

FY 2019-2020 HUD CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)



**COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING SERVICES DIVISION
NOVEMBER 16, 2020**

CDBG Program National Objectives

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- CDBG-funded programs benefit low- & moderate-income persons
 - *Provide Decent Housing*
 - *Create Suitable Living Environment*
- Meets the City Council goal “*to support and implement programs, activities and strengthen communication that enhance the quality of life and wellness, celebrates the arts and diversity and promotes civic pride*”

**FY2015-2019
FIVE YEAR CAPER
SUMMARY**

CDBG Program

Cumulative 5-Year Outcomes

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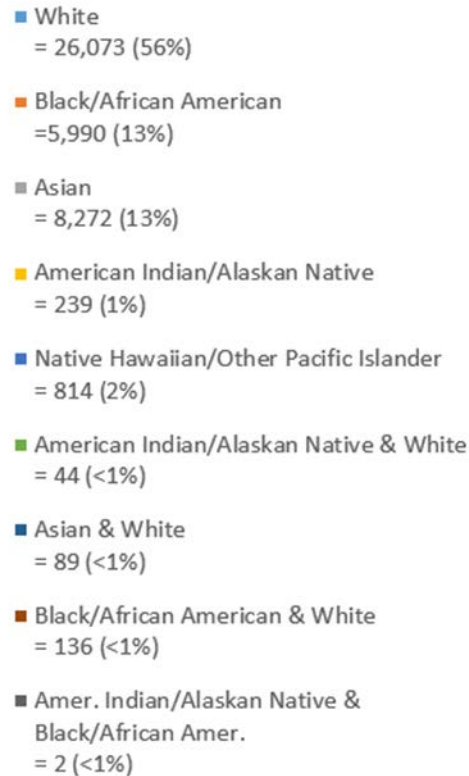
- Fair Housing Services to 130 households;
- Rehabilitation Grant Program provided grants to 59 households;
- Rehabilitation Loan to the Luella Fuller group home for special needs population;
- Public Services through 4 nonprofits - assisted 32,804 unduplicated persons;
- ADA upgrades to four City facilities:
 - 6,000 square feet of ADA compliant walkways and asphalt pavement
 - 500 square feet ADA compliant driveways
 - ADA compliant signage
- Public Facility Upgrade Grants to:
 - Boys & Girls Club Major Renovation
 - Building Futures with Women and Children -- San Leandro Shelter Renovation

CDBG Program

Cumulative 5-Year Outcomes

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Demographic Characteristics

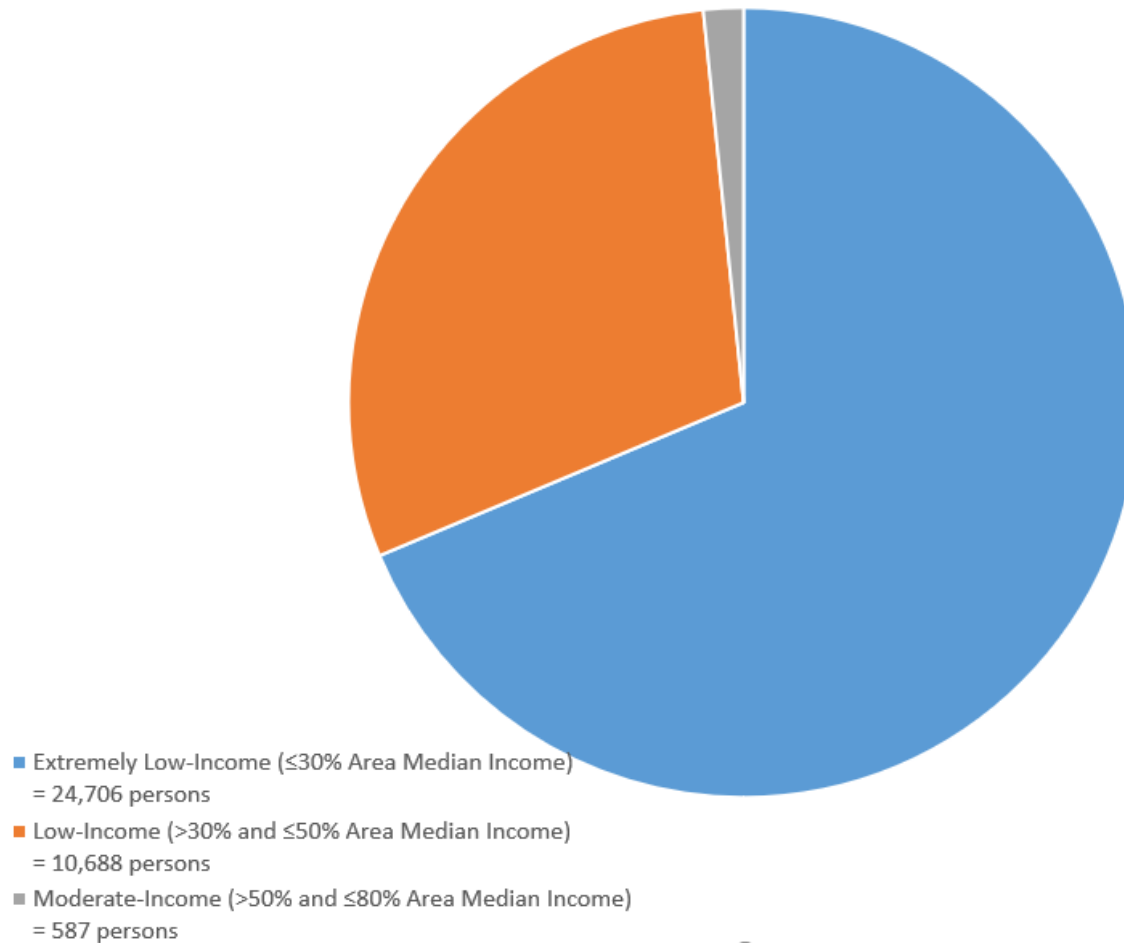


CDBG Program

Cumulative 5-Year Outcomes

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Economic Characteristics



FY2019-2020 ANNUAL CAPER HIGHLIGHTS

Objective: Provide Decent Housing

AFFORDABLE HOUSING

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- CDBG Funds assisted the Owner-Occupied Housing Rehabilitation Grant Program in FY 19-20
 - ✦ 12 minor home repair grants completed for low-income San Leandro home owners

Objective: Provide Decent Housing

AFFORDABLE HOUSING

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- HOME Program, City and County A-1 Bond Funds Assisted Multi-family Rental:
 - 85-unit La Vereda (Marea Alta, Phase 2)
 - ✦ Construction completed and tenants have moved-in



Objective: Create Suitable Living Environment

FAIR HOUSING

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- CDBG Administration Funds supported ECHO Fair Housing:
 - ✦ Received 35 Fair Housing cases (intake, assessment and counseling)
 - Of those, 20 complaints were deemed to need further investigation (disability, race, national origin, and familial status)
 - Of those, 6 were reported to FEHC, FHEO, or other legal service providers
 - ✦ Fair Housing Education:
 - 5 trainings for non-compliant owners/managers of rental housing
 - 3 trainings for tenant advocates and housing industry representatives
 - 3 presentations to property management companies
 - Trained 3 Fair Housing “testers” used to vet Fair Housing complaints and conduct audits

Objective: Create Suitable Living Environment

Public Services – CDBG funds

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- CDBG funds assisted 8,718 low-income persons:
 - *CALICO* provided family support services to 49 San Leandro residents
 - *Davis Street Family Resource Center* provided “Basic Needs” services to 7,740 low-income persons
 - *Meals on Wheels* delivered hot, nutritious meals to 397 homebound seniors
 - Spectrum Community Services provided hot, nutritious meals to 453 persons at the San Leandro Senior Center

Objective: Create Suitable Living Environment

Public Services – General funds

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- City General Funds assisted:
 - *Davis Street Family Resource Center*
 - ✦ Provided housing information and referrals (288 residents)
 - ✦ Located permanent housing (17 families assisted)
 - *ECHO Housing*
 - ✦ Provided tenant-landlord counseling services to 67 households
 - ✦ Succeeded in preventing 5 households from being evicted (out of 61 cases)
 - ✦ Responded to 21 inquiries regarding requested repairs to the housing unit
 - ✦ Responded to 12 inquiries regarding the return of tenants deposit
 - ✦ Responded to 26 inquiries regarding rent increases
 - ✦ Provided referrals to attorneys or Small Claims Court to 3 households
 - ✦ Provided conciliation/mediation services to 18 housing disputes

Objective: Create Suitable Living Environment

HOMELESS SERVICES

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- *Building Futures with Women & Children*
 - ✦ Provided 676 bednights and 30,396 meals for homeless SL citizens
 - ✦ SL Shelter assisted 79 homeless women & children
 - ✦ 32 women and children exited to permanent housing

- *Davis Street Family Resource Center*
 - ✦ Provided housing counseling and housing search support to
 - 1,218 callers (more than double the number served in FY 18-19)
 - 301 walk-in households

Objective: Create Suitable Living Environment

PUBLIC FACILITIES

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- CDBG funds funded the following:
 - Annual Section 108 Loan repayments for Senior Community Center
 - ADA Transition Plan for City Facilities
 - ✦ Delayed due to the Coronavirus Pandemic
 - ✦ Unused funds transferred in FY20-21 to nonprofit public service providers to address low income household needs during the shelter in place

Centro Legal de la Raza

Rental Assistance Program

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➤ Rental Assistance Program Findings to Date:

- Application deadline: 9/30/20
- Of the approximately 250 applications received:
 - Over 60% of the households have at least one child < 18 years old
 - Over 20% of the households have been homeless at least once in their lives
 - Over half (55%) of the households said that they were unable to pay rent due to the loss or reduction of income due to COVID-19
 - One quarter (25%) of households have at least one occupant with a disability
 - Fewer than 10% of households were headed by seniors (62+ years old)
 - Nearly 60% of the households were having difficulty paying their utility costs
 - Nearly 40% were having difficulty securing enough food for their family's needs

Conclusions

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- City has met the majority of its CDBG-funded housing and community development goals established in FY 2019-2020 HUD Action Plan & overall FY 2015-2019 Five-Year Consolidated Plan
- City staff recommends that the City Council approve the CAPER for submission to HUD