

Please Start Here

General Information	
Jurisdiction Name	San Leandro
Reporting Calendar Year	2018
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City	San Leandro
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Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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(CCR Title 25 §6202)

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
25 §6202)

Jurisdiction	San Leandro	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
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Table A2													
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units													
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement						
1					2	3	4						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below							43		14				1
	075-0028-001-02	1604 San Leandro Blvd	Parrott St Apts (Eden	PLN17-0061	MH	R	43		14				1
	075-0069-004-00	1849 Clarke St		B18-0071	2 to 4	R							
	079A-0576-001-02	13415 Doolittle Dr		B18-0836	ADU	O							
	076-0359-033-00	1096 Glen Dr		B18-1476	ADU	O							
	079A-0578-011-00	2327 West Avenue 136th		B17-1202	2 to 4	R							
	080H-1515-011-00	722 Greer Ave		B18-0503	ADU	O							
	077B-0867-011-00	1887 Cedar Ave		B18-1591	ADU	O							

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Project Identifier						
1					5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below						58
	075-0028-001-02	1604 San Leandro Blvd	Parrott St Apts (Eden	PLN17-0061	1/4/2018	58
	075-0069-004-00	1849 Clarke St		B18-0071		
	079A-0576-001-02	13415 Doolittle Dr		B18-0836		
	076-0359-033-00	1096 Glen Dr		B18-1476		
	079A-0578-011-00	2327 West Avenue 136th		B17-1202		
	080H-1515-011-00	722 Greer Ave		B18-0503		
	077B-0867-011-00	1887 Cedar Ave		B18-1591		

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Project Identifier					Affordability by Household Incomes - Building Permits								
1					7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
Summary Row: Start Data Entry Below											7		7
	075-0028-001-02	1604 San Leandro Blvd	Parrott St Apts (Eden	PLN17-0061									
	075-0069-004-00	1849 Clarke St		B18-0071							1	7/30/2018	1
	079A-0576-001-02	13415 Doolittle Dr		B18-0836							1	7/24/2018	1
	076-0359-033-00	1096 Glen Dr		B18-1476							1	9/26/2018	1
	079A-0578-011-00	2327 West Avenue 136th		B17-1202							2	3/20/2018	2
	080H-1515-011-00	722 Greer Ave		B18-0503							1	7/26/2018	1
	077B-0867-011-00	1887 Cedar Ave		B18-1591							1	12/17/2018	1

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Project Identifier					Affordability by Household Incomes - Certificates of Occupancy								
1					10							11	12
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below													
	075-0028-001-02	1604 San Leandro Blvd	Parrott St Apts (Eden	PLN17-0061									
	075-0069-004-00	1849 Clarke St		B18-0071									
	079A-0576-001-02	13415 Doolittle Dr		B18-0836									
	076-0359-033-00	1096 Glen Dr		B18-1476									
	079A-0578-011-00	2327 West Avenue 136th		B17-1202									
	080H-1515-011-00	722 Greer Ave		B18-0503									
	077B-0867-011-00	1887 Cedar Ave		B18-1591									

Jurisdiction	San Leandro	
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Project Identifier						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction
1					13	14	15	16	17	18	19
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
Summary Row: Start Data Entry Below											
	075-0028-001-02	1604 San Leandro Blvd	Parrott St Apts (Eden	PLN17-0061		N	Y	LIHTC	Other		
	075-0069-004-00	1849 Clarke St		B18-0071		N	Y				
	079A-0576-001-02	13415 Doolittle Dr		B18-0836		N	Y				
	076-0359-033-00	1096 Glen Dr		B18-1476		N	Y				
	079A-0578-011-00	2327 West Avenue 136th		B17-1202		N	Y				
	080H-1515-011-00	722 Greer Ave		B18-0503		N	Y				
	077B-0867-011-00	1887 Cedar Ave		B18-1591		N	Y				

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Project Identifier					Demolished/Destroyed Units			Notes
1					20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Summary Row: Start Data Entry Below					4			
	075-0028-001-02	1604 San Leandro Blvd	Parrott St Apts (Eden	PLN17-0061	4	Demolished	R	Not counting full
	075-0069-004-00	1849 Clarke St		B18-0071				Tenure to be verified at a
	079A-0576-001-02	13415 Doolittle Dr		B18-0836				Tenure to be verified at a
	076-0359-033-00	1096 Glen Dr		B18-1476				Tenure to be verified at a
	079A-0578-011-00	2327 West Avenue 136th		B17-1202				Tenure to be verified at a
	080H-1515-011-00	722 Greer Ave		B18-0503				Tenure to be verified at a
	077B-0867-011-00	1887 Cedar Ave		B18-1591				Tenure to be verified at a

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Housing Element Implementation

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	504	82		27							109	395
	Non-Deed Restricted												
Low	Deed Restricted	270	31		57							88	182
	Non-Deed Restricted												
Moderate	Deed Restricted	352											352
	Non-Deed Restricted												
Above Moderate		1161	5	3	8	7						23	1138
Total RHNA		2287											
Total Units 44			118	3	92	7						220	2067

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

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Note: + Optional field

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Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

[illegible]

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Leandro
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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 53.01 A	Land Supply: Downtown TOD Strategy Implementation	Ongoing	In 2018, Marea Alta Phase 2 was renamed to "La Vereda." In March 2018 the lottery was conducted and there were 2,236 lottery applicants for the 22 of the 85 available units. The other units were filled from the Housing Authority of Alameda County Section 8 wait list.
Action 53.01 B	Bay Fair BART	Start in 2015	The Bay Fair BART TOD Specific Plan was adopted by City Council in February 2018.
Action 53.01 C	Upper Washington Corridor and MacArthur Blvd Rezoning	2018	No activity in this area in 2018.
Action 53.01 D	Shoreline Area Housing Opportunities	2018	The City and Cal-Coast Development continue to work on the comprehensive development plan for the Monarch Bay Shoreline Development Project, with a vision to create a regional destination that connects the community with the Bay and provides enhanced recreational and community amenities. Next steps for the project include finalizing the project proposal and design, which will go through a public review process with the City, as well as regional agencies such as the Bay Conservation and Development Commission (BCDC). Negotiations pertaining to a Development Agreement are currently underway.
Action 53.03 A	Applications for Grant Funding	Ongoing	In 2018 City of San Leandro Housing Division staff worked with Eden Housing to pursue Greenhouse Gas Reduction Fund, Affordable Housing and Sustainable Communities
Action 53.03 B	Support for Non-Profit and For-Profit Affordable Housing	Ongoing	City staff continue to meet with nonprofit housing developers to encourage new affordable housing development in the City.
Action 53.03 C	Affordable Housing Trust Fund	Ongoing	In 2018, Housing Division staff worked to compile AHTF income data from the last five FYs for past due annual reports. These summary reports will be released by Housing Division in 2019.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 53.03 D	Affordable Housing Bonds	Ongoing	City staff continues to participate in the efforts of the Alameda County Housing and Community Development Department to develop policy guidance on expenditures of the 2016 voter-approved A1 Affordable Housing Bond.
Action 53.04 A	Housing Nexus Study	2015-2017	In 2016, the Silicon Valley Community Foundation coordinated twelve jurisdictions in
Action 53.04 B	Revisions to Inclusionary Housing Ordinance	2018	In the Fall of 2017, the California State legislature passed AB1505 (Bloom) that provided a fix to the state supreme court decision Palmer/Sixt Street Properties L.P. v. City of Los Angeles (2009). The Palmer decision invalidated the City of San Leandro's ability to enforce an Inclusionary Zoning ordinance for new rental housing development that had been in place since 2006. In 2019, Housing Division staff will review and revise, as necessary, the Inclusionary Zoning Ordinance and employ the nexus study and feasibility analysis noted in Action 53.004-A to evaluate an update to the in lieu fee that already exist in the current IZ ordinance and institute an impact fee for new residential rental development.
Action 53.05 A	Marketing of Housing Development Opportunities	Ongoing	City staff updated the development Opportunity Site list published on the City's website in 2018. (https://www.sanleandro.org/civicax/filebank/blobdload.aspx?BlobID=28853)
Action 53.05 B	Downtown Housing Sites	Ongoing	In 2018 City Economic Development staff continued to work with private owners to develop two former RDA sites: Town Hall Square and the former CVS building located at East 14th and Davis Street. City staff continue to support the site assembly of both City-owned and private parcels to gain an economy of scale for a signature mixed-use development and to activate these important downtown locations.
Action 53.06 A	The Cornerstone Apartments	2015-2018	See also Action 53.01A. In 2018, Marea Alta Phase 2 was renamed to "La Vereda." In March 2018 the lottery was conducted and there were 2,236 lottery applicants for the 22 of the 85 available units. The other units were filled from the Housing Authority of Alameda County Section 8 wait list.
Action 53.06 B	Encouraging Market Rate Rentals	Ongoing	City staff continue to meet with for-profit housing developers to encourage new housing in the City.
Action 53.09 A	Additional Allowances for Mobile Home Parks	2018	No activity in this area in 2018.
Action 53.10 A	Market-Rate Housing Development Focus Groups	2015-2016	No activity in this area in 2018.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 54.01 A	Housing Element Annual Progress Report	Ongoing	This is a regular function of the Housing Division staff.
Action 54.01 B	Monitoring Housing Production	Annual	This is a regular function of the Housing Division staff.
Action 54.02 A	Enlist assistance from local public and non-profit agencies to administer housing programs.	Ongoing	Housing Division staff are active participants in the Alameda County HOME consortium. The HOME consortium pools federal housing development funds of multiple jurisdictions to allow more expedient use of the much reduced federal funding. San Leandro's Housing Division maintains contracts with: -Rebuilding Together Oakland/East Bay to conduct a Housing Rehabilitation Grant Program for low-income homeowners; -ECHO Housing to provide Fair Housing and Tenant/Landlord conciliation services; -Bay Area Affordable Homeownership Alliance to assist with managing and marketing the City of San Leandro's portfolio of Below Market Rate (BMR) Inclusionary Ownership housing units. See Action 53.03 D and Housing Division work participation in Alameda County A-1 spending guidance development.
Action 54.04 A	Changes to Long-Term Affordability Requirements	Ongoing	Housing Division staff actively monitors the units it considers "at-risk" of being lost to housing supply (expiring TCAC-regulated properties).
Action 54.05 A	Monitoring Data to Demonstrate Local Needs and Benefits	Ongoing	Housing Division staff manage grants supported by the City's Community Assistance Program (CAP) and Federal CDBG funds. In October 2017 the City Council adopted the Human Service Needs Gap Analysis that identified priorities for the City's Human Services Program support. Agencies funded in FY 2018-19 include Building Futures for Women and Children (San Leandro homeless shelter and services for women and children at risk or who are homeless), Davis Street Family Resources (housing counseling and basic needs programs), EveryoneHome, and the Housing Division and Human Services staff among other programs that monitor and provide services to homeless and those at-risk of homelessness.
Action 54.06 A	Boomerang Funds	2018	There has been no activity in this area in 2018.
Action 54.07 A	Web-Based GIS Applications	2018 or as funds allow.	City IT and Housing Division staff continue to work together to provide maps of affordable housing and services that are available in the City available to the public.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 55.02 A	First Time Homebuyer Loan Program	2018	The City continues to explore opportunities to re-establish the City's homebuyers downpayment assistance loan program, but available funding resources continue to be limited.
Action 55.02 B	Mortgage Credit Certificate Program	Ongoing	The City of San Leandro continues to participate in the Alameda County HCD Mortgage Credit Certificate Program. In CY 2018, there were 23 homebuyers who received MCC assistance to purchase a home in San Leandro and 5 MCC commitments pending.
Action 55.03 A	First Time Home Buyer Counseling	Ongoing	The City contracts with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide First-Time Home Buyer counseling assistance to San Leandro residents. Additionally, BAAHA provides workshops and seminars that prepares First-Time Home Buyers prepare to purchase their home. These workshops and seminars provide financial literacy and information on financial resources for home buyers.
Action 55.03 B	Post-Purchase Seminar	Ongoing	The City contracts with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide Post-Purchase counseling assistance to San Leandro Below Market Rate ownership housing.
Action 56.01 A	Home Repair Grants	Ongoing	In 2018 City Housing Division staff actively worked with Rebuilding Together Oakland/East Bay to establish their program for City residents. In CY 2018 there were 15 home rehabilitation grants awarded and completed under the CDBG program. Additionally, under the Trailer Haven program there were 7 rehab grants approved with 4 of those grants completed and closed in 2018.
Action 56.01 B	Owner-Occupied Housing Rehabilitation Loan Program	2018	The City's housing rehabilitation loan program was eliminated due to loss of redevelopment funding in 2012. If another funding source is identified, then staff will consider reinstituting this program. City Housing Division staff have been making referrals to the Alameda County "Renew" Program funding with 2016 A-1 Bond funds.
Action 56.02 A	Apartment Rehabilitation Program	Ongoing	The City's rental apartment rehabilitation loan program has diminished due to loss of redevelopment funding in 2012. The City will support developers interested in acquiring and rehabilitating apartments with regulated affordable housing (e.g.: using LIHTC financing.) The City has not expanded publicity of the program, since funding for implementation has been limited. See also Action 56.06 A.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 56.02 B	Soft-Story Retrofit Program	2018	City staff will evaluate, when feasible, the number of rental housing units at-risk of collapse due to soft-story construction (with assistance from ABAG who can provide housing stock data). Staff will consider applying for FEMA funds to carry out a program to address soft-story rental properties that are in the City of San Leandro. The decision to pursue such a retrofit program is solely dependent on availability of staff resources to plan and conduct a program.
Action 56.06 A	Protection Strategy for At-Risk Units	Spring 2015	In late 2017, the State legislature enacted SB 1521 where owners of expiring regulatory agreements after 2021 must consider selling the regulated asset to entities certified to own and operate regulated affordable housing. Housing Division staff will evaluate San Leandro affordable regulated properties that are at-risk of being lost and seek resources to prevent this from happening.
Action 56.06 B	Renters in Foreclosed Properties	Ongoing	No activity in this area in 2018.
Action 56.07 A	Rent Review Board	Annual Report to City Council	The Rent Review Board annual reports for FY 2016-17 and FY 2017-18 are available here: https://www.sanleandro.org/depts/cd/housing/rentreview/default.asp
Action 56.07 B	Ratio Utility Billing System	2018	No activity in this area in 2018.
Action 56.07 C	Monitoring and Reducing Displacement	2018	In 2017 the City Council adopted the Tenant Relocation Ordinance that requires the landlord to pay a tenant in good standing if their rent increase is larger than 12% or if their tenancy is terminated for no justifiable reason.
Action 56.08 A	Mobile Home Grant Program	Ongoing	See Action Action 56.01 A. In 2017 Rebuilding Together was contracted to administer the home repair grant program specifically targeted to the residents of the Trailer Haven mobile home park. Trailer Haven rehab program there were 7 grants approved with 4 of those grants completed and closed in 2018.
Action 56.08 B	Mobile Home Rent Stabilization	2018	City Council began deliberations to consider a Mobilehome Rent Stabilization Ordinance in July 2018.
Action 56.09 A	Condominium Conversion Ordinance Update	2018	City Council took no action on this topic in 2018.
Action 56.10 A	Shared Housing Program	2018	City Council took no action on this topic in 2018.
Action 57.01 A	Energy Efficient Programs	Ongoing	PG&E and CA state programs already underway.
Action 57.01 B	Property Assessed Clean Energy (PACE) Financing	2015-2016	Several initiatives are in the formative stages of development. City will participate as appropriate.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 57.02 A	Build-It Green's Green Point Rated Checklist and US Green Building Council LEED Requirements	Ongoing	City will consider having this as a requirement for future multi-family housing loans. Given that this standard is incentivized in other funding sources that San Leandro multi-family housign developments has accessed, the City by default supports this policy.
Action 57.02 B	Evaluation of Cost Impacts of Green Building Requirements	2015-2023	No activity in this area in 2018.
Action 57.02 C	Incentives for Green Building	Ongoing	No activity in this area in 2018.
Action 57.03 A	Climate Action Plan	2015-2023	City Environmental Services Staff continues implementation and updates as necessary.
Action 57.03 B	Plan Bay Area	2015-2016	Adopted in July 2017, Plan Bay Area 2040 is the strategic update to Plan Bay Area 2013 and is the state-mandated integrated long-range transportation, land-use and housing plan. City staff will work to support efforts to implement this vision in the City of San Leandro. See Action 53.01-A Downtown TOD Strategy Implementation, Action 53.1-B Bay Fair BART Specific Planning efforts and Action 53.01-D Shoreline Area Planning efforts for specific actions in support of this policy action.
Action 57.04 A	Indoor Air Quality Through Lead Abatement	2015-2023	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.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 57.04 B	Healthy Homes Initiative	2015	The Alameda County Healthy Homes Alliance is a local forum of government agencies, community-based organizations, and businesses working together to develop and promote healthy housing practices and policies so that all residents have access to a healthy home. Through strategy development, analyses and partnerships, Alliance members aim to improve the health of Alameda County residents by focusing on the environmental and housing determinants of health and lessening health disparities. In addition to advancing policy initiatives, alliance meetings serve as educational opportunities where a range of guest speakers are invited to present on various healthy homes topics. City of San Leandro is not a member agency but will revisit this decision in 2018.
Action 58.01 A	Additional Funding for Seniors and for Persons with Disabilities.	Ongoing	In 2017 La Vereda (the second phase the Marea Alta development across the San Leandro BART station" began construction of 85 housing units for Senior Citizens. Construction is scheduled to be completed in the Fall of 2019.
Action 58.02 A	Allowing Senior Householders to "Age in Place"	Ongoing	See Action Action 56.01 A. The City's Housing Rehabilitation Program is intended to support senior citizens who prefer to "Age in Place."
Action 58.05 A	Affordable Rental Housing for Large Families	2018	See Action Action 53.03 A. San Leandro Housing Division staff will assist Eden Housing as needed to pursue funding for an affordable housing development, Parrot Street Apartments, near the San Leandro BART station in 2018.
Action 58.06 A	Reasonable Accommodations for Disabled Residents	2015-2023	The City Recreation and Human Services Department continues to provide paratransit to residents via the "Flex Shuttle." The City Housing Division staff is responsible for Section 504 coordination in any federally funded housing development.
Action 58.07 A	Section 8 Program	2015-2023	See Action 53.01 A. San Leandro does not have a Housing Authority. The Housing Authority of the County of Alameda (HACA) that serves all cities in Alameda County does not have any public housing sites in San Leandro. For the Parrot St Apartments development HACA allocated 63 Project-based Section 8 vouchers as a subsidy to the development. An update to the June 2018, shows that there are 1,338 vouchers and 12 Shelter Plus Care certificates being utilized by San Leandro residents.
Action 58.07 B	Homeless Prevention and Re-Housing	2015-2023	See Action 58.09 A.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 58.07 C	Funding for Extremely Low Income Housing Programs	Ongoing	The City provides funding to the San Leandro Shelter operated by Davis Street Family Resource Center. See also Action 58.09 A.
Action 58.08 A	Assistance to Homeless Service Providers	Ongoing	For FY 18-19, the City allocated General Fund monies to assist with the operation of Building Futures' San Leandro Shelter. The City also allocated CDBG public service dollars to Davis Street Family Resource Center Basic Needs Program, SOS Meals on Wheels, Spectrum senior food nutrition program, and CALICO child abuse intervention services.
Action 58.08 B	Rental Assistance Program	2018	In FY 18-19, the Alameda HOME consortium funds Tenant Based Rental Assistance in the amount of \$160,000 with funds pooled by the member jurisdictions.
Action 58.08 C	Regulation of Emergency Shelter	2015	Completed. In Fall 2015, the City adopted zoning code amendments to comply with this Housing Element Action along with SB 745.
Action 58.09 A	EveryOne Home	2015-2016	City of San Leandro continues to contribute funds along with other Alameda County to provide general support for EveryOne Home (EOH) and the management of InHOUSE Homeless Management Information System (HMIS) database. EOH continues to design and incubate best practices and innovative approaches to reducing and ending homelessness in Alameda County.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 58.09 B	Transitional/Permanent Supportive Housing	Ongoing	<p>In March 2016, the City of San Leandro Human Services and Police Departments, partnered with Building Futures with Women & Children and the Rental Housing Association of Southern Alameda County to form the San Leandro Homeless Compact, a collaborative dedicated to providing long-term housing and services to chronically homeless individuals in San Leandro. The compact represents the first of its kind in Northern California. The model features a housing first approach given the difficult housing and rental market. The key component of the compact is the collaboration between local government, non-profit and landlords to secure housing in tandem with vital services. The compact will provide 25 housing units for chronically homelessness individuals in San Leandro. The Rental Housing Association, along with the compact, will help coordinate landlords to provide the housing while Building Futures will provide a variety of supportive services for individuals staying in the units. Participants will be assigned case managers to help coordinate not only health services, but prepare them for success and independence.</p> <p>The Compact is funded by a combination of city and county funding and HUD vouchers.</p>
Action 58.09 C	Homeless Task Force	2018	<p>The City created a Homeless Task Force in 2017 that lead to the creation of the winter shelter and the San Leandro Homeless Compact.</p> <p>City's Human Services Commission meets monthly. Homeless housing and services are the topics covered. In 2018, the commission met 10 times. Commission meeting details including agendas and minutes are available on City's website under "Meeting Central" where all Council and Board/Commission meeting details are archived.</p>
Action 58.10 A	Multi-lingual Staff Capacity	Ongoing	<p>There is a listing maintained by the City of San Leandro Human Resources Department of all City staff that provide interpretation services. Also, the City maintains an on-demand contract with an agency that provides translation services to written materials. The City's website can be viewed in multiple languages that is powered by "Google Translate."</p>
Action 58.12 A	Housing for Public Service Employees	Ongoing	No activity in this area in 2018.
Action 59.01 A	Amend the Minimum Lot Area Required for a Planned Development	2016-2017	No activity in this area in 2018.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 59.01 B	Amend Zoning Code Provisions for Multi-Family Uses	2016-2017	No activity in this area in 2018.
Action 59.01 C	Changes to the North Area (NA) Zoning Districts	2016-2017	No activity in this area in 2018.
Action 59.01 D	Micro Units	2016	In late 2016, the City amended its zoning code to add a density bonus for residential developments constructing units less than 750 square feet in size.
Action 59.01 E	Monitoring the Effectiveness of Established Neighborhoods	Ongoing	This evaluation occurs on an ongoing basis through the requirements of the planning entitlement process.
Action 59.01 F	Additional Density in Established Neighborhoods	2017-2018	In early 2017, the City amended its Accessory Dwelling Unit Zoning Code in compliance with State mandated streamlining requirements to foster ADU construction.
Action 59.02 A	Amendments to the Parking Requirements	2016-2017	Completed Zoning Code Amendments in Fall 2015 and therefore fulfilled this Action Item. In July 2017 City Council adopted a Downtown Parking Management Plan that evaluated the parking inventory, utilization and turnover of parking spaces.
Action 59.03 A	Permit Streamlining	Ongoing	The City's One-Stop Permit Center continues to provide a centralized location for multiple departments to communicate to the public about various aspect of development. Staff that can be accessed in the One-Stop Permit Center include Fire, Engineering, Housing and Economic Development.
Action 59.04 A	Fee Reviews	Annual	The City Council reviews its master fee schedule on an annual basis to ensure the City remains competitive with other area cities in the East Bay.
Action 59.04 B	Fee Reductions for Affordable Housing - City	Ongoing	No activity in this area in 2018.
Action 59.04 C	Fee Reductions for Affordable Housing - Other Agencies	Ongoing	No activity in this area in 2018.
Action 59.06 A	Multi-family Design Guidelines	2017	The Bay Fair BART TOD Specific Plan included multi-family design guidelines in the final adopted version.
Action 59.07 A	Correction of Infrastructure Deficiencies	Ongoing	The City's Capital Improvement Program is annual budgeting exercise.
Action 59.09 A	Remediation of Soil Contamination	Ongoing	Since 2016, the City has been working with ABAG, that received EPA grant funds to assist Oakland, Hayward, San Leandro and Alameda County with Phase 1 and/or Phase 2 environmental assessments. The City has an eligible site on Lola Street next to the proposed Alvarado & Antonio residential development with a proposed 687 housing units.

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 60.01 A	Contract with Fair Housing Services Provider	Ongoing	In FY 2018-2019, 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 29 fair housing cases with intake, assessment and counseling provided. Of those cases, 2 were reported to Fair Employment and Housing Commission, Office of Fair Housing and Equal Opportunity, or other FH legal referrals. The City allocates CDBG general administration funds, not public services funds, to ECHO Housing's fair housing services.
Action 60.06 A	Fair Housing Training Sessions	Ongoing	ECHO Housing held 8 presentations on issues related to Fair Housing to property management companies in FY 2017-2018.
Action 60.06 B	Fair Housing Outreach	Ongoing	As a part of its contract, ECHO Housing provides public service announcements, educational flyers and supports other media outreach as is possible given the demands on their Fair Housing staff.

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	San Leandro	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	San Leandro	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	San Leandro	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	43
	Non-Deed Restricted	0
Low	Deed Restricted	14
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units 44		58

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

Entitlement Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	1,006
Total Housing Units Approved:	700
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas