

CITY OF SAN LEANDRO



FY 2017-2018 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

**Public Review Draft
August 31, 2018**

City of San Leandro
835 E. 14th Street
San Leandro, CA 94577

CR-05 - Goals and Outcomes

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

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of San Leandro is a U.S. Department of Housing and Urban Development entitlement city for the Community Development Block Grant program. For FY 2017-2018, the City received an allocation of \$659,582. This Consolidated Annual Performance and Evaluation Report covers this third year of its FY 2015-2020 HUD Five Year Consolidated Plan. The City's CDBG 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. See Appendix A for a Summary Matrix of City San Leandro Expenditures on Housing and Community Development Activities.

The City allocated its CDBG public services funds to four subrecipients (CALICO, Davis Street Family Resource Center, and SOS/Meals on Wheels) who provided support services to 5,283 low-income persons in need from July 1, 2017 through June 30, 2018.

The City also allocated CDBG funds to its Single-Family Housing Rehabilitation Program that provided one (1) income-eligible homeowner with a housing rehabilitation grant to rehabilitate and repair their home.

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 new senior center; and 3) to affirmatively further fair housing, the City used CDBG funds to contract with ECHO Housing to provide fair housing services.

See Appendix B 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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Needs Goals	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	15	30.00%			
Affordable Housing Needs Goals	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	15	20.00%			
Affordable Housing Needs Goals	Affordable Housing	CDBG: \$	Other	Other	1	0	0.00%			
Community Development Needs Goals	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	16243	32.49%			
Community Development Needs Goals	Non-Housing Community Development	CDBG: \$	Other	Other	7	0	0.00%			

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homelessness Needs Goals	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200					
Homelessness Needs Goals	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	215					
Homelessness Needs Goals	Homeless	CDBG: \$	Other	Other	0					
Supportive Housing Needs Goals	Non-Homeless Special Needs	CDBG: \$ / HOME Program: \$0	Other	Other	0					

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.

Table 1 shows the programs funded by CDBG for FY 2017-2018. The City's CDBG program is summarized in this matrix by goals set in the City's Five Year Consolidated Plan. Those goals and their respective categories were informed by a needs analysis conducted for the five year plan and prioritized by the type of housing or community development need. The matrix also contains information on the funding sources and amounts, goal outcome indicators, units of measure for tracking outcomes, expected vs. actual strategic plan goals.

Objective: Provide Decent Housing

Priority/Action: Affordable Housing Needs/Preserve existing affordable rental and ownership housing for households at or below 80% Area Median Income.

Housing Rehabilitation Program: In FY 2017-2018, the City experienced a brief hiatus in the Housing Rehabilitation Program provided by Neighborhood Solutions. Neighborhood Solutions provided this service in San Leandro since 2003 and in FY 2017-18 decided to resign from providing these services to the City. City staff released an RFP and secured a new service provider for this program for FY 2017-18. The goal of San Leandro's Housing Rehabilitation Program is to make homes safe and livable for low-income homeowners. The new provider for this service is Rebuilding Together Oakland / East Bay — was approved by the City Council in Spring 2017 — to provide this needed service. The transition to this new provider delayed progress on the accomplishments for the 2017-2018 program year. There was one housing rehabilitation grant allocated for a low-income senior citizen in need of a new roof due to extreme deterioration. The goal of this program is to preserve existing affordable ownership housing for low- and moderate-income households and allow senior citizens to age in place if desired.

Objective: Provide a Suitable Living Environment

Priority/Action: Affordable Housing Needs/Reduce housing discrimination.

Eden Council for Hope and Opportunity Housing (ECHO Housing): In FY 2017-2018, the City continued to contract with ECHO Housing, a regional non-profit fair housing agency, to provide fair housing services in an effort to reduce housing discrimination. ECHO Housing received 1 fair housing inquiry and 29 fair housing complaints involving 54 clients, in which ECHO Housing provided information, counseling, and/or investigation in fair housing inquiries or allegations of housing discrimination. ECHO Housing also educated people about fair housing laws, rights, and responsibilities through workshops, trainings, and presentations. The City allocates CDBG general administration funds, not public services funds, to ECHO Housing's fair housing services.

Priority/Action: Community Development Needs -- Public Services/Provide Grants to non-profit social service providers serving San Leandro residents.

Davis Street Family Resource Center: Davis Street's Family Support Services Program provides "Basic Needs" services, including emergency food and clothing and other family support services such as medical/dental services, employment counseling, and housing assistance, to low-income and working poor individuals and families. For FY 2017-2018, Davis Street served 5,037 total unduplicated persons, of which 4,039 (or 80%) are San Leandro residents, provided 1,712 households with over 22,700 meals.

Priority/Action: Comm Dev Needs-Public Services/Provide Grants to non-profit social services (cont)

Child Abuse Listening, Interviewing, and Coordination Center (CALICO): CALICO's San Leandro Child Abuse Intervention Project provides family support services to improve mental health outcomes for San Leandro toddlers, children, adolescents, and adults living with developmental disabilities who have suffered physical or sexual abuse or neglect, and for the caregivers of those victims. During FY 2017-2018, CALICO served 39 households (all of which were San Leandro households) and comprised of 81 total persons. Additionally, a CALICO Family Resource Specialist provided on-site crisis intervention, information and referrals to 34 unduplicated caregivers (88% of all households served) of children who were victims of abuse or witnessed violence or other similar traumatic experience.

SOS/Meals on Wheels: SOS/Meals on Wheels Program serves senior citizens who are 60 years of age and older and unable to buy or prepare food for themselves. This meal delivery service provides uncurtailed delivery of warm, nutritious, and balanced meals that are one-third of the recommended daily dietary allowance. A secondary result of this service comes from the food delivery staff who report perceived problems of illness or safety, a critical safety net for homebound senior citizens. In FY 2017-2018, a total of 165 homebound seniors in 141 households were served by this program.

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	
Black or African American	
Asian	
American Indian or American Native	
Native Hawaiian or Other Pacific Islander	
Total	
Hispanic	
Not Hispanic	

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	CDBG	659,582	
HOME	HOME	162,875	
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

CDBG

As an entitlement jurisdiction, in FY 2017-2018 the City of San Leandro received a allocation of \$659,582 in CDBG funds. The City released a Public Services RFP used to determine projects with activities that are eligible according to HUD guidelines for serving low and moderate-income persons. There were no prior year unallocated and unexpended CDBG entitlement funds carried over into FY 2017-2018.

HOME Investment Partnership (HOME) Program

The City of San Leandro participates in the Alameda County HOME Consortium, which is made up of Alameda County cities (including unincorporated cities), excluding Berkeley and Oakland. The City of San Leandro receives HOME funds via a formula allocation through the Alameda County HOME 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, Alameda County HOME Consortium cities pool their funds so that they can be used on a competitive and/or rotating basis among member cities.

In FY 2017-2018, the City of San Leandro was allocated through the HOME Consortium \$162,875 of which \$9,593 was allocated to cover administrative overhead. The remaining \$153,282 in funds were used to pay down construction pool funding to City of San Leandro affordable housing developments. As was noted in last year's CAPER, HOME consortium funds we allocated to three San Leandro affordable housing projects In the last 6 years: \$650,000 for Marea Alta, \$100,000 for the acquisition and rehabilitation of a single family residential property that will be used for supportive housing for physically and/or developmentally disabled adults, and \$256,761 for La Vereda (aka San Leandro Senior Housing or Marea Alta Phase 2). The most recently constructed of these developments is La Vereda comprising of 85 new affordable senior rental housing units for very low-income seniors. Lease-up of this building happened in the Spring 2018 and it is expected to complete construction in late 2018.

Program Income

Additionally, HUD funds may result in program income (i.e. loan or interest payments) from housing projects that were supported by HUD funding. Given that the City of San Leandro primarily uses its CDBG allocation on direct service contracts and public works projects, there is no program income from those expenditures. In FY 2017-2018 there was no HOME Program Income on HOME funded housing development loans managed by the City of San Leandro.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	100	100	Low and moderate income residents.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Per the City of San Leandro Five Year Consolidated Plan for 2015-2020, no specific target areas were identified as areas to focus investment of the City's CDBG annual funding allocation. The City will continue to fund programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH). In FY 2017-2018 all of the services provided by the City's contracted recipients of CDBG grants, will benefit — at least 51% of the total population served — low- and moderate-income individuals and families. In the case that the City has funded agencies located in other jurisdictions, it is with the explicit understanding that a portion of their programs that receive City CDBG funds will serve and benefit San Leandro residents.

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.

Leverage

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

- Kaiser Permanente renewed its award to CALICO and provided a \$20,000 grant to provide family support services to families residing in northern Alameda County,
- Alameda County Social Services Agency renewed CALICO's grant of \$69,384 per year, including \$7,740 to provide on-site support services to caregivers,
- CALICO received \$25,000 from Eden Township Healthcare District to provide support services to families that live in the Eden District (Hayward, Castro Valley, San Lorenzo and San Leandro)
- CALICO received \$20,000 from the In-N-Out Foundation to support its Family Resource Specialist program,
- Davis Stree Family Resource Center leveraged CDBG funds for an award of \$24,000 from Alameda County Social Services.

La Vereda (aka Marea Alta Phase II and San Leandro Senior Housing) started construction in Summer 2017 and is estimated to complete construction in late 2018. The current permanent financing shows a total construction cost of approximately \$41 million that leverages \$1 million from the City of San Leandro, \$900,000 from Alameda County, \$6 million value of donated land, \$1million in Prop 1C TOD and IIG funding, \$1m from the Federal Home Loan Bank Affordable Housing Program Funds and \$8 million from the Affordable Housing and Sustainable Communities Program funds (aka Cap and Trade – Greenhouse Gas Reduction Funds).

HOME Match

HUD requires that Cities that receive HOME funds provide matching funds for all HOME fund expenditures awarded since 1993. HUD requires that 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 \$116,000 in local General Funds to the following programs in FY 2017-18. 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 2015-2020 Five-Year Consolidated Plan.

- \$11,000 to Davis Street Family Resource Center to provide affordable housing services to City residents.
- \$45,000 to ECHO Housing to provide San Leandrans with tenant and landlord counseling which includes mediation/conciliation services in addition to assisting City staff in the administration of the Rent Review Program.
- \$35,000 to Bay Area Homebuyer Agency (BAHBA) to administer and monitor the City's First-Time Homebuyer Program.
- \$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 Rehab of Existing Units		
Number of households supported through 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 recent years is the dissolution of the Redevelopment Agency and its related affordable housing funding losses. 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.

In the Consolidated Five Year Plan for 2015-2020, the needs assessment identified the priority needs of affordable housing, homeless services, supportive housing for the formerly homeless, public services offered by non-profit social service providers, accessibility improvements to City public facilities, and when available, funding for eligible small businesses with the goal of community revitalization. Given the significant reduction in funds over the years the City allocates most of its CDBG funds to homeless services, public services, and accessibility improvements.

Despite these funding challenges, the City allocated HOME funds to two affordable housing developments, Marea Alta and La Vereda, totaling 200 housing units. This development is located in the City's Downtown Transit Oriented Development Strategic Plan area and is conveniently located near BART and a soon to be constructed Bus Rapid Transit line and Technology Campus. The "Tech Campus" is a multi-phased downtown development that will include three six-story office buildings totaling 340,000 to 500,000 square feet of commercial office space. The Tech Campus represents the first major office development under the City's Downtown Transit-Oriented Development Strategy and the first technology oriented project in downtown. When fully built-out, this high density project will signify a \$200 million investment in the City and create 1,800 high quality jobs. Up to 2,000 construction jobs will also result from all three phases of the development.

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.

Additionally, 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 two bills (of many other housing-related legislation) seeking to generate funds for new affordable housing production. The Building Homes and Jobs Act (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. The Affordable Housing Bond Act (SB 3: Beall) will allow the State of California to place a \$3billion statewide general obligation bond for affordable housing on the November 2018 ballot to fund existing critical and successful affordable housing programs operated by State agencies.

Additionally, 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 has 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 have committed \$4million 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, there will be a county-wide competitive pool for affordable housing development, first-time homebuyer down payment assistance, ownership housing development, housing preservation to assist senior citizens, people with disabilities, and other low-income home owners to remain safely in their homes.

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 securing 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		0
Low-income		0
Moderate-income		0
Total		0

Table 7 – Number of Households Served

Narrative Information

The Housing Rehabilitation Program provided assistance to one very low-income (50% Area Median Income) senior homeowner to replace a failing roof.

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

The City uses CDBG funds and City General Funds to provide support services to homeless persons. The City funds the following social services agencies to provide emergency shelter and/or supportive services to homeless persons: Building Futures with Women and Children and Davis Street Family Resource Center "Basic Needs" Program. The City also supports the following social service providers who assist residents from being displaced or becoming homeless: Davis Street Family Resource Center-Affordable Housing Services, ECHO Housing-Rental Housing Counseling, and Single-Family (Owner-Occupied) Housing Rehabilitation Grant Program.

The City of San Leandro is an active participant in EveryOne Home (EOH), formed to coordinate the implementation of the Alameda County EOH Plan. The EOH Plan is a blueprint to end homelessness, including chronic homelessness, by the year 2020. EOH is responsible for Alameda County's Continuum of Care (CoC) Program funding allocated by the federal department of Housing and Urban Development. EOH conducts a competitive process that rates and ranks applicants seeking to provider homeless assistance and prevention services.

As a CoC coordinating entity, EOH conducts a Point-In-Time count of individuals and families experiencing homelessness. Every two years this count is conducted nationally at the end of January by all CoC Programs. In January 2017 the Point-In-Time count found that in Alameda County there were 5,629 homeless individuals-a 39% increase in population from the last count conducted in 2015. Of these individuals, there were 1,766 (31%) that were sheltered and 3,863 (69%) that were unsheltered. EOH found that 82% resided in Alameda County prior to becoming homeless. The Point-In-Time count in San Leandro found that there were 54 sheltered individuals and 55 unsheltered individuals.

In FY 2017-18 EOH established a Coordinated Entry Program that is a requirement of all CoC Programs. The Coordinated Entry Program's primary goal is to create a simple way for anyone experiencing a housing crisis to understand and receive the support available to them through agencies funded by the CoC. The Coordinated Entry Program works to match the most intensive resources to the people with the highest needs. In FY 2017-18 the Program was piloted in two Alameda County cities. In February of 2017 Alameda County issued an RFP to expand street outreach by an additional 6 FTEs across the County. The expansion is funded by Medicaid Waivers as well as County general funds to double street outreach capacity across the County, including the HOME Consortium jurisdictions. Contracts will be executed in September 2017, with services beginning in October of this year.

The HOME Consortium jurisdictions are covered by the CoC-funded program AC Impact operated by

Abode Services. The AC Impact program provides permanent supportive housing and services to chronically homeless adults in many of the Consortium Cities. Abode Services reaches out to unsheltered persons via a mobile outreach team. The mobile outreach team covers South and East Alameda County and works closely with human services and law enforcement departments of the Alameda County cities to identify and assist unsheltered persons. In FY 2017-18, Abode's outreach team reached 609 persons, 91% of whom were staying in places not meant for human habitation. Abode helped 28 homeless persons find permanent housing and another 69 temporary housing. Abode worked to ensure that 47 high need individuals that were housed directly from places not meant for human habitation retained their housing with a 94% success rate. San Leandro funded Building Futures with Women and Children to conduct street outreach to 43 persons, 15 of whom were chronically homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Although State Emergency Solutions Grant (ESG) funding for emergency shelters in the HOME Consortium was reduced in both 2015 and 2016 funding rounds, all shelters in the HOME Consortium remained open during the reporting period, as a result of local funds being provided by the Alameda County Social Services Agency. Year round emergency shelter capacity within the HOME Consortium consisted of 255 beds for families with minor children and 129 beds for single adults. The Cities of San Leandro (30 beds), Livermore (30 beds) Fremont (35 beds) and Hayward (20 beds) operated severe weather shelters between November and April, which opened frequently due to the coldest wettest winter in Northern California in the past decade. The County continued it's funding for warming centers, winter shelter beds, and expanded street outreach. Another transitional housing project converted into permanent housing reducing the overall capacity by 35 beds—26 for families and 9 for unaccompanied adults. Current transitional housing capacity stands at 81 family beds and 83 single beds (62 of those are grant per diem beds restricted to Veterans). The majority of the CoC's homeless population continues to be unsheltered (69% as of the January 30, 2017 Point-In-Time Count). The strategy for meeting this need is to try and resolve persons' homelessness more quickly, especially in transitional housing, so that each bed is used to support multiple people throughout the year. In 2015, HUD changed the way it measured length of time homeless by having communities calculate the combined average length of stay for persons in transitional housing and emergency shelter programs. Unfortunately, the average time homeless for Alameda County residents in shelter and transitional housing increased by 16 days last year, up from 170 days to 186 days. Rents went up and vacancy down in the same period. The HOME Consortium continues to expand rapid rehousing slots, primarily using local general fund and state TANF dollars. There are no plans to increase year-round emergency shelter or transitional housing capacity, but several HOME Consortium cities will fund severe weather shelters again this coming winter.

Following are details on the agencies contracted by the City of San Leandro to provide services to residents who are homeless.

Building Futures with Women and Children (Building Futures)-San Leandro Shelter

The City funded Building Futures with City General Funds to provide supportive services to homeless

families at its emergency shelter, known as the San Leandro Shelter. In FY 2017-2018, BFWC provided emergency shelter and supportive services, which included 10,392 bednights, of which 1,695 bednights were directly supported by the City of San Leandro. There were 31,176 meals for 87 homeless women (54) and children (33) in crisis. All 87 women 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 87 women and children served, 59 were sheltered of which 36% exited to safe and stable permanent housing.

Davis Street Family Resource Center (Davis Street) “Basic Needs” Program

The CDBG funded Davis Street with CDBG public services funds to provide supportive services to homeless persons. Davis Street provided an array of basic services to 109 homeless persons. Homeless persons received various services, including three days’ worth of groceries up to twice a month, emergency clothing, and household items. Davis Street Family Advocates/Intake Specialists also provided these clients with information and referral to Davis Street's other programs that include free acute medical and dental care, childcare, employment counseling, housing assistance, and case management services.

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 of Care is working with a number of institutions to ensure that persons are not discharged into homelessness. The realignment housing program has housing specialists who work with persons in the County jail on their housing needs prior to their release date and is funded by Alameda County Probation Department. The CoC participated 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.

Following are agencies contracted by the City to provide services to residents at-risk of displacement.

Davis Street Family Resource Center (Davis Street) - Affordable Housing Services

In FY 2017-18, the City provided General Funds to Davis Street to assist individuals seeking housing, including permanent housing. During the fiscal year, Davis Street served 797 clients, of which 20 households were placed into permanent housing, 2 clients were assisted with security deposits, 1 client was assisted with pas-due rent. Davis Street also provided 199 homeless or individuals at risk of becoming homeless with information on services to assist with their housing search and local shelter information. Additionally, Davis Street encourages homeless or those at-risk of homelessness to

participate in their housing assistance and wrap-around programs such as accessing their Primary Health Care Clinic, Counseling Services, Dental Programs, Medi-Cal and Cal-Fresh application assistance. Davis Street also assists clients with obtaining credit scores through Credit Karma and Credit Sesame so that they are aware of what landlords are seeing when they apply for housing. Davis Street also assists clients with establishing a rental portfolio to make sure that they have copies of all materials needed to apply for housing such as ID's, credit reports, contact information and referrals from past landlords. Finally, Davis Street has a budget calculator tool to assist clients with understanding how much they are spending and where they should adjust their expenditures and seek additional income sources in order to help them sustain the ability to make rent payments in full and on time. If needed, Davis Street manages funds to assist with security deposits or past-due rent.

ECHO Housing-Rental Housing Counseling

Using City General Funds, the City contracted with ECHO Housing for Rental Housing Counseling services. Information and referral services were provided to 399 individuals in 209 households. In FY 2017-18, ECHO Housing handled 62 cases related to eviction and succeeded in preventing 8 households from being evicted. Staff also assisted with 32 landlord-tenant inquiries related to repairs, 17 cases regarding security deposits, 46 instances involving rent increases, 4 occurrences of unlawful entry by the landlord, and 1 cases involving retaliation by the landlord. There were also 72 miscellaneous inquiries (e.g. noise, pets, pests, renovations, tenant/landlord rights, housemates, questions regarding lease terms). ECHO Housing staff assisted 20 households with conciliation/mediation services. ECHO Housing staff referred 14 households to attorneys and 3 to small claims court.

Additionally, the City staff and ECHO Housing administered the Rent Review Program, which provides non-binding mediation conducted by an appointed board that reviews rent increases. The program received 252 inquiries (175 tenant and 77 landlord) relating to the Rent Review Program policies. There were 29 renters who applied for Rent Review Board (RRB) hearings. Of these 29 hearing requests: 9 (31%) cases were ineligible for a RRB hearing due to either the landlord or tenant not following ordinance requirements; 9 (31%) cases did not have a hearing scheduled due to the case being resolved via mediation or--in an extreme example--the landlord's refusal to recognize the eligibility of the case to be heard in front of the RRB; 11 (38%) cases were scheduled for a hearing. Of the 11 cases heard by the Rent Review Board: 2 (7% of total cases) were resolved prior to the RRB hearing, 6 (20 of total cases) were resolved at the hearing, 1 (3% of total cases) were resolved prior to the 2nd scheduled RRB hearing, and 2 (7% of total cases) has a 2nd hearing scheduled but there was no resolution made at the 2nd hearing.

Note that in 2017-18 although there seemed to be fewer cases than the prior year (29 in 2017-18 vs. 41 in 2016-17), City staff actively vetted tenants seeking to request a RRB hearing to make sure that they were in fact eligible to request a hearing. Contrary to 2016-17, the following types of cases were screened from filling-out a RRB hearing request due to ineligibility. Those cases included: tenants not living within the City of San Leandro municipal limits, the tenant lived in an owner-occupied mobile home renting space in a mobile home park, or tenant lived in regulated affordable housing and

therefore not eligible for a hearing under the Rent Review Ordinance.

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

EveryOne Home, Alameda County Housing and Community Development Department and Behavioral Health Care Services are collaborating to create a registry of all homeless and disabled people, who have been assessed and prioritized for permanent supportive housing (PSH). The most vulnerable (chronically homeless, high service users) will be assigned housing navigators to aid them in their housing search and application process. Eventually all 1900 units of PSH will be filled from this "Home Stretch Registry", as it is called. As of July 2016, Continuum of Care and Mental Health Services Act funded PSH program in the County fills vacancies using this single registry of homeless disabled persons who have been prioritized based on need and length of time homeless. The Home Stretch initiative is the CoC's primary focus for bringing an end to chronic homelessness.

Operation Vets Home is the collaborative Continuum-wide effort to bring an end to veteran homelessness. The Committee consists of EveryOne Home, the Veterans Administration and four Support Services for Veterans Family grantees, including grant per diem providers and several street outreach programs. The group has identified all homeless veterans by name and assigned them to an agency that has subsidies available and outreach workers to enroll and engage veterans. The initiative is focusing on housing chronically homeless veterans in 2017 and 2018.

The HOME Consortium has also expanded resources for families experiencing homelessness and seen the number of homeless families drop by 30% from 462 in 2013 to 270 in the 2017 Point-In-Time Count. One major shift that took effect prior to this reporting period was the conversion of a scattered site transitional housing program that served 47 families per year to Rapid Rehousing, which allows the program to step-down the rental subsidy amount gradually over time, allowing the subsidy funds to be spread over more families, doubling the program's annual capacity. Providers within the Consortium have also been awarded funds to rehouse homeless families on TANF using money from the State of California award to the County Social Service Agency. ESG funds and County general funds are also assisting families.

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 2018, there are 1,338 vouchers and 12 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.

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 amended its Zoning Code as part of its efforts to modernize the Code, create more flexibility to meet market demands while ensuring compatibility with existing neighboring uses. These Zoning Code amendments brings the zoning in certain areas of the City into conformance with both the 2007 Downtown Transit Oriented Development Strategy and 2035 General Plan Update.

In FY 2017-2018 there were no City-approved Zoning Code amendments to address barriers to affordable housing development.

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 annually monitors 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 monitors over 50 existing 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. City staff worked with Eden Housing's staff on an application to the State Housing and Community Development Department's Affordable Housing and Sustainable Communities (AHSC) Program.

Unfortunately, the development was not awarded funding in the 2017-2018 funding round. Eden Housing staff are considering other funding opportunities in addition to applying for AHSC Program funds again.

- The City's Housing Rehabilitation Program provided funding to one (1) single-family owner-occupied home (See details in CR-20 – Affordable Housing). The program continues to preserve and improve the City's existing housing stock and assist senior homeowners with having the option to age-in-place.
- The City's Rent Review Program, which is funded solely with City General Funds, provides a non-binding arbitration board review of eligible rent increase cases in San Leandro. There were twenty nine (29) Rent Review Board hearing requests logged of which there were ten (11) cases heard by the Rent Review Board in fiscal year 2017-2018.

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 Fair Housing Action Plan, which was implemented under the City's FY 2010-2014 HUD Five-Year Consolidated Plan period (July 1, 2010 through June 30, 2015), addresses the City's impediments identified in the Regional Analysis of Impediments to Fair Housing Choice (AI) for the Alameda County HOME Consortium that was completed and adopted in January 2015. See below--Table 1: City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction—for more details.

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 requesting for housing rehabilitation grants. Testing is always performed on homes when there are children ages 7 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 CDBG funds, the City funded four (4) social service agencies that administer programs that provide support services 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, moreover, 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.

The City also funded with its own General Funds the non-profit agency Building Futures with Women & Children (Building Futures) which provides pre-employment, life skills and housing assistance, as well as benefits advocacy to move clients into self-sufficiency. In FY 2017-2018, Building Futures staff provided referrals for health care services and held support groups that addressed various topics such as domestic violence, parenting skills, barriers to housing, and basic life skills. Building Futures also provided case management to 54 women and 33 children. Of the 87 women and children served, 36% exited to safe and stable permanent housing.

Furthermore, 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. 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 the Continuum of Care Council. The City supports Alameda County Continuum of Care Council and participates in meetings regularly to enhance coordination with other jurisdictions and countywide social service agencies. The City also

works closely with the Alameda County Housing and Community Development Department to adopt and provide support for its Alameda County EveryOne Home Plan to end chronic homelessness.

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

Using CDBG funds, the City subcontracted with five (5) non-profit agencies to provide social services programs.

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 attached City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction matrix lists the policies and actions identified in the Alameda County HOME Consortium Analysis of Impediments to Fair Housing Choice that the City of San Leandro will work to implement to affirmatively further fair housing in the jurisdiction. In addition the table specifies actions taken to remove those impediments and identifies City staff or City-funded programs that carried out those actions. Also included are the recommended activities from the AI and related accomplishments in the FY 2017-2018 supported by the City of San Leandro to address impediments to, and affirmatively further fair housing in the City.

City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Policy 1: Secure Federal Funding for Community Development Activities Federal entitlement grants, particularly CDBG funds, represent a primary source of funding for local affordable and fair housing activities, including contracting with fair housing service providers. These dollars have rarely been more critical for Consortium jurisdictions, with jurisdictions across California still adjusting to the recent loss of Redevelopment Agency funding and a new legal and still uncertain legal framework regarding inclusionary housing policy following recent court decisions. As such, the HOME Consortium jurisdictions must continue to undertake the actions below to secure federal community development resources.		
Action 1.1: Complete a HUD-approved Consolidated Plan and Action Plan.	Consortium jurisdictions shall continue to prepare and submit to the Department of Housing and Urban Development (HUD) one-year Action Plans and a five-year Consolidated Plan that comply with HUD requirements.	The City of San Leandro submitted its Five Year Consolidated Plan to HUD on May 15, 2015. The City of San Leandro submitted its FY 2017-2018 Annual Action Plan to HUD on August 3, 2017.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 1.2: Access, receive, and disburse federal entitlement grant funding.	The HOME Consortium jurisdictions shall continue to apply for their annual allocation of Community Development Block Grant (CDBG) funding, as well as other entitlement grant dollars, including HOME and Emergency Shelter Grant (ESG) funds, as appropriate. In addition, the jurisdictions shall look for opportunities to secure other federal community development funds as they become available.	<p>The HOME Consortium secured its annual allocation for CDBG, HOME and ESG funds in FY 2017-2018.</p> <p>The City of San Leandro's CDBG allocation for FY 2017-2018 and the program expenditures and accomplishments are detailed in this annual CAPER document.</p> <p>In FY 2017-2018, the City of San Leandro was allocated through the HOME Consortium \$162,875 of which \$9,593 was allocated to cover administrative overhead. The remaining \$153,282 in funds were used to pay down construction pool funding to City of San Leandro affordable housing developments. As was noted in last year's CAPER, HOME consortium funds we allocated to three San Leandro affordable housing projects In the last 6 years: \$650,000 for Marea Alta, \$100,000 for the acquisition and rehabilitation of a single family residential property that will be used for supportive housing for physically and/or developmentally disabled adults, and \$256,761 for La Vereda (aka San Leandro Senior Housing or Marea Alta Phase 2).</p>

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 1.3: Monitor implementation of the Consolidated Plan and Action Plan.	The HOME Consortium jurisdictions shall continue to prepare an annual Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards the Action Plan goals and documents the use of entitlement grant funds.	The City of San Leandro's CDBG allocation for FY 2017-2018 and the program expenditures and accomplishments are detailed in this annual CAPER document.
Policy 2: Maintain and Implement an Updated Housing Element In California, each jurisdiction's Housing Element is a crucial tool to plan for and detail programs to address affordable and fair housing need. An updated Housing Element provides local policymakers and staff a clear guide and timeline to enacting these programs, and indicates agencies responsible for implementation.		
Action 2.1: Strive for a State-certified Housing Element.	The HOME Consortium jurisdictions shall aim to have their respective Housing Elements be certified on time by the State Department of Housing and Community Development for the 2015-2023 planning period.	The City of San Leandro submitted its 2015-2023 Housing Element: An Element of the San Leandro General Plan to California Department of Housing and Community Development (CA HCD) on November 21, 2014. CA HCD certified this plan in a letter dated February, 2015.

City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 2.2: Implement Housing Element programs.	The HOME Consortium jurisdictions shall aim to implement the programs described in their Housing Elements within the current Housing Element planning period. These programs adopt a comprehensive approach to local affordable housing needs, addressing barriers to local production, fair housing, and housing concerns of lower income households and special needs populations. Each Housing Element shall list the timeline and responsible agency for implementation.	The City of San Leandro submitted its 2017 Annual Progress Report (APR) for the 2015-2023 Housing Element: An Element of the San Leandro General Plan to California Department of Housing and Community Development (CA HCD) on May 2, 2018.
<p>Policy 3: Ensure Consistency between Local Zoning Ordinances and Fair Housing Choice</p> <p>Local jurisdictions' zoning requirements must comply with State law, the federal Fair Housing Act of 1968, and the Fair Housing Amendments Act of 1988. As discussed in Chapter 3, the AI finds some cases where local zoning requirements do conflict with State and federal requirements, and documents how the subject jurisdictions are rectifying these issues. The respective jurisdictions' Housing Elements also serve as the reference for these corrective programs. The following actions identify the primary fair housing issues related to local zoning.</p>		

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 3.1: Maintain zoning for emergency shelters, supportive and transitional housing that complies with State law.	Per State law, the HOME Consortium jurisdictions shall ensure that all provisions of their local zoning code continue to consider transitional and permanent supportive housing as a residential use, subject only to the same restrictions that apply to other residential uses of the same type in the same zone. In addition, local jurisdictions shall continue to ensure that a zoning district remains in place that allows emergency shelters as a permitted use.	As of the adoption of the 2015-23 Housing Element, the City of San Leandro removed most of the constraints to Special Needs Housing identified in its prior two Housing Elements. Specifically, the City is fully compliant with SB 2. SB 2 (2007) clarifies and strengthens housing element law to ensure that zoning laws encourage and facilitate the approval of emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act.
Action 3.2: Maintain a definition of family consistent with fair housing law.	The HOME Consortium jurisdictions' zoning ordinances shall have a definition of family that is consistent with the Lanterman Developmental Disabilities Services Act and the federal Fair Housing Act and the Fair Housing Amendment Act.	Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff will make an effort to review this issue in FY 2018-19.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 3.3: Establish zoning that treats community care facilities consistently with fair housing and State law.	The HOME Consortium jurisdictions shall allow licensed residential care facilities with six or fewer residents in any area zoned for residential use and may not require conditional use permits or other additional discretionary permits, consistent with the Lanterman Developmental Disabilities Services Act.	Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff will make an effort to review this issue in FY 2018-19.
Action 3.4: Maintain zoning for secondary units that complies with State law.	Consortium jurisdictions shall ensure that all zoning regulations remain in conformity with the requirements for secondary units proscribed by State law. Jurisdictions should also consider modifications to current zoning ordinances and impact fees with an aim to eliminate any constraints and establish incentives for the production and occupancy of new and existing secondary units at an affordable level.	Regarding the Zoning Code amendments related to the definition and allowing construction of secondary units in the City of San Leandro, the State of California requires they be called Accessory Dwelling Units (ADU). The City now complies with SB 1069 and AB 2299 related to ADUs that the State adopted in September 2016.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Policy 4: Support Local Fair Housing Activities and Services The AI finds that fair housing is an ongoing concern in the HOME Consortium jurisdictions. In particular, interviews with local service providers indicate that many homeseekers and landlords are unaware of federal and state fair housing laws. They also remain unfamiliar with protections offered to seniors, disabled, and other special needs populations, as well as families and protected classes. Each of the HOME Consortium jurisdictions currently undertakes a series of fair housing activities, with the primary focus being ongoing outreach and education on fair housing rights for homeseekers, landlords, lenders, and agents. The following actions highlight the need to continue these efforts.		
Action 4.1: Conduct ongoing fair housing outreach and education.	The HOME Consortium jurisdictions shall continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices. Outreach will occur via training sessions, public events, jurisdictions' websites and other media outlets, staffing at service providers' offices, and multilingual flyers available in a variety public locations.	<u>Fair Housing Outreach:</u> There was 1 radio interview conducted in FY 17-18. <u>Fair Housing Education:</u> There were 4 trainings for tenants and first time homebuyers and 8 presentations to property management companies.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 4.2: Respond to fair housing concerns and complaints in a timely fashion.	The HOME Consortium jurisdictions shall continue to contract with local fair housing service providers to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders. Service providers will also assist in filing of fair housing complaints to the State Fair Employment and Housing Commission (FEHC) and the federal Office of Fair Housing and Equal Opportunity (FHEO), as necessary.	There were 29 Fair Housing cases with intake, assessment and counseling conducted by ECHO Housing. Of those case 21 investigations were conducted of Fair Housing Complaints. Of those 2 were reported to Fair Employment and Housing Commission (FEHC), Office of Fair Housing and Equal Opportunity (FHEO) or other FH legal referrals.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 4.3: Continue contracting for fair housing testing and audits.	The HOME Consortium jurisdictions shall continue contracting with fair housing service providers to continue fair housing testing and audits. Fair Housing testing and audits seek to identify any evidence of differential treatment by landlords, property managers, lenders, or agents toward members of protected classes. Testing is currently conducted periodically by local fair housing service providers on a complaint-driven basis. Annual fair housing audits are conducted by ECHO Housing – the contracted service provider for most Consortium jurisdictions – regarding a specific fair housing topic each year. Consortium jurisdictions shall consider the continuation or expansion of contracting for testing and audit services.	Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff will make an effort to review this issue in FY 2018-19.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 4.4: Consider options to increase participation in fair housing trainings by landlords and property managers.	HOME Consortium jurisdictions should identify opportunities to compel or incentivize the participation of landlords and property owners, particularly those in the small or family-run business sector, to complete at least one fair housing training session. For example, jurisdictions that require owners and managers of residential rental property to obtain a business license may consider including requirements regarding fair housing training as a condition of license issuance. Service providers cited policies that aim to increase participation by landlords and property managers in fair housing training programs as a key activity to further fair housing choice in the Consortium.	ECHO Housing held 8 presentations to property management companies in FY 2017-2018.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 4.5: Consider mandatory notification policies for fair housing services.	HOME Consortium jurisdictions should identify appropriate opportunities to require notification to tenants and homeowners of available fair housing services, such as mediation and fair housing complaint services. Requirements to include notification of available services in documents such as lease addenda, rent increase notifications, statements of neighbor complaints, or notices to vacate or of eviction, should be considered.	Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff will make an effort to review this issue in FY 2018-19.
Policy 5: Support Special Needs Housing		
Action 5.1: Establish and communicate clear procedures to address reasonable accommodation requests.	The HOME Consortium jurisdictions shall establish, implement, and effectively communicate formal procedures to address reasonable accommodation requests in zoning regulations to accommodate the needs of persons with disabilities.	Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff will make an effort to review this issue in FY 2018-19.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 5.2: Consider adoption of universal design requirements or incentives.	Consortium jurisdictions should consider the feasibility of mandatory or incentive-based policies to promote the production of housing units under universal design standards that promote accessibility for persons with disabilities.	Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff will make an effort to review this issue in FY 2018-19.
Action 5.3: Consider availability of financial support for persons with disabilities to make reasonable modifications to their dwelling unit.	Consortium jurisdictions should review existing rehabilitation funding sources to ensure that, as available and appropriate, funding is made available to persons with disabilities in need of reasonable modifications to their dwelling unit.	In FY 2017-2018 the City of San Leandro funded the Housing Consortium of the East Bay's rehabilitation of the Luella Fuller House in the amount of \$10,000 to install ADA upgrades to the property. Luella Fuller House serves very-low income adults with developmental disabilities for affordable shared housing in San Leandro.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
<p>Policy 6: Support Fair Lending Practices and Access to Credit</p> <p>Following the recession and financial crisis of 2007-08, lenders generally tightened credit requirements, making it more difficult for potential buyers to access loans. Though lending conditions have improved in subsequent years, lending requirements remain more stringent than in the years prior to the recession. Limited-English speakers, in particular, have difficulty securing loans and HMDA data show that African-American and Hispanic applicants for home purchase loans experience significantly lower rates of approval than White and Asian applicants. Moreover, this AI finds that many lenders and brokers are resistant to more affordable and accessible loan products offered in conjunction with first-time homebuyer or other government programs, due to their added complexity. As such, the HOME Consortium jurisdictions should continue the following actions to address these needs.</p>		

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 6.1: Continue to support financial training and homebuyer assistance Programs.	HOME Consortium jurisdictions shall continue to support and/or publicize organizations that provide financial literacy and homebuyer education classes. As resources allow, the jurisdictions will also continue to support municipal down payment and mortgage assistance programs that serve low- and moderate-income households.	The City of San Leandro annually funds the Bay Area Affordable Housing Alliance (BAAHA—formerly Bay Area Home Buyer Agency) to administer and monitor the City's First-Time Homebuyer Program. Services provided by BAAHA includes homebuyer counseling in the form of scheduled individual homebuyer counseling sessions, seminars, and workshops. BAAHA's program in homebuyer counseling is an integral part of expanding education opportunities and financial literacy for low to moderate income homebuyers in its designated geographic region. Counseling sessions are delivered by BAAHA staff and partnering non-profit U.S. Department of Housing and Urban Development certified counselors.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 6.2: Maintain a list of lenders with specific expertise in supporting low-income homeseekers.	The HOME Consortium jurisdictions shall continue to maintain a list of lenders that can help buyers access below-market-rate loans and locally-sponsored down payment and mortgage assistance programs.	Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff will make an effort to review this issue in FY 2018-19.
Policy 7: Continue and Expand Support for Affordable Housing Production		

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 7.1: Support local affordable housing development.	The HOME Consortium jurisdictions shall continue all existing programs to support local affordable housing developers through a variety of strategies such as applications for State and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support shall continue to include specific targets for the development of senior, transitional and supportive housing, and units serving disabled individuals and persons living with HIV/AIDS or severe mental illness.	In FY 2017-18 City of San Leandro staff assisted Eden Housing's Parrott Street Apartment's application for the California State Housing and Community Development Affordable Housing and Sustainable Communities Program. Unfortunately the housing development did not get awarded funding. City staff will support any and all further funding applications by Eden Housing for this development in FY 18-19.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

<p>Action 7.2: Mitigate constraints on the production of affordable housing.</p>	<p>The HOME Consortium jurisdictions shall continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing. Such policies include density limits, zoning regulations, parking requirements, and growth management programs.</p>	<p>In FY 2016-2017 City Council approved an update to the General Plan (2035 General Plan). Key features of the updated General Plan include increasing mixed use and residential density particularly in the City's projected growth center downtown and creation of 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 amended its Zoning Code as part of its efforts to modernize the Code, create more flexibility to meet market demands while ensuring compatibility with existing neighboring uses, and to bring zoning in certain areas of the City into conformance with both the 2007 Downtown Transit Oriented Development Strategy and 2035 General Plan Update. There were no General Plan or Zoning Code updates in FY 17-18.</p>
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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

<p>Action 7.3: Explore innovative sources of local funds to support affordable housing development.</p>	<p>HOME Consortium jurisdictions should continue to explore alternative sources of local affordable housing funds to partially or fully substitute for the loss of Redevelopment funds for affordable housing following the dissolution of Redevelopment Agencies in California in 2011. Examples of such alternative sources include the rededication of so-called "boomerang funds" relinquished by the State following the Redevelopment Agency dissolution process to affordable housing production; the combination of one or more existing funding streams into an Affordable Housing Trust Fund; or the issuance of tax-exempt bonds to support affordable housing production. In particular, Consortium jurisdictions should review the provisions of SB 628 that was signed into law in October 2014; SB 628 provides for a new tax-increment financing option for California jurisdictions in the form of an enhanced Infrastructure Finance District (IFD). Enhanced IFDs may be used by local jurisdictions for the financing of specific infrastructure improvements or other specific projects of communitywide significance.</p>	<p>In the fall of 2016 Alameda County Measure A-1 was approved by voters and authorizes \$580 million in general obligation bonds to invest in regional efforts to address the lack of affordable housing. The City of San Leandro has a base allocation of these funds in the amount of almost \$13 million. In FY 2017-18 City of San Leandro staff approved the allocation by Alameda County \$4 million of these funds to support the development of Parrott Street Apartments by Eden Housing.</p> <p>Measure A-1 funds are designated for affordable rental housing development with the goal of creating and preserving affordable housing. Additionally, there will be a county-wide competitive pool for affordable housing development, first-time homebuyer down payment assistance, ownership housing development, housing preservation to assist senior citizens, people with disabilities, and other low-income home owners to remain safely in their homes.</p>
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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 7.4: Consider options to enhance existing density bonus and incentive programs for affordable housing production.	HOME Consortium jurisdictions should review existing Density Bonus and other incentive programs for affordable housing production to identify opportunities for enhancing the effectiveness of existing incentives in stimulating affordable housing production.	San Leandro staff began assessing updates to the State of California Density Bonus law effective January 2017 in the context of the City's existing Density Bonus Ordinance. In FY 18-19 staff anticipate an update to the inclusionary zoning ordinance and a full review of the in lieu fee structure of this program.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 7.5: Review existing inclusionary housing ordinances.	Many jurisdictions are currently reviewing their existing inclusionary housing programs to ensure compliance with new standards resulting from case law following the Palmer decision, particularly with respect to in lieu fees. All Consortium jurisdictions should seek to review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs to maximize collectable amounts in a manner consistent with current housing market conditions and applicable case law.	<p>The City of San Leandro was a recipient of a grant from the Silicon Valley Foundation that funded a Nexus Study for Housing and Commercial (Jobs/Housing) Impact Fees. The Study was conducted by Keyser Marsten for the cities of Albany, Union City, Hayward, San Leandro and the unincorporated cities of the Alameda County.</p> <p>Staff planned to present the results of this study and impact fee feasibility analysis to the San Leandro City Council in late 2017-early 2018. Due to staff limitations, this effort was not addressed in FY 2017-18. City of San Leandro staff plan to take-up this issue in FY 2018-19.</p>
Policy 8: Support Access to Affordable and Market-Rate Housing Units		

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 8.1: Facilitate access to affordable and below-market-rate units.	The HOME Consortium jurisdictions shall continue to assist affordable housing developers in advertising the availability of below-market-rate units via the jurisdictions' websites, the 2-1-1 information and referral phone service, and other media outlets. The jurisdictions will also facilitate communication between special needs service providers and affordable housing developers, to ensure that home seekers with special needs have fair access to available units.	City staff maintains an updated listing of the City's regulated affordable housing units and regularly offers it to interested citizens. Additionally this information is present on the City of San Leandro Community Development website. City of San Leandro Human Services staff are in regular contact with and provides funding to Alameda County 2-1-1 social service information and referral free telephone assistance.

City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 8.2: Evaluate funding availability to support rental assistance programs.	Consortium jurisdictions should continue to seek to identify funding to support targeted limited-time rental or security deposit support for existing or prospective tenants. Targeted rental assistance programs should aim to help avoid homelessness due to acute housing crisis. Rental assistance programs may be administered directly by Consortium jurisdictions or by contract with local service providers.	In FY 2017-18 the City of San Leandro adopted a Tenant Relocation Assistance Program. Staff began implementation of this ordinance in October 2017.

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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

<p>Action 8.3: Continue to seek adjustment to the HUD Fair Market Rent (FMR) for the Oakland-Fremont Metropolitan Division.</p>	<p>Consortium jurisdictions, or a designated surrogate, should continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) when necessary in an effort to seek adjustment to HUD FMR standards for the area. Fair housing providers and housing rights advocates reported that many landlords have ceased accepting Section 8 Housing Choice Vouchers due to the rapid escalation in current market-rate rates above the HUD designated FMR level, resulting in a decrease in the supply of available housing for Section 8 Voucher recipients. In 2013, the County Housing and Community Development Department, , with funding and support from a variety of cities, HACA, and the County's Behavioral Health Care Services department, commissioned such a survey and successfully sought an upward adjustment of the HUD-defined FMR for FY 2014.</p>	<p>To be explored by the Alameda County HOME Consortium, if needed, in FY 2018-19.</p>
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City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 8.4: Consider the adoption of rent mediation or stabilization programs.	Consortium jurisdictions should evaluate the feasibility of voluntary or mandatory rent mediation or stabilization programs, based on existing programs in Consortium and other California jurisdictions. Possible rent mediation or stabilization programs should be considered for their potential effectiveness in mitigating the significant displacement impacts of the current rapid escalation in market-rate rents affecting the Consortium jurisdictions.	In 2016, the City adopted amendments to the City's Rent Review Ordinance to more effectively and efficiently administer the Rent Review Program.

City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction

Policy/Action Responsible City Staff, Department or Organization	Description of Activity	Accomplishments in FY 2017-18
Action 8.5: Support shared housing opportunities for seniors.	Consortium jurisdictions should consider programs to match seniors with underutilized living space with appropriate homeseekers on a voluntary basis. Such programs can serve a double purpose of providing seniors with minor non-medical assistance and supplemental income and providing homeseekers with an affordable shared housing unit. In addition, shared rental housing can be an appropriate way to increase housing affordability for seniors and non-senior low-income single individuals or small households. Shared housing programs may be administered directly by Consortium jurisdictions or by contract with local fair housing service providers.	The City of San Leandro will continue exploring this option in FY 2018-19.

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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

City staff monitor CDBG- and HOME-funded projects regularly. The Deputy Community Development Director oversees the CDBG and HOME Programs, while the 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 monthly 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.

The Housing Division staff assisted the Recreation and Human Services Department in issuing the two-year (FY 2015-2017) Request for Proposal (RFP) for the City's Community Assistance Grant Program (CAP) that provides 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.

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 draft CAPER was available for public comment at the Community Development Department, the City Clerk's Office, the Main Library, and on the City's website (<http://www.sanleandro.org/depts/cd/housing/plans.asp>).

The comment period is from September 1st through September 15th, 2017. The Notice of a Public Hearing was published in the *East Bay Times*, which was formerly *The Daily Review*, on August 25, 2017.

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

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

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situations.

See Alameda County HOME Consortium CAPER for this information.

**Provide an assessment of the jurisdictions affirmative marketing actions for HOME units.
92.351(b)**

See Alameda County HOME Consortium CAPER for this information.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

Not applicable.

CR-60 - ESG 91.520(g)

Not applicable as San Leandro is not an ESG recipient. See Alameda County CAPER for this information.