



FINAL DRAFT

**CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)**

FY 2019-2020

***ALAMEDA COUNTY
HOME CONSORTIUM***

Presented to City Council November 16, 2020

CR-05 - Goals and Outcomes

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

91.520(a)

The City of San Leandro is a U.S. Department of Housing and Urban Development entitlement city for the Community Development Block Grant program. For FY 2019-20, the City received an allocation of \$707,517. Additionally, In April 2020, HUD awarded the City \$451,972 in Community Development Block Grant-Coronavirus (CDBG-CV) Round I funds to prevent, prepare for, and respond to COVID-19. In a letter dated October 22, 2020, HUD notified the City of San Leandro that it had received an additional \$768,193 in CDBG-CV Round III CARES Act funds. In order to program these additional entitlement grant funds the City amended its 2015-2020 Five-Year Consolidated Plan, made two substantial amendments to the FY 2019-2020 Annual Action Plan and updated the Citizen Participation Plan. Although the CDBG-CV funds will not be expended in FY 2019-2020 they were included in this planning period under HUD guidance. This Consolidated Annual Performance and Evaluation Report covers the fifth and final 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.

The City allocated its CDBG public services funds to five subrecipients (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels and Centro Legal de la Raza) who provided support services to 8,639 low-income persons in need from July 1, 2019 through June 30, 2020.

The City also allocated CDBG funds to its Single-Family Housing Rehabilitation Program that provided twelve (12) 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 A for U.S. HUD Integrated Disbursement & Information System (IDIS) Summary Reports:

- PR23 – Summary of Accomplishments
- PR03 – CDBG Activity Summary Report
- PR26 – CDBG Financial Summary Report
- PR26 – CDBG Activity Summary Report

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

Over the past few years City of San Leandro staff worked with HUD technical assistance to understand the discrepancies with regard to how the 5-Year Consolidated Planning Goals were set-up and used in successive Annual Action Plan program years. Following is a analysis of the summary data entered into HUD's accomplishments reporting database "Integrated Disbursement and Information System (IDIS)." What is represented in Table 1 below is incomplete due to how the goals, categories, indicators, and activities were set-up in IDIS and further how the accomplishments were reported over the last five years. Unfortunately for this Five Year period there was no easy way to fix these entries so that they correctly reflect the City's CDBG program accomplishments. Following is a brief summary of actual accomplishments over the 5-year period.

Affordable Housing Needs Goals – Public Service Activities: In Table 1 below there are two entries under the public services "Indicator." This is a duplicate entry for what was supposed to be Fair Housing program reporting data. You will see in the second line of Table 1 that shows an expected 5-year goal of providing services to 50 households by the City's Fair Housing Consultant, ECHO housing. For Fiscal Years 2015-2019, ECHO provide Fair Housing Services to 130 households in the Five-Year Consolidated Planning period.

Affordable Housing Needs Goals – Homeowner Housing Rehabilitation: In Table 1 there is one entry under this public services "Indicator." The percent complete in this line item is correct for the FY 19-20 program year. When the 5-year plan was originally established, that there was an original expected accomplishment of 15 households assisted per year. In FY 19-20 there were a total of 12 households assisted by this program. For Fiscal Years 2015-2019, a combination of minor housing rehabilitation grants provided by two different contractors with an approximately 18 month suspension of services resulted in 59 households in the Five-Year Consolidated Planning period.

Affordable Housing Needs Goals – Other: In Table 1 below there is an entry for "other." This represents the rehabilitation of the Luella Fuller group home renovation operated by Housing Consortium of the East Bay.

Commuity Development Needs Goals – Public Service Activities: In Table 1 below there are two entries under the public services "Indicator." This is a duplicate entry. You will see in the sixth line of Table 1 that shows an expected 5-year goal of providing services to 50,000 households by the City's various public service partners. For Fiscal Years 2015-2019, the City's five public service partners (CALICO, Davis Street Family Resource Center, SOS/Meals On Wheels, and

Spectrum Community Services) cumulatively provided assistance to 32,804 unduplicated persons in the Five-Year Consolidated Planning period.

Community Development Needs Goals – Other: In Table 1 below “other” was to represent activities to further the public facility rehabilitation goals of the ADA Transition Plan. The original goal was to advance work on the ADA Transition Plan by installing ADA modifications at seven City facilities. Without a critical mass of funding sufficient to advance this work and looming expenditure deadlines, in FY 2016-2017 the City of San Leandro Public Works Department continued implementation of capital improvements by installing Americans with Disabilities Act (ADA) compliant concrete walkways, asphalt pavement, landscaping, striping and signage at four City facilities: City Hall, Marina Park, the Marina Community Center and the Main Library. The project replaced approximately 6,000 square feet of non-ADA compliant concrete walkways and asphalt pavement and 500 square feet of non-ADA compliant driveways. The project installed 6 curb ramps to parking areas and ADA accessible parking signage at four City Facilities. In FY 2017-2018 the City of San Leandro Public Works Department and Community Development Department established a 2 phase plan on how to proceed with the allocated funding to date. Phase 1 includes adding ADA curb ramps on sidewalks in the public right-of-way. Phase 2 proceeds with the original work on structural upgrades in City-owned facilities.

Two other Community Public Facilities improvement projects were funding in FY 2019-2020: an allocation of \$300,000 to the Boys’ and Girls’ Club’s major renovations to its facilities at 401 Marina Boulevard and \$143,725 to Building Futures for Women and Children (BFWC) for ADA improvements and to address deferred maintenance to the San Leandro Homeless Shelter located at Saint Leander’s Church. The Boys’ and Girl’s Club’s funds were fully expended in FY 2019-2020. The rehabilitation of the San Leandro Shelter was delayed due to the COVID-19 pandemic.

Homeless Needs Goals: In Table 1 below there are two entries under the “Indicators” Homeless Person Overnight Shelter and Homelessness Prevention. This Five Year Consolidated Plan originally intended to provide data for all programs supported by the Community Development Department funding regardless of whether it was using federal CDBG or City general funds. This was allowed in prior Consolidated Planning Documents. Given that the accomplishments may only be entered for those programs that were funded by CDBG, the programs funded by City General Funds cannot be counted. Those programs include the support of Building Futures with Women and Children’s San Leandro Shelter and the Davis Street Family Resource Center’s Affordable Housing Counseling, and ECHO’s Tenant/Landlord Counseling/Conciliation services.

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 other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		10	0	0.00%
Affordable Housing Needs Goals	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0.00%			
Affordable Housing Needs Goals	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	12	16.00%	15	12	80.00%
Affordable Housing Needs Goals	Affordable Housing	CDBG: \$	Other	Other	1	0	0.00%			
Community Development Needs Goals	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	10962		0	10962	
Community Development Needs Goals	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	9087	18.17%	10000	9087	90.87%
Community Development Needs Goals	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	79		0	79	

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Development Needs Goals	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Community Development Needs Goals	Non-Housing Community Development	CDBG: \$	Other	Other	7	0	0.00%	7	0	0.00%
Homelessness Needs Goals	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		200	0	0.00%
Homelessness Needs Goals	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		215	0	0.00%
Homelessness Needs Goals	Homeless	CDBG: \$	Other	Other	0	0				
Supportive Housing Needs Goals	Non-Homeless Special Needs	CDBG: \$	Other	Other	0	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.

ADA Facilities Transition Plan Implementation: In the original FY 19-20 Annual Action Plan, the City allocated funds to install ADA improvements to public facilities. In the Amendment to the FY 19-20 Annual Action Plan Staff cancelled this Activity. Due to the COVID-19 pandemic the Engineering & Transportation (E&T) Department did not carry out any planned ADA Transition Plan project activities as identified. As of the beginning date of this Annual Action Plan Program Year (July 1, 2019) the City of San Leandro had unspent and reserved for the ADA Transition Plan \$508,840. Given the gravity of need and the ability to do so under the auspices of the CARES Act, the City Amended the FY 19-20 Annual Action Plan to use a portion of these funds to address public service needs in response to COVID-19.

Davis Street Family Resource Center (DSFRC): DSFRC Family Support Services Program provides "Basic Needs" services, including emergency food & clothing, & other family support services such as medical/dental services, employment counseling, & housing assistance, to low-income & working-poor individuals & families. For FY 19-20, DSFRC provided support to 7,740 total unduplicated persons, of which all were City residents. DSFRC provided grocery bags to clients with the food equivalent of 63,360 meals during the FY.

Child Abuse Listening, Interviewing, & Coordination Center (CALICO): The Child Abuse Intervention Project provides support services to improve mental health outcomes for toddlers, children, adolescents, & adults living with developmental disabilities who have suffered physical or sexual abuse or neglect, & for the caregivers of those victims. In FY 19-20, CALICO served 23 San Leandro HHs that comprised of 49 people. Additionally, a CALICO Family Resource Specialist provided on-site crisis intervention, information & referrals to 35 unduplicated caregivers (71% of all HHs 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 seniors (60+ years) unable to buy or prepare food for themselves. This meal delivery service provides warm, nutritious, & balanced meals that are one-third of the recommended daily dietary allowance. A secondary outcome of the service comes from food delivery staff reporting perceived illness or safety issues, which is a critical safety net for homebound seniors. In FY 19-20, a total of 397 homebound seniors were served by this program.

Housing Rehabilitation Program: In FY 19-20 Rebuilding Together's Housing Rehabilitation Program completed 12 housing rehabilitation grants allocated to low-income HHs including 4 HHs with either extremely low- and low-income senior citizens and/or disabled persons. The repairs that received grants in FY 19-20 included the installation of ADA grab bars & other accessibility improvements, plumbing repairs & fixture replacements, porch railing installments & dry rot repairs, replacement of water heater furnace, exterior painting, weatherization of windows or replacement with new dual glaze, roof repairs, energy efficiency upgrades, & code enforcement related yard clean-up and/or fence

repair/replacement. The goal of this program is to preserve existing affordable ownership housing for low- and moderate-income HHs & to allow senior citizens to age in place if desired.

Eden Council for Hope & Opportunity Housing (ECHO Housing): In FY 19-20 ECHO Housing provided fair housing services. ECHO Housing received 35 fair housing complaints involving 67 clients. ECHO Housing provided information, counseling, and/or investigation in fair housing inquiries or allegations of housing discrimination. ECHO Housing also provided education on fair housing laws, rights, & responsibilities through workshops, trainings, & presentations.

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	HTF
White	9,548	0
Black or African American	2,396	0
Asian	4,784	0
American Indian or American Native	132	0
Native Hawaiian or Other Pacific Islander	300	0
Total	17,160	0
Hispanic	4,914	0
Not Hispanic	12,246	0

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

Narrative

As noted above, there are also discrepancies with the Racial and Ethnic data for persons assisted during the course of the 5-Year Consolidated Planning Goals period. Following is a analysis of the summary data entered into HUD’s accomplishments reporting database “Integrated Disbursement and Information System (IDIS).” What is represented in Table 2 above is incomplete due to how the goals, categories, indicators, and activities were set-up in IDIS and further how the Racial and Ethnicity data were reported over the last five years. Again, there was no easy way to fix these entries so that they correctly reflect the City’s CDBG program accomplishments. Following is a tabulation of who CDBG funding served over the last 5-year period.

	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>5-Year Total</u>
White	12,062	3,561	3,025	3,245	4,180	26,073
Black/African American	2,834	876	749	745	786	5,990
Asian	3,580	967	810	973	1,942	8,272
American Indian/Alaskan Native	130	29	24	32	24	239
Native Hawaiian/Other Pacific Islander	253	127	107	146	181	814
American Indian/Alaskan Native & White	11	13	10	4	6	44
Asian & White	52	10	12	10	5	89
Black/African American & White	80	10	12	14	20	136
Amer. Indian/Alaskan Native & Black/African Amer.	1			1		2
Other multi-racial	1,635	561	588	681	1,574	5,039
	20,638	6,154	5,337	5,851	8,718	46,698
Extremely Low (<=30%)	6,945	3,672	3,778	4,554	5,757	24,706
Low (>30% and <=50%)	3,118	2,429	1,492	1,254	2,395	10,688
Mod (>50% and <=80%)	26	44	57	27	433	587
Total Low-Mod	10,089	6,145	5,327	5,835	8,585	35,981
Non Low-Mod (>80%)		9	10	16	133	168
	10,089	6,154	5,337	5,851	8,718	36,149

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

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

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,616,772 \$1,107,932	
CDBG-CV	public - federal	\$451,972	

Table 3 - Resources Made Available

Narrative

CDBG: In FY 19-20 the City received a allocation of \$707,517. In addition to prior year unused funds identified in the FY 19-20 Annual Action Plan in the amount of \$364,991 there were additional unused prior year funds that had been allocated to the ADA Transition Plan since FY 12-13 (specifically the following fiscal years: 12-13, 13-14, 14-15, 17-18, and 18-19). As of the beginning date of this Annual Action Plan Program Year (July 1, 2019) the City of San Leandro had unspent and reserved for the ADA Transition Plan \$508,840. The total amount of available prior year resources amount to \$873,831 (\$364,991 + \$508,840). Finally, in FY 18-19 the City received \$35,424 in program income from the repayment of a CDBG rehabilitation loan that was made in 1993. The sum of these sources is \$1,616,772.

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. In April 2020, HUD awarded the City \$451,972 in Community Development Block Grant-Coronavirus (CDBG-CV) Round I funds to prevent, prepare for, and respond to COVID-19. In a letter dated October 22, 2020, HUD notified the City of San Leandro that it had received an additional \$768,193 in CDBG-CV Round III CARES Act funds. In order to program these additional entitlement grant funds the City amended its 2015-2020 Five-Year Consolidated Plan, made two substantial amendments to the FY 2019-2020 Annual Action Plan and updated the Citizen Participation Plan. Although the CDBG-CV funds will not be expended in FY 2019-2020 they were included in this planning period under HUD guidance.

Given the gravity of need and the ability to do so under the auspices of the CARES Act, the City amended the FY 19-20 Annual Action plans to use a portion of these funds to address public service needs in response to COVID-19. After all of the funding recommendations for the FY 2019-2020 Annual Action Plan Substantial Amendment are adopted, there will be a total of \$617,689 unallocated.

Note that the January 2018 default repayment of \$300,000 from a FY 10-11 capital improvement loan was not allocated in FY 18-19. In FY 19-20 City staff will work with HUD to determine how to account for these funds. The City Council has tentatively committed to use those funds for the Boy's and Girl's Club of San Leandro's capital improvement campaign that addresses deferred maintenance updates to their public facilities. In FY 19-20 the Boy's and Girl's used their entire \$300,000 and closed-out their CDBG contract for this allocation.

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

In FY 19-20, the City was allocated through the Consortium \$221,998 of which \$12,763 was allocated to cover administrative overhead. The remaining \$209,235 in funds were used to pay down construction pool funding to City affordable housing developments. As was noted in last year's CAPER, HOME consortium funds were 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 Marea Alta Phase 2). La Vereda has 85 new affordable senior rental housing units for very low-income seniors. Lease-up of this building happened in the Spring 2018 and completed construction in early 2019. The Certificate of Occupancy was issued in January 2020 and the Bridge Housing closed its permanent loan in June 2020.

Program Income: As noted above, the City received \$35,424 in program income from the repayment of a CDBG rehabilitation loan that was made in 1993. The City primarily uses its CDBG allocation on direct service contracts and public works projects, therefore no further program income is derived from those expenditures.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

Per the City 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 2019-20 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:

- CALICO received a grant from the Alameda County Social Services Agency in the amount of just over \$60,000, including \$7,700 to provide on-site support services to caregivers at CALICO;
- CALICO received \$75,000 from the California Office of Emergency Services to purchase items specifically to respond to the COVID-19 pandemic, including laptops for staff, better recording equipment for interviews to allow remote access by partners, masks, PECO air filters, hand sanitizers, tablets for clients to use for tele-mental health and more.;
- ECHO Housing received \$315,462 in CDBG funds from neighboring jurisdictions, Alameda Contra Costa and Monterey Counties to provide Fair Housing services.
- SOS/Meals on Wheels received significant funding to augment their food distribution services to home-bound Senior Citizens in Alameda County
 - City of Oakland = \$400,000
 - Anonymous donor = \$100,000
 - Wells Fargo Bank = \$25,000
 - Braddock Family Foundation = \$30,000
 - Gilmore Foundation = \$30,000
 - San Francisco Foundation = \$25,000
 - Meals on Wheels of America Association = \$25,000

La Vereda (aka Marea Alta Phase II and San Leandro Senior Housing) started construction in Summer 2017 and substantially completed construction in the Summer of 2019. 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, \$1 million in Prop 1C TOD and IIG funding, \$1m from the Federal Home Loan Bank Affordable Housing Program Funds and \$8 million in both loans and grants 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 \$86,000 in local General Funds to the following programs in FY 2019-20. 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.
- \$15,000 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 Affordable Homeownership Alliance (BAAHA) 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 The Production of New Units	0	0
Total	0	0

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.

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) allowed the State of California to place a \$4 billion statewide general obligation bond for affordable housing on the November 2018 ballot. Proposition 1: Housing Programs and Veterans' Loan Bond was approved and will 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, Parrot Street Apartments secured additional funding through the county-wide competitive pool for affordable housing development allowing it to proceed in applying for LIHTC funding. Other programs supported by Alameda County A-1 funds include a first-time homebuyer down

payment assistance program called “AC Boost,” a housing preservation program called that assists 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	4	0
Low-income	6	0
Moderate-income	2	0
Total	12	0

Table 7 – Number of Households Served

Narrative Information

Housing Rehabilitation Program: In FY 19-20 Rebuilding Together’s Housing Rehabilitation Program completed 12 housing rehabilitation grants allocated to low-income HHs including 4 HHs with either extremely low- and low-income senior citizens and/or disabled persons. The repairs that received grants in FY 19-20 included the installation of ADA grab bars & other accessibility improvements, plumbing repairs & fixture replacements, porch railing installments & dry rot repairs, replacement of water heater furnace, exterior painting, weatherization of windows or replacement with new dual glaze, roof repairs, energy efficiency upgrades, & code enforcement related yard clean-up and/or fence repair/replacement. The goal of this program is to preserve existing affordable ownership housing for low- and moderate-income HHs & to allow senior citizens to age in place if desired.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

HOME Consortium jurisdictions continued their outreach to unsheltered persons in FY 19-20. Abode's mobile outreach team covers all of South and East County and works closely with the human services and law enforcement departments of the cities to identify and contact unsheltered persons. In the last program year, Abode's outreach team reached 813 persons, and helped 20 homeless persons find permanent housing. Street outreach worked with law enforcement in Fremont, Livermore, Hayward and Oakland to focus on chronically homeless persons whom law enforcement had identified as highly vulnerable and having particularly problematic street behavior. The City of Albany continued to fund the Berkeley Food and Housing Project to conduct outreach in its jurisdiction, serving 37 individuals including helping 27 to achieve positive housing outcomes with rapid rehousing. Building Futures with Women and Children to conduct street outreach through the Coordinated Entry System (CES), serving 350 individuals. The City of Hayward continued funding the Alameda County Impact program, which provides outreach and housing services to individuals identified as "high users" of county and city emergency services. Making over 600 outreach contacts, the AC Impact program provided ongoing housing and services for 12 residents in FY 2019-2020, exceeding their goal of 10. Hayward also funds an economic development program, Downtown Streets Team, that provides job training and work experience in conjunction with housing services for individuals experiencing homelessness. The Downtown Streets Team partners individuals experiencing homelessness with work opportunities while providing education, employment, and housing services. The program received an extension in FY 19-20 due to the COVID-19 pandemic, at the end of the year they had served 37 individuals on the Work Experience Team.

Addressing the emergency shelter and transitional housing needs of homeless persons

Year-round emergency shelter capacity within the HOME Consortium during FY 19-20 consisted of 79 beds for families with minor children and 235 beds for single adults. The overall transitional housing capacity in the HOME consortium jurisdictions is lower than last fiscal year. It consists of 28 beds for families and 94 for unaccompanied adults. Of the 94 beds for adults, 71 of those are grant per diem beds restricted to Veterans. During the rainy season, warming station shelters operated in Alameda (30), Fremont (36 beds), Hayward (25 Beds), Livermore (25 beds), Castro Valley (50) and San Leandro (35 beds). Castro Valley Shelter added new capacity this year.

The City of Hayward leveraged CDBG funds along with State funds, the City's General Fund, and private donations to open a Housing Navigation Center in November 2019. The 45-bed Housing Navigation Center provides shelter and individualized housing services for individuals experiencing homelessness.

Administered by Bay Area Community Services (BACS), staff conduct outreach in local encampments and partner with law enforcement to identify individuals in need of services. Since its opening in November, 47 individuals have successfully exited the Navigation Center to permanent housing.

In addition, Alameda County, with funding from the State's Project Roomkey program, has made more than 1,000 hotel rooms available for homeless and at-risk households in response to COVID-19.

The majority of the Continuum of Care's homeless population continues to be unsheltered (79% as of the January 29, 2019 Point-In-Time Count). The strategy for meeting this need is twofold: 1) Move unsheltered people directly from the streets to permanent housing without a shelter stay. Abode's outreach program has had success in housing 3 times as many people from the streets as the prior year. 2) Try and resolve persons' homelessness more quickly, especially in transitional housing, so that each bed is used to support multiple people throughout the year. Unfortunately, lengths of stay have increased in both shelter and transitional housing. Time spent homeless has decreased from 208 days last year to 192 days this year.

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

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

Alameda County is a "housing first" Continuum of Care. All funded programs prioritize finding clients permanent housing as quickly as possible without any clinical pre-conditions, such as sobriety, medication compliance or utilizing a shelter or transitional housing program first. We continue to expand Rapid Rehousing and Permanent Supportive Housing (PSH) throughout the county. Rapid Rehousing beds increased from 549 in 2019 to 633 in 2020. Likewise, county-wide PSH went from 2,376 beds in 2019 to 2753 in 2020. VASH vouchers increased from 35 in 2019 to 325 in 2020. Measure A1 funding has been committed to 46 projects and 1003 units targeted to homeless households within those projects.

For several years, the City of Hayward has used part of its HOME allocation to fund Project Independence, an Abode Services program that provides tenant-based rental assistance (TBRA) to emancipated transition-age youth (ages 18-24). Hayward's HOME funds provide rental subsidies to program participants, who also receive wrap-around services from Abode. In FY 2019-2020, the program served 27 households, for a total of 45 individuals, including the dependent children of program participants. The City of San Leandro plans to add their HOME funding for FY 20-21 to the tenant based rental assistance program managed by Alameda County.

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

Alameda County is building a Housing Crisis Response System that prevents homelessness whenever possible, provides dignified homeless safety net services, and maintains people in permanent homes with ongoing subsidies and services. The Coordinated Entry System (CES) is the front door and central organizing feature of the Housing Crisis Response System. The purpose of Coordinated Entry is to quickly assess the needs of people in crisis, connect them to available support, and track the outcomes and performance of the system. Coordinated Entry provides a standard and transparent way for the Housing Crisis Response System to effectively identify people in Alameda County who are experiencing a housing crisis and assess their needs, then prioritize and match them to the most supportive services and housing programs for which they are eligible. To do this, EveryOne Home manages a Countywide By-Name-List, which is maintained in HMIS and governed by all applicable privacy and security policies. Coordinated Entry is the Continuum of Care's primary focus for bringing an end to chronic homelessness. According to the 2019 Point-In-Time Count, the number of persons experiencing chronic homelessness has increased from 1,652 in 2017 to 2,236 in 2019. That is an increase of 35% in total people even though the chronically homeless remain just under 30% of the overall homeless population. As of August 1, 2018, all PSH units are filled using the Countywide By-Name-List (BNL). Eventually housing navigation, emergency shelter, transitional housing, rapid-rehousing, and tenancy sustaining services will also be resources matched to the highest priority household based on need, length of time homeless, and other vulnerability factors.

Operation Vets Home is the collaborative Continuum-wide effort to bring an end to veteran homelessness. Members consist of VA staff, veteran housing providers, and CoC staff. Other providers and elected officials participate sporadically. The group worked a By-Name-List of homeless veterans since the fall of 2015. As of September 2020, the BNL for homeless veterans stands at 548 individuals. Vets remain under 10% of the total homeless population, but the numbers grew in proportion to the overall growth in numbers. The number of chronically homeless vets is greater than last year even with increased VASH vouchers.

The HOME Consortium has also expanded resources for families experiencing homelessness and seen the number of homeless families drop by 63% from 462 in 2013, to 324 in 2015, to 270 in the 2017, then to 170 in the 2019 Point-In-Time Count. While families make up only 6% of the Point-In-Time Count, they make up 22% of homeless people served by the housing crisis response system over the course of the year. This difference indicate that families stays in homelessness may be shorter than unaccompanied adults and that our system resources are better matched to the needs of families. 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 2020, there are 1,328 vouchers and 14 Shelter Plus Care certificates being utilized by San Leandro residents.

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

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

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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

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

The City continues to work towards eliminating housing constraints that are identified in its California State-certified Housing Element of the General Plan that serve as barriers to affordable housing.

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 2019-20 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.
- The City's Housing Rehabilitation Program provided funding to twelve (12) 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 2 Rent Review Board hearing requests logged of which there were no cases heard by the Rent Review Board in FY 2019-20.

Eliminating Barriers to Affordable Housing

- The City's CA State-certified Housing Element of the General Plan identifies barriers to affordable housing and establishes "Goal 58: Elimination of Housing Constraints," that identifies policies and actions with implementation strategies to eliminate those barriers. These policies include amending zoning regulations, streamlining permitting procedures, evaluating development fees, providing a customer-friendly environmental, resolving design issues, and correcting infrastructure deficiencies and soil contamination.
- The City's Analysis of Impediments to Fair Housing Choice was updated in January 2020 and will be implemented under the City's FY 2020-2025 HUD Five-Year Consolidated Planning period (July 1, 2020 through June 30, 2025). The Analysis of Impediments to Fair Housing from February 2015 examined various indicators of discrimination and recommended actions that the City could take to address discrimination. See below--Table 1: City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction—for more details.

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 subcontracted with six (6) non-profit agencies to provide social services programs to help thousands of individuals reach personal and economic sustainability.

Among these grant recipients is Davis Street Family Resource Center (Davis Street), which has an Employment and Housing Assistance Program designed to assist clients to become job ready and/or secure employment and housing. Davis Street employment and housing specialists meet one-on-one with working poor families to define their employment goals, training needs, and housing goals. Davis Street's Employment Counseling program, 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 funded Building Futures with Women & Children (BFWC) with City General Funds to provide supportive services to homeless women and children at its emergency shelter, known as the San Leandro Shelter. In FY 2019-2020, BFWC provided emergency shelter and supportive services, which included 10,132 bednights, of which 676 bednights were directly supported by the City of San Leandro. There were 30,396 meals for 45 homeless women and 34 children in crisis. All 79 clients received access to health care and group sessions which help to advance essential skills, such as employment strategies, money management, housing strategies, parenting skills, and other basic life skills. Out of these 79 women and children served, 32 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 CoC Council. The City supports Alameda County CoC 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.

On September 19, 2016, the San Leandro City Council passed a Minimum Wage Ordinance that

accelerates implementation of the statewide minimum wage requirements in San Leandro. There was an implementation schedule adopted and as of July 1, 2019 the Minimum Wage in San Leandro is \$14 per hour.

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 six (6) 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 2019-20 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 2019-20
<p>Policy 1: Secure Federal Funding for Community Development Activities</p> <p>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.</p>		
<p>Action 1.1: Complete a HUD-approved Consolidated Plan and Action Plan.</p>	<p>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.</p>	<p>The City of San Leandro submitted its Five-Year Consolidated Plan to HUD on May 15, 2015.</p> <p>The City of San Leandro submitted its FY 2019-2020 Annual Action Plan to HUD on August 12, 2019. In response to the COVID-19 Pandemic, the CARES Act and guidance from HUD, the City Amended the FY 19-20 AAP to re-program prior year funds and CDBG-CV Round I allocation. The First Amendment to this document was adopted by City Council on June 15, 2020.</p>

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

Action 1.2: Access, receive, and disburse federal entitlement grant funding.	<p>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>	<p>The HOME Consortium secured its annual allocation for CDBG, HOME and ESG funds in FY 2019-2020.</p> <p>The City of San Leandro's CDBG allocation for FY 2019-2020 and the program expenditures and accomplishments are detailed in this annual CAPER document.</p> <p>In FY 2019-2020, the City was allocated through the Consortium \$221,998 of which \$12,763 was allocated to cover administrative overhead. The remaining \$209,235 in funds were used to pay down construction pool funding to City affordable housing developments. As was noted in last year's CAPER, HOME consortium funds were 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 Marea Alta Phase 2). La Vereda has 85 new affordable senior rental housing units for very low-income seniors. Lease-up of this building happened in the Spring 2018 and completed construction in early 2019. The Certificate of Occupancy was issued in January 2020 and the Bridge Housing closed its permanent loan in June 2020.</p>
---	---	--

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 2019-20
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 2019-2020 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 2019-20
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 2019 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 6, 2020.
<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>		

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 2019-20
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 2019-20. City of San Leandro staff will make an effort to review this issue in FY 2020-21.

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 2019-20
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 2019-20. City of San Leandro staff will make an effort to review this issue in FY 2020-21.
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. The analysis of impact fees is still outstanding and would likely further assist in advancing this type of housing.

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 2019-20
<p>Policy 4: Support Local Fair Housing Activities and Services</p> <p>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.</p>		
<p>Action 4.1: Conduct ongoing fair housing outreach and education.</p>	<p>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.</p>	<p><u>Fair Housing Outreach:</u> ECHO housing circulated 715 flyers and brochures on Fair Housing law and events related to the topic.</p> <p><u>Fair Housing Education:</u> There were 6 trainings conducted to the following area organizations:</p> <ul style="list-style-type: none"> • Community Realty Property Management, • Cerda-Zein Property Management, • N CA Fair Housing Coalition.

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 2019-20
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 35 Fair Housing cases with intake, assessment and counseling conducted by ECHO Housing. Of those cases 20 received counseling and 6 received conciliation services or where reported to Fair Employment and Housing Commission (FEHC), Office of Fair Housing and Equal Opportunity (FHEO) or other FH legal referrals.

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 2019-20
Action 4.3: Continue contracting for fair housing testing and audits.	<p>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.</p>	<p>The FY 2018-19 ECHO Housing audit was based on racial voice identification. ECHO wanted to learn if a property manager would treat home seekers differently based on their speech patterns. John Baugh, a professor of linguistics, has done extensive research on racial speech patterns. His research reveals that over 80% of the time, most people can accurately guess the race of a person by their accent or speech pater. For this year's audit project ECHO had both a Black male tester and a White male tester call available rental units. Each tester was instructed to call after business hours to leave a voice mail message. Testers reported on whether or not they received a return call. If the testers spoke to a "live person," ECHO analyzed whether or not the agent gave the same information to both testers.</p> <p>There were 129 properties tested for this audit, covering 13 jurisdictions. Testing was completed during a 6-month period. For those tests conducted in San Leandro, the audit showed that there was no differential treatment to of the callers.</p>

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 2019-20
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 provided 3 presentations to property management companies and groups representing both landlords and tenants in FY 2019-2020.

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 2019-20
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 2019-20. City of San Leandro staff will make an effort to review this issue in FY 2020-21.
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 2019-20. City of San Leandro staff will make an effort to review this issue in FY 2020-21.

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 2019-20
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 2019-20. City of San Leandro staff will make an effort to review this issue in FY 2020-21.
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 2019-2020 the City of San Leandro continued to fund the minor owner-occupied housing rehabilitation program operated by Rebuilding Together (RT). In FY 2019-20 RT assisted one owner by building handrails on a stairway, and a second owner with installing grab bars in the bathroom.

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 2019-20
<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>		

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 2019-20
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 provides general funds to 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.

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 2019-20
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.	The City of San Leandro continues to partner with Alameda County in providing Mortgage Credit Certificates. In calendar year 2019 there were 3 MCCs issued to homebuyers in San Leandro totaling approximately \$301,000 in tax credits.
Policy 7: Continue and Expand Support for Affordable Housing Production		

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 2019-20
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.	<p>In FY 2019-20 Eden Housing's Parrott Street Apartment's received a Tax Credit allocation that allowed this housing development to begin construction in Summer 2020.</p> <p>In late FY 2019-20 the City of San Leandro submitted it's application and plan to use the State of California's Permanent Local Housing Allocation for the production of affordable housing. The plan submitted for this funding included the goal of issuing an RFQ to actively seek affordable housing developers to leverage these and the remaining Alameda County A-1 Bond allocation for another affordable housing development the City.</p>

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

Action 7.2: Mitigate constraints on the production of affordable housing.	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.	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 19-20.
--	---	--

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

Action 7.3: Explore innovative sources of local funds to support affordable housing development.	<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 authorized \$580 million in general obligation bonds to invest in regional efforts to address the lack of affordable housing. A portion of these funds are designated for affordable rental housing development with the goal of creating and preserving affordable housing. The City of San Leandro had a base allocation of these funds in the amount of almost \$13 million. Approximately \$8 million of those funds were committed to La Vereda and Parrot Street Apartments. In FY 19-20 there was no activity to commit the remaining \$5 million in base City allocation.</p> <p>There has been no activity to implement a "boomerang" funding program of former Redevelopment Agency Tax Increment now deposited into the General Fund. A "boomerang" program would commit former Low/Mod Housing funds to the City's Housing Division who would make expenditures guided by the City's housing policy statements (e.g.: Housing Element, HUD 5-Year Consolidated Plan/Annual Action Plan, Analysis of Impediments to Fair Housing).</p>
---	---	--

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 2019-20
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.	<p>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.</p> <p>In FY 2019-20 staff was not able to bring the inclusionary zoning ordinance update due to lack of staff time needed to commit to this project.</p>

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 2019-20
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. The Study was completed November 2016.</p> <p>Staff planned to present the results of this study and impact fee feasibility analysis to the San Leandro City Council. In FY 2019-20 staff was not able to bring the inclusionary zoning ordinance update due to lack of staff time needed to commit to this project. City of San Leandro staff plan to take-up this issue in FY 20-21.</p>

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 2019-20
Policy 8: Support Access to Affordable and Market-Rate Housing Units		
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.	<p>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.</p> <p>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.</p>

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 2019-20
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 October 2017 the City of San Leandro adopted a Tenant Relocation Assistance Program. Staff continued implementation of this ordinance in FY 19-20 by fielding questions about the Ordinance and directing City residents to resources that will assist with their respective cases. Staff have found that there is significant need for free or low-cost legal resources.

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

Action 8.3: Continue to seek adjustment to the HUD Fair Market Rent (FMR) for the Oakland-Fremont Metropolitan Division.	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.	The Alameda County HOME Consortium determined that this was not needed, in FY 2019-20.
---	---	--

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 2019-20
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.	<p>In 2016, the City adopted amendments to the City's Rent Review Ordinance to more effectively and efficiently administer the Rent Review Program.</p> <p>In FY 19-20 Staff continued to field questions about the Ordinance and directing City residents to resources that will assist with their respective cases.</p>

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 2019-20
Action 8.5: Support shared housing opportunities for seniors.	<p>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.</p>	<p>The City of San Leandro met with a new internet start-up called Roomily. From their website: "Founded in 2018, Roomily is a social impact start-up working with non-profits, school districts, religious and academic institutions, foundations, and cities and other organizations connecting vital community professionals to more affordable rentals." The website is a forum where homeowners and renters connect around home sharing opportunities. Staff provided founders of the site feedback on their business model and community resource contact information.</p>

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 Community Development Director oversees the CDBG and HOME Programs, while the Senior Housing Specialist administers them to ensure program compliance with HUD rules and regulations. Staff monitors and reconciles with the City's Finance Department and IDIS data quarterly for accurate CDBG/HOME funding revenue/expenditures, timely expenditures of CDBG funds, and inputs data into IDIS. Desk monitoring includes reviews of quarterly progress reports, invoice reimbursements, back-up documentation of expenses, and regular communications with subrecipients, including the provision of technical assistance about pertinent queries. Staff also conduct on-site monitoring visits of the City's subrecipients to assess the subrecipients' compliance with the CDBG program.

The Housing Division staff assisted the Recreation and Human Services Department in issuing the two-year (FY 2019-2021) Request for Proposal (RFP) for the City's Community Assistance Grant Program (CAP) 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.

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. Among the many provisions of this law, HUD required CDBG grantees to make specific administrative changes to their federally mandated Citizen Participation Plans (CPP). CDBG grantees like San Leandro established their Citizen Participation Plans in the mid-1990's. The intent of the City's CPP outlines public procedures related to the use of CDBG funds (such as how localities will conduct outreach to the public, the number of public hearings to hold, and how to define a substantial amendment). The last time that the CPP was

updated was in 2004. The CARES Act allowed HUD to waive or specify alternative requirements to expedite distribution of funding in response to COVID-19. Soon after the signing of the CARES Act, HUD issued guidance that allowed cities to shorten the public comment period for amending prior 5-Year Consolidated Plans or Annual Action Plans to maximize the use of CDBG and CDBG-CV funds allocated to entitlement jurisdictions. HUD has also required CDBG grantees to make specific administrative changes to their federally mandated Citizen Participation Plans.

On April 13, 2020, the City of San Leandro received a waiver that permitted a reduced period for public noticing and public comment to expedite the expenditure of CARES Act funding. There was a Public Hearing held on June 1, 2020 to review the draft changes to the CPP. At a Public Meeting on June 15, 2020 the changes to the City's CPP were adopted. Following are the main changes to the Citizen Participation Plan:

- Allows for virtual hearings in the event of federal, state, or local authorities' social distancing orders that limit public gatherings for public health reasons;
- Affirmation that, to the greatest extent possible, virtual hearings will appropriately accommodate those members of the public with physical challenges and/or limited English proficiency;
- Language specifically referencing HUD waiver obtained by the City of San Leandro that provides for a 5-day review/comment period for funding related to COVID-19 response;
- Added language for the Citizen Participation requirements in the event of a disaster/emergency;
- Added language in the Urgent Needs section that describes activities that the City of San Leandro could take to address a similar future event;
- Administrative updates added in track changes format to allow for grammatical and/or structural edits that do not substantially change the scope or meaning of the activities covered in the document.

Given that the City is still operating under the Alameda County Shelter-in-Place Order in response to the COVID-19 pandemic, the City is allowed to submit the CAPER within 180 days (normally 90 days) after the close of the FY 19-20 reporting period. Additionally, the document will be available for public comment electronically via the internet at the Community Development Department's website:

<https://www.sanleandro.org/depts/cd/housing/plans.asp>. Additionally, the City's Library has created a new Public Notice Portal where the Hearing Notice and Request for Public Comments will be posted: https://www.sanleandro.org/depts/library/services/city_of_san_leandro_public_hearing_notices.asp.

The comment period will be held from October 16 through November 16, 2020. The Notice of a Public Hearing will be published in the East Bay Times (formerly known as The Daily Review) on October 16, 2020. The Public Hearing is scheduled for November 16, 2020 to present and discuss the FY 2019-20 CAPER.

CR-45 - CDBG 91.520(c)

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

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

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

No.

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

Not Applicable.

APPENDIX A: IDIS REPORTS

To be included in FINAL CAPER Document:

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