures with Women & Children (BF) receives City General Funds to provide supportive services to homeless women and children at its emergency shelter, known as the San Leandro Shelter. In FY 2021-2022, BF provided emergency shelter and supportive services, which included 1,338 meals and 446 bednights which were directly supported by the City of San Leandro. All 84 clients received access to health care and group sessions which help to advance essential skills, such as employment strategies, money management, housing strategies, parenting skills, and other basic life skills. Out of these 84 women and children served, 48 exited to safe and stable permanent housing.

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

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

The City coordinates with other City departments, social service agencies, other cities, and the County of Alameda to enhance the delivery of services and housing through monthly meetings of City Housing Staff and Human Services staff serving those individuals experiencing homelessness. Additionally, the City supports Alameda County CoC Council through donations to EveryOne Home and participates in meetings to enhance coordination with other jurisdictions and countywide social service agencies. The City also plans to work with the Alameda County Office of Homeless Care and Coordination (OHCC) and Housing and Community Development Department to adopt and provide support for the Home Together 2026 five-year plan to end homelessness in Alameda County.

On September 19, 2016, the San Leandro City Council passed a Minimum Wage Ordinance that accelerates implementation of the statewide minimum wage requirements in San Leandro. There was an implementation schedule adopted and as of July 1, 2020 the Minimum Wage in San Leandro is \$15 per hour.

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

As noted earlier, in FY 21-22 under the auspices of the 2020 CARES Act, the City provided approximately \$130,000 in rental assistance to low-income residents.

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

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

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

The following matrix summarizes the City of San Leandro's efforts to Affirmatively Further Fair Housing in the jurisdiction. (NOTE: this matrix will be added to the Final Document that will be submitted to HUD in September 2022.) The matrix lists the policies and actions identified in the Alameda County HOME Consortium Analysis of Impediments to Fair Housing Choice (AI). The City of San Leandro's Housing Division staff continues its work to affirmatively further fair housing in the jurisdiction. The matrix identifies policies and actions taken advance those policies with the goal of removing impediments to housing choice. The matrix identifies and quantifies City staff or City-funded programs that carried out those activities from the AI in FY 2021-22.

CR-40 - Monitoring 91.220 and 91.230

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

In a typical year, City staff monitor CDBG- and HOME-funded projects regularly. The Community Development Director oversees the CDBG and HOME Programs, while the Senior Housing Specialist administers them to ensure program compliance with HUD rules and regulations. Staff monitors and reconciles with the City's Finance Department and IDIS data quarterly for accurate CDBG/HOME funding revenue/expenditures, timely expenditures of CDBG funds, and inputs data into IDIS. Desk monitoring includes reviews of quarterly progress reports, invoice reimbursements, back-up documentation of expenses, and regular communications with subrecipients, including the provision of technical assistance about pertinent queries. Staff also conduct on-site monitoring visits of the City's subrecipients to assess the subrecipients' compliance with the CDBG program. Due to the limitations of Sheltering In Place and the COVID-19 pandemic, and the resulting trauma of day-to-day life in uncertain times, staff had a limited capacity to conduct on-site and physical structure monitoring programs in FY 19-20, FY 20-21, and FY 21-22. City staff maintains regular communication with service and site staff of all CDBG & HOME funded programs and properties.

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

Furthermore, staff monitor CDBG capital improvement projects for the City through review and approval of ongoing reimbursement requests and invoices and constant communications with relevant staff. Staff coordinate with pertinent agency staff to ensure that the projects adhere to the regulations and requirements of the CDBG program (including Davis Bacon, Section 3 and MBE/WBE compliance).

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

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

The City is holding a Public Hearing to approve the FY 21-22 CAPER document. The draft document will be available for review by the public on the City website, at the main library, at the Marina Community

Center, at the Senior Community Center, at the City Hall Kiosk and in the City Clerk's office. The comment period will be held from August 26 through September 19, 2022. The Notice of a Public Hearing was published in the East Bay Times (formerly known as The Daily Review) on August 26, 2022. The Public Hearing is scheduled for September 19, 2022 to present and discuss the FY 2021-22 CAPER. Comments from this draft review period and at the Public Hearing will be included in the final version of this document that will be submitted to HUD in September 2022.

CR-45 - CDBG 91.520(c)

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

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

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

No.

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

Not Applicable.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided document. Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities		0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

City staff has reviewed the 2021 revised final rule (Notice: CPD-21-09 released on August 24, 2021) for Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992, requirements for funding applicable to the City of San Leandro (CDBG, CDBG-CV, and Section 108). Additionally, City staff has attended trainings to implement this new rule. City CDBG staff will consult with City Procurement and Economic Development staff to create a Section 3 Plan with the goal of setting City standards to implement recognized Qualitative Efforts in staff hiring for CDBG projects with funding >\$200,000 and, if possible, other general fund procurement procedures.

APPENDIX A: IDIS REPORTS

****Please note that these reports will be added to the Final CAPER.****

- **PR 23 – Summary of Accomplishments**
- **PR 03 – CDBG Activity Summary Report**
 - **PR 26 – CDBG Financial Summary**
 - **PR 26 – CDBG-CV Financial Summary**