

SAN LEANDRO HOUSING ELEMENT ANNUAL PROGRESS REPORT 2018



City of San Leandro
City Council
July 1, 2019

HOUSING ELEMENT BACKGROUND

- Last Update Approved by Council in January 2015
- Most regulated element of the General Plan
- Covers the period of 2015-2023

ANNUAL PROGRESS REPORT (APR)

- *State requirement:* All jurisdictions must prepare an annual report on the status and progress in implementing its Housing Element (Govt. Code §65400)
- *Timeline:* Due within 60 days of April 1 annually; potential sanctions after 60 days.
- *Purpose:*
 - Tracks and monitors progress in addressing community's housing needs and goals
 - Monitors progress on Regional Housing Needs Allocation (RHNA)

HOUSING ELEMENT GOALS

1. New housing opportunities
2. Affordable housing development
3. Administration of housing programs
4. Home ownership
5. Affordable housing conservation
6. Healthy homes & sustainable neighborhoods
7. Special needs populations
8. Elimination of housing constraints
9. Fair housing



SAN LEANDRO REGIONAL HOUSING NEEDS ALLOCATION (2015-2023)

Income Levels	2015-23 RHNA	Housing Units Permitted 2015-2017	Housing Units Permitted 2018	Total Housing Units Permitted 2015-2018	Remaining RHNA by Income Level
Very Low Income	504	109	0	109	395
Low Income	270	88	0	88	182
Moderate Income	352	0	0	0	352
Above Moderate	1,161	16	7	23	1,138
Total RHNA	2,287	213	7	220	2,067

SAN LEANDRO REGIONAL HOUSING NEEDS ALLOCATION (2019 Pipeline)

- Over 1,000 residential units entitled or have submitted planning applications: Notable projects include:
 - 915 Antonio Street (Maximus) — 687 rental housing units & entitled in March 2019
 - 268 Parrott Street (Langon) — 22 townhome/condominiums & entitled in June 2019
 - 1188 East 14th Street (Sansome Pacific) — 197 rental housing units plus ground floor retail & planning review underway
 - 15 Accessory Dwelling Units approved or under review

AFFORDABLE HOUSING FUNDING

- **LOCAL**

- Low-Mod Housing Asset Fund
- Affordable Housing Trust Fund

- **REGIONAL**

- Alameda County A-1 Housing Bond (2016)

- **STATE**

- SB 2 (2017)“Building Homes and Jobs Act”
 - Year 1 = grants to Cities for planning & to address homelessness
 - Year 2 = grants for wider range of affordable housing activities

- **FEDERAL – CDBG & HOME**

KEY ACCOMPLISHMENTS (2018)

- **GOAL 53: AFFORDABLE HOUSING CONSERVATION**

- La Vereda (aka Marea Alta Phase 2)
 - 85 affordable rental units for lower income seniors
 - Over 2,200 applicants
 - Move-in began May 2019
- Parrott Street Apartments (at San Leandro Blvd)
 - Close to securing full financing of 62 affordable rental units
 - Submitted building permit applications in April 2019

KEY ACCOMPLISHMENTS (2018)

- **GOAL 56: AFFORDABLE HOUSING CONSERVATION**
 - Rebuilding Together Oakland | East Bay
 - administers the Owner Occupied Housing Rehabilitation and Trailer Haven Mobile Home grant programs
 - 15 minor home repair grants awarded for Housing Rehab Program
 - 11 grants awarded for Trailer Haven
 - Began process of developing a Mobile Home Rent Stabilization Ordinance

KEY ACCOMPLISHMENTS (2018)

- **GOAL 60: Fair Housing**
 - Support for ECHO Housing
 - Investigates claims of fair housing and discrimination.
 - Provides information and conciliation between property owners/managers and tenants on Fair Housing issues.
 - Conducts regional tests on differential treatment of protected people.
 - Conducts Fair Housing training sessions with landlords, property managers, tenants and potential homebuyers.
 - Produces PSAs, educational fliers, and “Fair Housing Month” activities in April.

2019 PLANNED ACTIONS

- Affordable Housing Trust Fund Report to Council
- Mobile Home Rent Stabilization Ordinance & Implementation
- Inclusionary Zoning Ordinance Amendments
- Apply for SB2 Planning Grant

Questions?

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