



Legislation Text

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Staff Report for the City of San Leandro City Council to Hold a Public Hearing on the FY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER); Adopt a Resolution to Approve the FY 2020-2021 CAPER; and Authorize the City Manager To Execute All Related Documents And Submit The CAPER to The U.S. Department of Housing And Urban Development (HUD)

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council 1) hold a public hearing on the FY 2020-2021 CAPER; 2) adopt a resolution to approve the FY 2020-2021 CAPER; and 3) authorize the City Manager to execute all related documents and submit the CAPER to the U.S. Department of Housing and Urban Development (HUD).

The CAPER was available for public comment beginning August 27, 2021 through September 20, 2021. Upon adoption by the City Council, the CAPER will be combined with the Alameda County HOME Consortium's reports (for the County and each Consortium member city) and submitted to HUD.

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction that receives Community Development Block Grant (CDBG) and HOME funds to prepare a Five-Year Consolidated Plan, an annual Action Plan, and an annual Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER reports on all activities that took place during the fiscal year to assess the City's overall progress in accomplishing the annual Action Plan and the Five-Year Consolidated Plan objectives. The FY 2020-2021 CAPER reports upon the activities and projects described in the FY 2020-2021 Action Plan, the first year of the City's FY 2020-2024 HUD Consolidated Plan. It accounts for the period of July 1, 2020 through June 30, 2021.

Analysis

The CAPER document was prepared using HUD's required online format and includes an assessment of the progress towards achieving the five-year goals and objectives, an evaluation of annual performance, and a financial summary. Various HUD reports are included that provide information on the number of people served by each project, and by categories such as race and income. Below is a summary of some of the City's notable activities and outcomes described in the FY 2020-2021 CAPER that highlights the City's accomplishments in the first completed year of its FY 2020-2024 HUD Consolidated Plan.

Objective: Provide Decent Affordable Housing

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

Housing Rehabilitation Program (Grant Amount: \$150,000): In FY 2020-2021, the City contracted with Rebuilding Together (RT) Oakland | East Bay, for San Leandro's housing rehabilitation program. The Housing Rehabilitation Program's goals are to make homes safe and livable for low-income homeowners, preserve existing affordable ownership housing for low and moderate income households, and allow seniors to age in place by providing grants to repair or rehabilitate houses and/or house systems. RT Oakland | East Bay was approved by the City Council in Spring 2017 to provide this service.

There were 20 housing rehabilitation grants allocated to low-income households including 19 households with either extremely low-, very low- or low-income senior citizens and/or disabled persons. The repairs that received grants in FY 2020-2021 included the installation of ADA grab bars, ramps & other accessibility improvements, plumbing repairs & fixture replacements, porch railing installments & dry rot repairs, replacement of water heater furnaces, interior and exterior painting, weatherization of windows or replacement with new dual glaze windows, roof repairs and/or replacements, energy efficiency upgrades, code enforcement related yard clean-up and/or fence repair/replacements, and earthquake retrofits. The goal of this program is to preserve existing affordable ownership housing for low- and moderate-income households and to allow senior citizens to age in place.

Objective: Create a Suitable Living Environment

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

Eden Council for Hope and Opportunity Housing (ECHO Housing; Grant Amount: \$10,000): In FY 2020-2021, the City contracted with ECHO Housing, a regional non-profit fair housing agency, to provide fair housing services in an effort to reduce housing discrimination. ECHO Housing received 50 fair housing complaints. ECHO Housing provided information, counseling, and/or investigation into fair housing inquiries or allegations of housing discrimination. ECHO Housing also provided education on fair housing laws, rights, and responsibilities through workshops, trainings, and presentations. The City allocates CDBG general administration funds to ECHO Housing's fair housing services.

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

Asian Health Services (Grant Amount: \$100,000): In FY 2020-2021 Asian Health Services (AHS) was one of four additional public service grantees allocated funds under the expanded allowance provided by the CARES Act (March 2020). AHS worked with La Clinica de la Raza (mentioned later in this report) to establish a telephone call-in mental health "warmline." Both organizations worked to establish operating protocols, telecommunications infrastructure and community resources and referrals (e.g.: referrals for health needs, substance abuse, transportation, behavioral health, food distribution centers, public interest legal assistance, etc.) in response to COVID-19. AHS, along with La Clinica de la Raza, developed policies, protocols, and workflows/scripts for staff answering warmline calls. After ramping-up staff training and instituting protocols for answering calls, the

warmline was launched on November 30, 2020 with hours of operation Monday through Friday from 9:00 AM to 5:00 PM. Prior to the launch of the warmline, AHS along with La Clinica de la Raza, finalized a marketing plan and Social Media outreach. Staff developed culturally appropriate marketing materials in Cantonese and Mandarin. After the launch and throughout the third quarter, call volume continued to be low. Staff of AHS and La Clinica de la Raza continued monthly meetings to discuss opportunities for additional outreach. After a full program evaluation, the warmline was closed due to low call volume.

Building Futures with Women and Children (Grant Amount: \$25,000): In FY 2020-2021, Building Futures with Women and Children (BFWC) was one of four additional public service grantees allocated funds under the expanded allowance provided by the CARES Act (March 2020). The City of San Leandro used CDBG funds to support BFWC's expansion of domestic violence outreach, education, group therapy, and prevention services. Additionally, in emergency situations that called for immediate response, BFWC provided hotel vouchers to victims of domestic violence. BFWC also established a new partnership with San Leandro Unified School District (SLUSD) where they provided presentations and trainings in anticipation of the new school year in Fall 2021. BFWC distributed flyers and other outreach materials to their community partners and created new outreach materials including stickers and magnets with BFWC outreach messaging, contact and website information.

Child Abuse Listening, Interviewing, and Coordination Center (CALICO; Grant Amount: \$47,789): CALICO's San Leandro Child Abuse Intervention Project provides family support services to improve mental health outcomes for San Leandro toddlers, children, adolescents, and adults living with developmental disabilities who have suffered physical or sexual abuse or neglect, and for the caregivers of those victims. During FY 2020-2021, CALICO served 16 San Leandro households comprised of 35 people. The Alameda County COVID-19 Shelter-In-Place Order was in place during most of this fiscal year therefore CALICO Family Resource staff were required to significantly reduce the number of children and families who were provided on-site crisis intervention, information, and referrals. In December 2020, due to a more stringent Shelter In Place Order, CALICO staff were required to see only emergency cases. Regardless, CALICO exceeded their annual goal by providing their counseling services to 35 abused children and their caregivers. CALICO was able to serve more clientele as a result of the increase in the FY 2020-2021 CDBG funding they received to address COVID-19 impacts.

Davis Street Family Resource Center (Grant Amount: \$89,481): Davis Street's Family Support Services Program provides "Basic Needs" services, including emergency food and clothing and other family support services such as medical/dental services, employment counseling, and housing assistance to low-income and working poor individuals and families. For FY 2020-2021, Davis Street provided support to 8,799 total unduplicated persons, all of which were San Leandro residents. Davis Street provided grocery bags to clients with the food equivalent of 153,060 meals. The high level of service provided by Davis Street was a result of the increase in the FY 2020-2021 CDBG funding to address COVID-19. Impacts.

Family Violence Law Center (Grant Amount: \$25,000): In FY 2020-2021, Family Violence Law Center (FVLC) was one of four additional public service grantees allocated funds under the expanded allowance provided by the CARES Act (March 2020). FVLC provided direct legal assistance to San Leandro families experiencing domestic violence. These services protected survivors from the loss of housing, return of the batterer, and family disintegration. In addition, FVLC

provided their DV survivors assistance obtaining court orders and assistance finding stable housing in cases where it was needed. These services enable survivors to permanently leave abusive relationships without becoming homeless. FVLC also provided in-kind crisis counseling, safety planning, assistance with Victims of Crime applications and/or service referrals. FVLC met and exceeded their goal of providing an assortment of above-noted services to 40 DV survivors in the FY 20-21.

La Clinica de la Raza (Grant Amount: \$100,000): In FY 2020-2021, La Clinica de la Raza was one of four additional public service grantees allocated funds under the expanded allowance provided by the CARES Act (March 2020). La Clinica de la Raza worked with AHS (mentioned earlier in this report) to establish a telephone call-in mental health “warmline.” Both organizations worked to establish operating protocols, telecommunications infrastructure and community resources and referrals (e.g.: referrals for health needs, substance abuse, transportation, behavioral health, food distribution centers, public interest legal assistance, etc.) in response to COVID-19. La Clinica de la Raza, along with AHS, developed policies, protocols, and workflows/scripts for staff answering warmline calls. After ramping-up staff training and instituting protocols for answering calls, the warmline was launched on November 30, 2020 with hours of operation Monday through Friday from 9:00 AM to 5:00 PM. Prior to the launch of the warmline, La Clinica, along with AHS, finalized a marketing plan and Social Media outreach. Staff developed culturally appropriate marketing materials in Spanish. After the launch and throughout the third quarter, call volume continued to be low. Staff of La Clinica de la Raza and AHS continued monthly meetings to discuss opportunities for additional outreach. After a full program evaluation, the warmline was closed due to low call volume.

SOS/Meals on Wheels (Grant Amount: \$60,040): SOS/Meals on Wheels Program serves seniors (persons 60 years of age or older) unable to buy or prepare food for themselves. This meal delivery service provides warm, nutritious, and balanced meals that are one-third of a senior’s 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 2020-2021, a total of 1,098 homebound seniors were served by this program. SOS/MOW was able to provide enhanced services as a result of their increase in FY 2020-2021 CDBG funding to address COVID-19 impacts.

Spectrum Community Services (Grant Amount: \$43,127): Spectrum works to support San Leandro Senior Citizens to stay healthy and independent by serving hot, nutritious meals in a supportive setting, five days a week. In FY2020-2021, 167 low-income San Leandro senior citizens received hot, nutritious meals. In January 2020 and in response to COVID-19, Spectrum partnered with SOS/Meals On Wheels to provide their clientele hot delivered meals directly to their homes to ensure the health and safety of their clients. Spectrum was able to provide enhanced services as a result of their increase in FY 2020-2021 CDBG funding to address COVID-19 impacts.

Priority/Action: Community Development Needs -- Public Facilities Improvements.

Building Futures with Women and Children San Leandro Shelter Rehabilitation: This nonprofit capital improvement project was approved by the City Council for funding in FY 2019-2020 with an allocation of \$143,725 to Building Futures for Women and Children (BFWC) for Americans with Disabilities Act improvements and deferred maintenance to the San Leandro Homeless Shelter

located at Saint Leander's Church. In FY 2020-2021, the rehabilitation of the San Leandro Shelter was delayed due to the COVID-19 pandemic. City staff are working closely with BFWC to ensure that this rehabilitation project proceeds and is completed by the end of FY 2021-2022.

City Funded Housing Services/Programs

The City also appropriated General Funds to the following programs in FY 2020-2021. These programs address the City's affordable housing, homelessness, and community development needs, as identified in the City's current HUD-approved FYs 2020-2024 Five-Year Consolidated Plan.

- **\$11,000 to Davis Street Family Resource Center** to provide affordable housing services, including affordable rental housing referrals/placement, to lower income households. DSFRC supported 578 clients in their housing counseling program; Of those clients, 278 were homeless individuals, 104 were walk-in clients and 62 received printed information packets with local housing and shelter information; DSFRC directly assisted 3 clients move into permanent housing, 13 clients with emergency hotel vouchers, and 6 San Leandro residents access the Emergency Rental Assistance Program.
- **\$45,000 to Centro Legal de la Raza** to provide San Leandrans with tenant and landlord legal services and know your rights workshops in addition to a subcontract to ECHO Housing to provide information & referral, counseling, and mediation/conciliation services. Centro Legal provided 74 households with legal consultation and 3 households with legal representation; The top 3 types of housing issues that Centro Legal provided assistance were 1) unfair or illegal behavior by the property owner/manager, 2) notices of termination of tenancy, and 3) home repairs necessary for the health and safety of the tenants. As a subcontractor to Centro Legal under this grant, ECHO Housing provided tenant/landlord information/referral, counseling, and conciliation to 98 clients households. This represents a fraction of the overall total number of callers to ECHO by San Leandro households.
- **\$44,800 to Bay Area Affordable Homeownership Alliance (BAAHA)** to administer and monitor the City's Homebuyer Programs. Assisted with the refinance of 9 loans (first-time homebuyer and/or BMR owners); conducted annual monitoring of the City's BMR ownership portfolio consisting of 60 homes; provided 6 households with first time homebuyer counseling and BMR purchases, and conducted an annual HUD-approved, free first time homebuyer education workshop.
- **\$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; BFWC provided 676 "bed nights" in their San Leandro shelter with this annual City grant.

Current Agency Policies

Current City Council Policy is defined by the FYs 2020-2024 Five-Year Consolidated Plan, which included the FY 2020-2021 Annual Action Plan, adopted by Resolution No. 2020-056 on June 15, 2020. This FY 2020-2021 CAPER covers the first year of the FY 2020-2024 Consolidated Plan cycle.

Applicable General Plan Policies

The General Plan Housing Element addresses the supply of affordable ownership and rental housing in San Leandro in Goal 53 - Affordable Housing Development. Additionally, Goals 47 to 51 of the General Plan address the provision of community services and facilities in coordination with non-profit and other social services providers. Such services range from library and childcare services to youth and senior services.

Summary of Public Outreach Efforts

A Public Notice of this Public Hearing was published in the East Bay Daily Review on August 27, 2021 and sent to a mailing list of those who have expressed interest in the City's CDBG funding activities. Due to the Alameda County Shelter In Place Order, the FY 2020-2021 Consolidated Annual Performance and Evaluation Report will be available for review on the City's website (<http://www.sanleandro.org/depts/cd/housing/plans.asp>). Upon request, a hard copy of the document may be made available to those without internet access or in a format accessible to persons with disabilities. Letters were sent on August 30, 2021, to the City's "CDBG Mailing List" which includes CDBG service providers, homeowners associations, and community-based organizations.

ATTACHMENT

Attachment to Staff Report

None

Attachment to Resolution

- Draft FY 2020-2021 CAPER

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