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FY 2026-2027 Annual Action Plan

CITY OF SAN LEANDRO

ALAMEDA COUNTY
HOME CONSORTIUM

30-day Public Comment Period: **April 4 – May 4, 2026**
Presented to City Council **May 4, 2026**

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EXECUTIVE SUMMARY

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The FY 2025-2029 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan) identifies the housing and community development needs in the City of San Leandro (City) and outlines the strategies for meeting those needs. The FY 26-27 Annual Action Plan (AAP) represents the second year of the FY 2025-2029 Consolidated Plan and implements the strategies through the use of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds from the U.S. Department of Housing and Urban Development (HUD).

The use of CDBG funds must pass the low—and moderate-income benefit test, with at least 51% of the beneficiaries being LMI or in a project benefit area containing residents who are low—and moderate-income.

The City is part of the Alameda County HOME Consortium (HOME Consortium), which also includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, Union City, and Urban County. A consortium allows jurisdictions that would not otherwise qualify for Home Investment Partnerships Program (HOME) funding to join with other jurisdictions and participate in the HOME program. Alameda County, as the lead agency for the HOME Consortium, submits the Annual Action Plan documents on behalf of all consortium members. Each jurisdiction is responsible for completing its own Annual Action Plan as part of the process.

On April 3, 2026 HUD announced the CDBG entitlement allocations. The City's FY 2026-2027 CDBG entitlement allocation is $771,290, which is an increase of 0.8% from the prior year amount of $765,348.

On April 6, 2026 the Alameda County HOME Consortium announced the HOME Consortium allocations. The City's pro-rata share from the HOME Consortium for FY 2026-2027 is $211,720 which is an increase of 0.9% from the prior year amount of $209,852. The City's HOME funds will be used for future affordable housing projects.

2. Summarize the objectives and outcomes identified in the Plan

The 2025-2029 Consolidated Plan identified the highest-priority community needs, with at least 60% of respondents selecting them: increasing affordable housing, reducing homelessness, improving public infrastructure and facilities and community resilience, and promoting economic development.

The Priority Needs Survey, public meetings, and data analysis show the following needs:
Community development needs – public services:

- Shelter services, housing support services to find affordable housing, after-school programs, childcare, and summer youth programs.

- Top Community Facilities Improvements Needed: parks and recreation, neighborhood centers, senior and youth centers.

Community development needs – affordable housing:

- Top Housing Needs: affordable rental housing, senior housing, and rental assistance.
- Reasons Why Housing Options Are Limited: could not afford to pay for rent; not enough homes available; low credit/poor history.
- In FY 26-27, the City intends to allocate CDBG funds for affordable rental housing rehabilitation efforts.

Homeless Assistance and Prevention Services Needs:

- Priority Needs Survey on Homeless.
    - Special Population Needs series: senior housing and services, homeless services, and support for low-barrier housing.
    - Top Homeless Needs: wrap-around services, rental/utility assistance, transitional housing and emergency shelter space.
- EveryOne Home Plan. The County and its entitlements support the EveryOne Home Plan developed by the Alameda County-wide Continuum of Care (CoC), which was published in 2006 and is now endorsed by over 136 cities, governmental agencies, and nonprofits. Today, the City remains committed to the plan, continuing to provide pro-rata funding to support its implementation and administration. EveryOne Home Plan addresses the housing needs of individuals experiencing homelessness and extremely low-income residents, including those with serious mental illness or living with HIV/AIDS. In 2020, the CoC analyzed the County's homeless system design and identified the necessary steps for creating a more effective response to homelessness.

3. Evaluation of past performance

The City's 2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the first year of the FY 2025-2029 ConPlan period (July 1, 2025, through June 30, 2029) will evaluate the effectiveness of the CDBG-funded project and activities in addressing San Leandro's priority needs.

Outcomes documented in 2023 and 2024 CAPER included:

Fair Housing (FH): The City maintained an annual contract with ECHO Housing to provide fair housing services, including tenant and landlord counseling, discrimination mediation, and outreach. ECHO Housing is a HUD-certified housing counseling agency.

Homelessness: CDBG funding was provided to non-profit organizations to help mitigate and prevent homelessness. The Lewelling Interim Housing and Drop-In Center became operational in FY 2024-25, creating 29 new units of interim housing for individuals experiencing chronic homelessness in addition to space for case management and supportive services. The 2024 Point-In-Time Count recorded 283 individuals experiencing homelessness in San Leandro, a 31% decrease from the 2022 count of 409.

Public Services:

- CALICO provided child abuse case management services to 46 clients in FY 2023-24
- Davis Street Family Resource Center provided food, clothing, childcare, job readiness training, medical clinic, and social services to low-income individuals and homeless prevention services

- Meals on Wheels SOS provided meal delivery service to 341 homebound seniors in FY 2023-24
- Spectrum Community Services, San Leandro Senior Nutrition Program served 13,966 meals to 344 seniors in FY 2023-24

Housing Rehab: In FY 2023-24, RTO completed 2 housing rehabilitation grants for low-income owner-occupied households before ceasing operations in March 2024. The closure of RTO reduced the City's capacity for housing rehabilitation.

Public Facilities: The Washington Avenue Corridor ADA Improvements project was completed in FY 2023-24, upgrading curb ramps and creating ADA-compliant crosswalks along Washington Avenue from West Juana to Castro Street.

4. Summary of citizen participation process and consultation process

HUD requires jurisdictions to have a Citizen Participation Plan (CPP) that details the public input and noticing process for the ConPlan, Annual Action Plans, Substantial Amendments, and the CAPER. These plans use CDBG, HOME, and other funds to address housing and community development needs, goals, objectives, and activities. A minimum of two (2) public hearings are required per program year, to obtain public comment and provide the public with the City funding allocation determinations.

On December 5, 2024, the ConPlan & AAP - CDBG NOFA was announced for the 2-year cycle covering FY 2025-26 and FY 2026-2027, with an application deadline of January 23, 2025.

On April 3, 2026, a public notice was published in the East Bay Daily Review, informing the public about AAP 30-day public comment period and public hearing. The Draft AAP was made available for review at the City's website (www.sanleandro.org/housing) and on display at City Hall, 835, East 14th Street, 1st Floor, San Leandro, CA 94577. Upon request, the AAP documents can be made available in a format that is accessible to persons with disabilities.

On April 24, 2026 a second public notice was published in the East Bay Daily Review, informing the public that a City Council public hearing would be conducted on May 4, 2026 to adopt the FY 2026-2027 AAP.

5. Summary of public comments

The following public comments were received related to the FY 2026-2027 AAP*:*

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were documented and received as part of the public participation process.

7. Summary

The City will continue funding eligible CDBG programs and activities that address the housing and community development needs that are identified in the FY 2025-2029 ConPlan.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The City's Housing Division, within the Community Development Department, is responsible for preparing the ConPlan and Annual Action Plan.

The following are the agencies/entities responsible for preparing the ConPlan and those responsible for administration of each grant program and funding source.

Agency Role	**Name**	**Department/Agency**
Lead Agency	SAN LEANDRO	
CDBG Administrator	SAN LEANDRO	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 - Responsible Agencies

Narrative

The City serves as the Lead Agency for the HUD CDBG Program. The City's Housing Manager, within the Housing Division of the Community Development Department, oversees the administration of the CDBG program. This includes preparing the ConPlan, Annual Action Plans, and CAPER. The City is a member of the HOME Consortium and the Housing Manager serves as the liaison to the County for matters related to the HOME Program.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The HUD Five-Year ConPlan is a strategic document that outlines a City's goals for using federal funds to address housing, community development, and economic needs, particularly for low- and moderate-income residents. The plan ensures the effective allocation of resources in alignment with the community's needs and HUD's core objectives: providing decent housing, ensuring a suitable living environment, and expanding economic opportunities.

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The City crafted a well-rounded plan by engaging the community through public meetings, surveys, and consultations with key stakeholders. This inclusive approach ensured the plan reflected local priorities, such as affordable housing, infrastructure improvements, and social services. The City also used comprehensive data analysis to assess needs and trends, ensuring evidence-based decision-making that aligns with HUD's three objectives while fostering community-driven solutions.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City actively enhances coordination between public and assisted housing providers and a variety of governmental, health, and service agencies through a comprehensive approach that prioritizes collaboration and community engagement. The City conducts community outreach and stakeholder surveys to gather insights on housing needs, ensuring that resident input is integrated into its strategies. The City works closely with Alameda County, HOME Consortium members, and nonprofit agencies to address the critical needs for permanent affordable housing, emergency shelters, and transitional housing, while also supporting services like tenant-landlord counseling, fair housing assistance, and legal services.

Additionally, the City collaborates with the Housing Authority of Alameda County (HACA), which administers the HUD Section 8 housing voucher program for residents. The City also supports programs like the TBRA initiative, which provides rental subsidies, job training, and case management to help homeless families achieve stable housing. The City's Human Services Commission and local nonprofits play an essential role in assessing community needs, highlighted by a 2017 Human Services Gap Analysis that identified key gaps in mental health services, child enrollment in programs like CalFresh, and resources for domestic violence victims. To address these gaps, the City funds the Community Assistance Grant Program (CAP) through its general fund, while City departments such as Economic Development collaborate with local business organizations like the San Leandro Chamber of Commerce and San Leandro Downtown Business Association, ensuring that business and housing efforts are aligned. Through these coordinated efforts, the City strives to improve housing stability and access to vital services across the community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

EveryOne Home serves as the Alameda County-wide Continuum of Care (CoC) coordinating agency, addressing the housing needs of individuals experiencing homelessness and extremely low-income residents, including those with serious mental illness or living with HIV/AIDS. The CoC's Home Together 2026 Community Plan outlined goals to prevent homelessness, connect people to shelter and resources, increase housing solutions, and improve system coordination and capacity. Alameda County is currently refreshing the plan as Home Together 2030, incorporating updated system modeling, stakeholder feedback (including from people with lived experience), and the latest Point-in-Time Count data to guide

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strategies and investments through the next planning period. The refresh process launched in January 2025 in partnership with the Oakland-Berkeley-Alameda County CoC.

Alameda County's homelessness response efforts began with the EveryOne Home Plan, developed through county-wide planning in 2004 and published in 2006. Since then, the plan has been adopted by the Alameda County Board of Supervisors and all 14 cities within the county, including San Leandro, and supported by numerous community organizations. In 2018, the plan underwent a strategic update, endorsed by over 136 cities, governmental agencies, and nonprofits. The City remains committed to the plan, continuing to provide pro-rata funding to support its implementation and administration.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Alameda County Housing and Community Development (HCD) works closely with the CoC in determining how to allocate Emergency Solutions Grant (ESG) funds, develop performance standards, and evaluate outcomes. The CoC, led by EveryOne Home, coordinates these efforts by implementing county-wide models for homelessness prevention and rapid re-housing programs, funded through sources like ESG. The Alameda County Housing Crisis Response System Manual outlines the standards for assistance, ensuring that programs like emergency shelters follow established guidelines consistent with applicable HUD requirements.

Alameda County has a centralized coordinated entry system that complies with HUD standards. This system allows households experiencing homelessness or a housing crisis to access assistance through several channels, most commonly through the 211 hotlines. Households are assessed, screened for safety, and connected to Housing Resource Centers (HRCs) or other relevant services, including domestic violence support where necessary. After safety and housing crisis screenings, housing problem-solving resources and legal or economic support are offered. The system prioritizes the most vulnerable households for housing resources like Permanent Supportive Housing, Rapid Re-Housing, and emergency shelter beds using standardized assessments.

The assessment results are recorded in the Homeless Management Information System (HMIS), and vacancies in all relevant housing programs are filled through referrals from the coordinated entry system. This approach ensures transparency, fair prioritization, and maximization of shelter utilization, with an increase in services directed to chronically homeless individuals. Through ongoing collaboration with nonprofits, state, and local agencies, Alameda County ensures that all funded projects, including those under ESG, VASH, SSVF, and local resources, adhere to these standards and reporting requirements, aligning with the county's efforts to provide comprehensive housing solutions.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	**City of San Leandro Human Services**
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Community Need Assessment Housing Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Feedback on the Consolidated Plan's community needs stakeholder survey, which focused on the needs of vulnerable populations in the community.
2	**Agency/Group/Organization**	**City of San Leandro Public Works**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Infrastructure and Capital Improvements Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Feedback on the Consolidated Plan's community needs stakeholder survey and five-year priorities, including addressing infrastructure, affordable housing, and community facilities.
3	**Agency/Group/Organization**	**City of San Leandro Community Development**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided insight into areas for improvement in the City and highlighted resources available to communities with the greatest need.
4	**Agency/Group/Organization**	**City of San Leandro Economic Development**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to the Consolidated Plan community needs stakeholder survey, emphasizing economic revitalization projects in underserved areas and efforts to enhance economic opportunities for low-income residents.
5	**Agency/Group/Organization**	**City of San Leandro Housing Department**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to the ConPlan community needs stakeholder survey, highlighting ongoing housing programs and opportunities to expand the affordable housing stock.
6	**Agency/Group/Organization**	**City of San Leandro Planning Department**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to the ConPlan community needs stakeholder survey, focusing on affordable housing and aligning with the City's broader development goals. Their feedback aimed to integrate long-term growth strategies and assess the consistency of local planning regulations in addressing the needs of low-income communities.

Table 2 - Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City made efforts to include as broad a group of community stakeholders as possible. No agency or organizations were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	Alameda County-wide plans to address homelessness, HIV/AIDS housing & services, rapid rehousing, and those activities to eliminate homelessness.
Housing Element	City of San Leandro, Planning Department, Housing Division	The City's 2023-2031 Housing Element developed six goals that guide the City's housing programs and activities, prioritizing affordable housing, tenant protections, displacement prevention, and development. The Housing Element sets targets to meet RHNA goals, which include providing units for extremely low-, low- and moderate-income households.
Regional Action Plan 2024	All HOME	The plan expanded on three concurrent solutions: Increase Funding for Targeted Homelessness Prevention, build more permanent housing, Connect People with the Right Solution, and build more interim housing, A Bridge to a Stable Home.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Human Services Gap Analysis	City of San Leandro, Human Services Department	Completed in April 2017, the Human Services Gap Analysis report provides an analysis of human service needs, current human services assets within the City and region, and areas of unmet need. The purpose of the analysis and policy recommendations is to inform the development of priorities and criteria for the City's Human Services Department program direction and decisions.
Age-Friendly Action Plan	City of San Leandro, Human Services Department	Adopted by the City Council in July 2024, the City's first-ever Age Friendly Action Plan outlines recommendation to make San Leandro a more livable and happier place for adults aged 50+ and people with disabilities.
Alameda County Homeless Point-in-Time Census	EveryOne Home	Homeless population census and analysis of existing needs.
2017 Local Hazard Mitigation Plan	City of San Leandro Community Development Department	Under the San Leandro General Plan 2035 adopted by City Council in 2016, two sections were added: emergency preparedness and hazard mitigation. The 2017 Local Hazard Mitigation Plan is an effort by the City to address these important issues in Its Planning efforts. In 2024, the City put out a Request for Proposal to hire a consultant to create a local hazard mitigation plan.
City of San Leandro Economic Development Strategy And Action Plan June 20, 2024	Strategic Economics prepared for the City	The San Leandro Economic Development Strategy is a policy document that will guide the City's economic development activities over the next five to ten years. The strategy prioritizes and focuses the City's resources on initiatives with the greatest potential to grow San Leandro's economy and improve residents' quality of life. This strategy document builds on prior policy documents, including the Economic Development Element of San Leandro's General Plan.
San Leandro Climate Action Plan – adopted July 19, 2021	City of San Leandro Public Works Department	The 2021 Climate Action Plan includes strategies to improve community-wide preparation and response to hazardous conditions, community-wide public health, safety, and well-being.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
San Leandro ADA Facilities Transition Plan Update	City of San Leandro Engineering and Transportation Department	The 2010 ADA Facilities Transition Plan Update is the City's effort to comply with the Americans with Disabilities Act (ADA), which requires the City to reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. The ADA Transition Plan 14-15 project successfully removed many access barriers at four of the City's most heavily used sites. The project improved accessibility for all community members at Marina Park, the Main Library, the Marina Community Center, and the Civic Center.
San Leandro Plans to Expand Fiber Optic Network	City of San Leandro	The City plans to expand its fiber optic network. The America Rescue Plan Act (ARPA) provides project funds. The funds provide communities with access to high-speed broadband, which aids members in tasks such as job searches, homework, and much more. The ARPA funds will also be used to find existing issues in the fiber network throughout San Leandro.

Table 3 - Other local/ regional/ federal planning efforts

Narrative
No additional narrative is needed.

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AP-12 Citizen Participation - 91.105, 91.115, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City's citizen participation process is designed to enhance public engagement in the planning and allocation of CDBG and HOME funds in compliance with HUD regulations and the City's Amended Citizen Participation Plan (CPP, adopted November 18, 2024). In accordance with the CPP, the City will conduct at least two public hearings during the FY 2026-27 program year to obtain public comment and provide the public with the City's funding allocation determinations. One of those hearings is held at the conclusion of the Annual Action Plan 30-day public comment period pursuant to public notification. The City published a notice on April 3, 2026 announcing the AAP 30-day public comment period from April 4, 2026 – May 4, 2026, followed by the AAP public hearing on May 4, 2026.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	Public Notice of AAP for 30-day Public Comment Period			
2	Newspaper	Non-targeted/broad community	30-day Public Comment Period Notice: 04/03/2026 in East Bay Daily Review	COMMENT	[]	
3	Newspaper	Non-targeted/broad community	Public Hearing Notice: 04/24/2026 in East Bay Daily Review			
4	Public Hearing	Citywide	Public Hearing by City Council on May 4, 2026	COMMENTS	[]	

Table 4 - Citizen Participation Outreach

EXPECTED RESOURCES

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

During the FY 2025-2029 Consolidated Plan period, the City anticipates receiving $771,290.00 in annual CDBG entitlement funds. The City's program year runs July 1 through June 30.

The government-wide Uniform Administrative Requirements, Cost Principles, and Audit Requirements regulation at 2 CFR § 200 contains language concerning agency approval of pre-award costs. The language at 2 CFR § 200.458 applies to any program that does not have separate provisions concerning authorization of pre-award costs:

> 2 CFR § 200.458. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with the written approval of the Federal awarding agency.

The City anticipates spending $771,290.00 in FY 2026-27, including $154,258.00 for program administration, $115,693.50 for public services, and $501,338.50 for affordable housing rehabilitation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Admin and Planning Housing Public Services	$771,290.00	0	$0	$771,290.00	$2,297,502	CDBG activities will include administration, public services, housing, benefiting LMI individuals, households, and areas in the City.

Table 5 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Currently, the City's regular meetings with the HOME Consortium provide key insight into shared data, goals, and funding strategies that support the City in leveraging its federal funds with local, regional, and state resources. As a local resource, the City is supported by in-lieu fees collected under the City's Inclusionary Housing Ordinance, in which fees are deposited into the AHTF. The AHTF encourages the development of affordable housing. As for regionally, Alameda County's Measure A1 Bond had allocated $10 million to the City for affordable rental projects out of the $580 million countywide that was approved in 2016 to address the housing crisis. Additionally, grants, tax credits, bonds, acts, and other state programs like the Permanent Local Housing Allocation (PLHA) and Prohousing Incentive Program (PIP) provide additional funding sources. Lastly, the City also leverages its general funds to provide financial support to non-profits that provide social services, such as the CAP Program. By carefully monitoring and strategically planning, the City consistently places itself to compete effectively for funding opportunities, all while progressing its housing and community development objectives.

In FY 26-27, the City will award 3 service providers a total of $115,693.50 to operate programs that benefit individuals, families, seniors, and children. Each of these entities leverage county, state and other federal resources to provide enough funds to successfully run their programs. Combined, all 3 entities will leverage over $6 million in private funds as well as grants from county, state and federal sources for program services and operations.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In reference to SP-35, the City's 2023-2031 Housing Element plans to use publicly owned land to meet housing needs. The City will actively monitor surplus properties to prioritize sites for affordable housing development, as by California's Surplus Lands Act.

There are no publicly owned land(s) that are part of the AAP's strategic plan.

Discussion

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Category	Start Year	End Year	Outcome	Objective	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	**Support affordable housing**	Affordable Housing	2025	2029	Sustainability	Create suitable living environment	City-Wide	Increase affordable housing for low- and moderate-income households and special populations.	$501,338.50	Rental units rehabilitated: 45 units
2	**Support vital community services**	Non-Housing Community Development	2025	2029	Availability Accessibility	Create suitable living environment	City-Wide	Support a network of easily accessible needed services.	$115,693.50	Public service activities other than Low/Moderate Income Housing Benefit: 520 Persons Assisted
4	**Planning & Administration**	Non-Housing Community Development	2025	2029	Sustainability	Create suitable living environment	City-Wide	Build a thriving local economy by empowering residents and businesses through targeted investments.	$154,258.00	1

Table 6 - Goals Summary - Annual Goals and Objectives

Goal Descriptions

1	**Goal Name**	**Support affordable housing**
	Goal Description	Support the preservation and improvement of affordable housing for low- and moderate-income households. Eligible CDBG activities include: rehabilitation of multifamily rental housing units to preserve affordable units and improve living conditions; acquisition and/or rehabilitation of affordable rental or ownership housing; and off-site improvements for affordable housing development projects including transit improvements, lighting, infrastructure, curbing and sidewalks, drainage improvements, and other supportive facilities improvements. Activities will be carried out in accordance with 24 CFR §570.202 and other applicable CDBG eligibility requirements.
2	**Goal Name**	**Support vital community services**
	Goal Description	Support a network of easily accessible needed services. Eligible CDBG activities include: permanent supportive housing programs, homeless prevention, eviction prevention, mental health counseling, job training, addiction recovery services, food, senior and youth services, housing and financial counseling, youth and violence prevention programs: mentorship programs that benefit low- and moderate-income individuals and households.
4	**Goal Name**	**Planning and Administration**
	Goal Description	Provide planning and administration that achieve HUD compliance.

Table 7 - Goal Description - Annual Goals and Objectives

AP-35 Projects - 91.420, 91.220(d)

Introduction

All projects must meet at least one (1) of HUD's national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need. San Leandro's projects focus on a range of priorities, including affordable housing, economic development, public services, and infrastructure improvements. By targeting these areas, the City aims to foster a more inclusive and sustainable community, ensuring that all residents have access to essential services and opportunities for growth.

CDBG funds can be utilized for (4) main categories of projects: housing, capital improvements, economic development, and public services. All projects must meet at least one of HUD's national objectives: 1) benefit low/moderate-income people, 2) prevent or eliminate slums and blight, or 3) address an urgent community development need. After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2025-2029, and analyzing CDBG eligibility criteria compliant with 24 CFR §570.201 – 570.207, the City proposes to allocate its available CDBG dollars to the following eligible funding categories: Program Administration, Public Services, and Housing.

In FY 2026-27, the City will allocate an estimated:

- $154,258.00 for staff costs associated with program planning and administration;
- $115,693.50 to three service providers assisting over 520 persons; and
- $501,338.50 to affordable housing rehabilitation.

#	Project – Activity Name FY 2026-27	Proposed Amount
1	CDBG Program Administration 2026	$154,258.00
2	CDBG Public Services 2026 – CALICO	$25,359.26
3	CDBG Public Services 2026 – Meals on Wheels SOS	$55,653.02
4	CDBG Public Services 2026 – Spectrum Community Services	$34,681.22
5	CDBG Affordable Housing Rehabilitation 2026	$501,338.50
	Total	**$771,290.00**

Table 8 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City prioritizes funding to achieve housing and community development goals by first maximizing funding for CDBG Program Administration and CDBG Public Services within HUD's allowed capped limits. The Public Services funded are considered low risk, and priorities ensure stability and reliability in the services delivered. However, an obstacle seen on a regular basis regarding underserved needs would be the high volume of

Public Services applicants and limited funding resources to meet all community needs because of regulatory compliance and geographic barriers to reach all areas of underserved. Despite these obstacles, the City focuses on providing funding support for affordable housing rehabilitation to preserve and improve the quality of housing available to low- and moderate-income residents to ensure the strategic use of long-term benefits.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**CDBG Program Administration 2026**
	Target Area	Citywide
	Goals Supported	Planning & Administration
	Needs Addressed	Increase the availability of affordable housing Support Vital Community Services Ensure equitable access to secure, inclusive, and hazard-ready infrastructure while creating a safe resilient neighborhood
	Funding	CDBG: $154,258.00
	Description	The City will continue to allocate 20% of annual CDBG entitlement funds to the City's CDBG program administration. Eligible Activity (Matrix Code): 21A General Program Administration National Objective: N/A
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	City-Wide
	Planned Activities	Provide program administration services to the City.
2	**Project Name**	**CDBG Public Services 2026 - CALICO**
	Target Area	Citywide
	Goals Supported	Support vital community services
	Needs Addressed	Support a network of easily accessible needed services
	Funding	CDBG: $25,359.26
	Description	Provide family support services for children who have suffered abuse. 05N; LMC
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	45 Children and their families
	Location Description	Citywide
	Planned Activities	Provide services for low-income families, including support services for children who have suffered abuse.
3	**Project Name**	**CDBG Public Services 2026 – Meals on Wheels SOS**
	Target Area	City-Wide
	Goals Supported	Support vital community services
	Needs Addressed	Support a network of easily accessible needed services
	Funding	CDBG: $55,653.02
	Description	Provide support services programs for low-income seniors, including meal delivery service to homebound seniors. 05A; LMC
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	275 individuals
	Location Description	Citywide
	Planned Activities	Provide support services programs to low-income seniors, including meal delivery service to homebound seniors
4	**Project Name**	**CDBG Public Services 2026 – Spectrum Community Services**
	Target Area	City-Wide
	Goals Supported	Support vital community services
	Needs Addressed	Support a network of easily accessible needed services
	Funding	CDBG: $34,681.22
	Description	Provide seniors with meals and supportive services. 05A; LMC
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 seniors
	Location Description	San Leandro Senior Community Center – 13909 E 14th St, San Leandro 94578
	Planned Activities	Prepare meals and supportive services for seniors living in San Leandro.
5	**Project Name**	**2026 Eden Housing – The Surf Rehabilitation**

	Target Area	City-Wide
	Goals Supported	Support affordable housing
	Needs Addressed	Increase the availability of affordable housing and preserve existing affordable rental units for low- and moderate-income households
	Funding	CDBG: $501,338.50
	Description	The City will provide CDBG funding for the rehabilitation of The Surf, a 46-unit affordable multifamily rental development located at 15320 Tropic Court, San Leandro, owned and operated by Eden Surf Associates, L.P. (Eden Housing). Rehabilitation activities will preserve affordable rental units and improve living conditions for low- and moderate-income residents. Eligible activities may include roof replacement, electrical system upgrades, and related improvements. Eligible Activity (Matrix Code): 14B National Objective: LMH
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	45 rehabilitated LMI units
	Location Description	15320 Tropic Court, San Leandro, CA 94579
	Planned Activities	Provide CDBG funding for rehabilitation of The Surf, a 46-unit affordable multifamily rental development serving low- and moderate-income households in San Leandro, to preserve affordability and improve property conditions.

Table 9 - Project Summary Information

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City's needs are mostly met by activities listed in the Annual Action Plan. Approximately 49% of all the census block groups are low-to-moderate-income households. The City's 2023-2031 Housing Element identifies prospective sites that can perhaps accommodate affordable housing and homeless facilities. The determination of funding allocation priorities was not based on geography.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically
Geography was not used to determine funding allocation priorities.

Discussion
Not applicable.

AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)

Introduction

In 2020, the City partnered with the County to complete an Analysis of Impediments to Fair Housing Choice (AI). The AI report provides data from a variety of sources, including local, regional, state, and federal legal statutes, and community outreach findings on the barriers and impediments to fair housing and accessibility to housing.

San Leandro is a California Charter City required to examine governmental and non-governmental barriers that unduly burden residential housing development. The City's 2023-2031 Housing Element identifies measures intended to facilitate and encourage affordable housing through specific planning efforts, review of existing zoning, and development standards designed to support all forms of residential development.

Actions planned 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

The 2020 AI identified fair housing issues including: lack of outreach and enforcement; disproportionate housing needs; disability and access barriers; segregation; limited access to opportunity; and insufficient publicly supported housing. Contributing factors include lack of affordable housing, land use and zoning constraints, high cost of development, displacement due to economic pressures, and limited supply of affordable housing in areas with access to opportunity.

Chapter 6 of the City's 2023-2031 Housing Element addresses: 1) increasing housing production and removing constraints to residential development; 2) assisting development of housing affordable to extremely low-, very low-, low-, and moderate-income households and populations with special needs; 3) promoting conservation and preservation of existing housing stock; 4) protecting residents from displacement; 5) advancing fair housing, equity, and inclusion; and 6) housing for individuals and families experiencing homelessness.

To remove or ameliorate barriers to affordable housing, the City has implemented: 1) approvals to build a shelter in a neighborhood most in need; 2) adaptive reuse of the Nimitz Motel for an emergency shelter and navigation center; 3) inclusionary zoning to provide affordable housing units; and 4) a contract with ECHO Housing for fair housing services including discrimination complaints, issue resolution, and tenant-landlord counseling.

Discussion

No further discussion.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Consolidated Plan and Annual Action Plan are the implementation mechanisms for addressing obstacles and barriers to housing and human services available to LMI households. The City's CDBG program, CAP program, and support for homeless initiatives and affordable housing guide these efforts.

Actions planned to address obstacles to meeting underserved needs

The City plans to secure adequate funding resources and support low-risk subrecipients in the plan.

Actions planned to foster and maintain affordable housing

Actions that will be taking place during the next year to preserve and foster affordable housing include:

- Ensure the City's Housing Programs website (rental and ownership) has current information for residents' accessible use.
- Maintain the City's Prohousing Designation from the State for its commitment to dismantling housing development barriers.
- Provide general funds to support ECHO Housing, which provides fair housing services to San Leandro residents and reduces housing discrimination in the City.
- Continue annual monitoring of 80 inclusionary BMR homeownership units and approximately 1,864 housing rental units. Many rental units are funded and regulated by the California Tax Credit and Allocation Committee (TCAC).
- Continue coordination and collaborative efforts with the Alameda County HOME Consortium to effectively utilize HOME funds for the acquisition, rehabilitation, and new construction of rental units.
- Continue funding consortium-wide Tenant-Based Rental Assistance (TBRA) for the Homeless Families Program.
- Continue support and commitment to the City's first Age-Friendly Action Plan FY 2024- 2029, which aims to provide older adults with a more vibrant city by focusing on the needs of senior residents.

These actions demonstrate the City's dedication to fostering and maintaining affordable housing.

Actions planned to reduce lead-based paint hazards

Actions planned to reduce lead-based paint hazards are specifically referenced in Section SP-65 of the Consolidated Plan and include:

- Address lead hazards in pre-1978 housing units to update the City's housing stock.
- The City's Building & Safety Services Division ensures contractors working pre-1978 homes are EPA lead-certified
- Ensure compliance with HUD lead-based paint hazard reduction requirements for all CDBG-funded rehabilitation activities.
- Continued use of HOME funding for the acquisition or rehabilitation of affordable units will ensure, through the HOME guidelines, that tenants are informed of lead-based paint and comply with the safety regulations of the EPA and HUD.
- Collaborate with other organizations by utilizing resources provided by ACHHD, such as lead safety training, outreach, and education campaigns.

Actions planned to reduce the number of poverty-level families

In reference to Section SP-70, the efforts to reduce the number of poverty-level families include:

- Ensure the City's Human Services Homelessness Resource Guide website has current information for residents' accessible use.
- Continue to support vital services, including DSFRC, for support and job readiness workshops, and Building Futures with Women and Children BFWC, for securing affordable housing for homeless families.
- Continue partnering with the City's Economic Development Division to support projects that create jobs for eligible individuals.
- Implement workforce access, job training, and school-to-employment pathways outlined in the City's Economic Strategy Plan.
- Provide childcare for workforce-eligible individuals.
- Ensure equitable access to new employment opportunities.
- Continue funding support to the CAP Program, which provides financial support to non-profits that provide social services to individuals and households living in San Leandro.
- Create and foster partnerships with organizations to meet the needs of those impacted by poverty.
- Advocate for special populations.

Actions planned to develop institutional structure

In reference to Section SP-40, the City's institutional delivery system includes partnerships with private entities, nonprofit organizations, and public agencies, including the City's Housing Division and Alameda County HCD Department. Actions planned to improve the City's institutional structure include continually enhancing collaboration, building upon the strengths of the current structure, and monitoring the progress made to ensure weaknesses are addressed regularly.

Actions planned to address gaps and weaknesses of the institutional structure include:

- Continue partnership with EveryOne Home to build additional permanent supportive housing units.
- Seek supplementary funding to achieve RHNA goals for very low-and low-income housing.
- Expand policies to minimize displacement as the special population needs evolve.
- Provide additional wide-range education outreach programs in affirmatively furthering fair housing practices.
- Continue to participate in regional coordination that is consistent and efficient across all jurisdictions to address housing needs.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue supporting EveryOne Home's operations and providing technical assistance from City Housing Division staff to support its Board committees and activities as needed.

Discussion

No further discussion.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction
Not Applicable.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income . Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

Discussion
No further discussion.