



City of San Leandro

Meeting Date: September 17, 2012

Staff Report

File Number: 12-414

Agenda Section: PUBLIC HEARINGS – CITY COUNCIL

Agenda Number: 3.A.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Luke Sims
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: Staff Report for Resolution Approving the City of San Leandro Consolidated Annual Performance and Evaluation Report (CAPER) of the FY 2011-2012 Annual Action Plan

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council hold a public hearing and then adopt the resolution approving the FY 2011-2012 CAPER and authorizing the execution of all related documents by the City Manager and submission of the CAPER to the U.S. Department of Housing and Urban Development (HUD).

The CAPER has been available for public comment since August 29, 2012. 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 forwarded 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 2011-2012 CAPER reports on the activities and projects described in the FY 2011-2012 Action Plan and conducted during the period of July 1, 2011 to June 30, 2012.

Analysis

The CAPER document was prepared in accordance with the HUD suggested format and

includes the following: an assessment of the progress toward 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 with each project and by categories such as race and income. A complete table of the five-year and 2011-2012 goals with annual results is attached (see Exhibit A, Comparison of Goals and Objectives). Below is a summary of some of the City's notable activities described in the CAPER.

Priority: Increase the availability of affordable rental housing for extremely low-, very low-, low-, and moderate-income families.

◆ **New construction of affordable housing**

In FY 2011-2012, the City, in collaboration with the nonprofit BRIDGE Housing Corporation and the developer Westlake Development Partners revised the San Leandro Crossings Masterplan Development. The proposed changes were the result of 1) the State Housing and Community Development Department (HCD) requiring the development of a minimum of 200 affordable rental units in order to retain the \$22 million Proposition 1C (Transit-Oriented Development Grant and Infill Infrastructure Grant Programs) funds awarded to the San Leandro Crossings project, and 2) the emergence of OSIsSoft, an innovative high technology company that develops real-time data software for manufacturers around the world, and its plans to develop a technology campus on Westlake's property west of the BART Station. BRIDGE Housing is now planning to construct 200 units of affordable rental housing at the former market rate Cornerstone at San Leandro Crossings apartment site east of and adjacent to San Leandro Boulevard. The former 100 unit affordable rental housing development west of the BART Station called The Alameda at San Leandro Crossings will not occur since the OSIsSoft tech campus will be located on this site now. In June 2012, the San Leandro City Council approved an additional \$650,000 in federal Home Investment Partnership Act (HOME) funds to BRIDGE Housing for its construction financing gap related to the larger site and affordable development size of the Cornerstone.

◆ **Acquisition and rehabilitation of affordable housing**

Surf Apartments, an affordable 46-unit multi-family rental property primarily for low-income households (60% AMI or below), was owned by Citizens Housing Corporation (Citizens Housing). In 2003 the City assisted in the acquisition and rehabilitation of Surf by providing Citizens Housing with \$700,000 in federal Home Investment Partnership Act (HOME) funds and \$300,000 in Redevelopment Agency funds. In January 2012, the City of San Leandro provided the nonprofit developer Eden Housing with a \$100,000 loan to assume complete ownership of Surf as well as to rehabilitate the property before Citizens Housing dissolved as an organization. The loan, which consisted of \$35,000 unallocated Community Development Block Grant (CDBG) funds and \$65,000 Affordable Housing Trust Fund (AHTF) funds, assisted in preserving the long-term affordability of Surf. In addition to the twenty-two (22) units that the City already restricted until 2058, the loan restricted an additional ten (10) units for low-income households at or below 60% AMI for a 55-year period until 2066.

Priority: Preserve existing affordable rental and ownership housing for low- and moderate-income households.

◆ **Apartment Rehabilitation Program**

Eden Lodge Rehabilitation

In January 2011 the City of San Leandro Redevelopment Agency modified and amended its loan and regulatory agreements with Eden Housing for Eden Lodge, a 143-unit affordable rental housing property for seniors. The modification of the Agency's existing regulatory agreement allowed Eden Housing to refinance the property utilizing tax credits and the New Issue Bond Program (NIBP). The Eden Lodge renovations completed in Spring 2012 included solar retrofitting; energy-efficient lighting, appliance, window, and HVAC system upgrades; kitchen and bathroom renovations for each unit; and resurfaced parking area and upgraded landscaping.

Surf Apartments Rehabilitation

With the \$100,000 loan that the City provided (described above), Eden Housing was able to preserve Surf Apartments through planned repair work that includes roofing, bathroom fans, heaters, insulation, plumbing upgrades, exterior paint and lighting, and concrete and draining repairs. The rehabilitation work has yet to commence but the renovations are projected to be completed by December 2012.

◆ **Housing Rehabilitation Program**

In FY 2011-2012, in the midst of the Governor's proposed elimination of the City's Redevelopment Agency along with the more than 400 redevelopment agencies throughout California, the City temporarily suspended its Housing Rehabilitation Program. This popular and successful program historically provided funds to owner-occupants of lower income who reside within the municipal boundaries of the City to rehabilitate and repair their homes. The San Leandro Redevelopment Agency was officially dissolved in February 1, 2012 as a result of actions taken by the California State Legislature; and therefore, the City was unable to provide any grants or loans for this program in FY 2011-2012.

Priority: Assist low- and moderate-income first-time homebuyers.

◆ **First-Time Homebuyer Program (FTHB)**

During this past fiscal year, the City was unable to provide FTHB loans to income-eligible first-time homebuyers due to the then pending State elimination of the City's Redevelopment Agency. The City's FTHB down payment/closing cost assistance program was historically funded solely with Redevelopment Housing Set-Aside Funds. In FY 2011-2012, the Bay Area Home Buyer Agency (BAHBA) conducted two (2) City-sponsored and free first-time homebuyer education seminars.

Priority: Reduce housing discrimination.

◆ **Eden Council for Hope and Opportunity Housing (ECHO Housing)**

The City continued to contract with ECHO Housing, a regional non-profit fair housing agency, to provide fair housing services using CDBG funds. ECHO Housing received fourteen (14) fair housing inquiries. Through various methods ECHO Housing educates people about fair housing laws, rights, and responsibilities.

- ECHO Housing provided information, counseling, and/or investigation in fourteen (14) fair housing inquiries or allegations of housing discrimination involving twenty-three (23)

clients. Of this number ECHO Housing provided counseling and investigative services in thirteen (13) cases involving twenty-two (22) clients. With some cases reporting more than one type of discrimination, the allegations accounted for the following: three (3) cases involved reasonable accommodation, one (1) involved source of income, two (2) involved familial status (children in the family), six (6) involved disability, and two (2) involved race. Below were the outcomes:

- Four (4) cases are pending;
 - One (1) case was closed by referral;
 - Two (2) cases showed no discrimination;
 - Two (2) clients dropped their complaints due to insufficient evidence;
 - Two (2) cases were conciliated by ECHO Housing.
 - Three (3) cases were resolved by ECHO Housing
- ECHO's fair housing counselors conducted seventeen (17) fair housing training sessions:
 - Two (2) sessions for seventy-two (72) landlords and property managers;
 - One (1) Fair Housing Seminar for twenty-five (25) persons;
 - Three (3) sessions for thirteen (13) tenants or potential homebuyers;
 - One (1) session for seventy (70) realtors;
 - Ten (10) general presentations for 271 persons.
 - ECHO Housing raised awareness in the community about fair housing through fifty-six (56) public service announcements [sent to 56 radio and television stations] and distribution of 1,102 educational fliers to the public libraries in Alameda County, non-profit agencies, community centers, and local festivals and fairs.
 - ECHO Housing conducted eleven (11) random and targeted audits to gauge the level of discrimination in the rental housing market. The fair housing staff are analyzing the results, and the results will be published in an audit report in September 2012.

Priority: Maintain and improve the current capacity of the housing and shelter system, expanding transitional and permanent supportive housing, and providing services to homeless individuals and families, including integrated health care, employment services and other supportive services.

◆ **Building Futures with Women and Children (BFWC) - San Leandro Shelter**

The City funded BFWC with CDBG funds to provide supportive services to homeless families at its emergency shelter, known as the San Leandro Shelter. BFWC provided emergency shelter and support services, which included 11,006 nights, of which 470 beds were supported by the City, and 33,018 meals for 211 San Leandro homeless women and children (143 women and 70 children) in crisis. All 143 women received one-on-one case management support services. Sixty-one (61) of the eighty-five (85) women, or 72%, who exited after staying thirty (30) days or more, achieved safe and stable housing. In addition, the shelter provided health care services referrals and held support groups that addressed various topics, such as domestic violence, parenting skills, barriers to housing, and basic life skills.

◆ **Davis Street Family Resource Center (DSFRC)**

The City also funded DSFRC with CDBG funds to provide supportive services to homeless persons. DSFRC provided an array of basic services for 101 homeless people. Homeless persons received various services, including three days' worth of groceries up to twice a month, emergency clothing, and household items. DSFRC Family Advocates/Intake Specialists also provide these clients with information and referral to DSFRC's other programs that include free acute medical and dental care, childcare, employment counseling, housing assistance, and case management services.

Priority: Maintain and expand activities designed to prevent those currently housed from becoming homeless.

◆ **Rental Assistance Program**

ECHO Housing's Rental Assistance Program (RAP) assists tenants with delinquent rent or security deposit thereby increasing accessibility to long-term housing and preventing homelessness. The program also provides extensive budget counseling that assists tenants to become more self-sufficient and independent. Funded with CDBG funds, RAP provided six (6) families with rental assistance (delinquent rent payments or move-in costs) in FY 2011-2012. Of the 115 applicants prescreened for need and program eligibility, ECHO Housing prevented six (6) households from being evicted, placed six (6) households into housing, referred 110 clients to other resources, and provided budget/support counseling to 111 households.

◆ **Tenant/Landlord Counseling**

Using CDBG funds, the City contracted with ECHO Housing for tenant/landlord counseling services to help maintain people in housing. Information and referral services were provided to 217 landlords and tenant households. In FY 2011-2012, ECHO handled 101 cases related to eviction and succeeded in preventing seven (7) households from being evicted. Staff also assisted with thirty-three (33) landlord/tenant inquiries related to repairs, nine (9) cases regarding security deposits, fifteen (15) instances involving rent increases, six (6) occurrences of unlawful entry by a landlord, and three (3) cases involving retaliation by the landlord. There were also sixty-four (64) miscellaneous inquiries (e.g., information on rental contracts and unlawful detainers, providing general information on tenant and landlord rights with referrals to attorneys, Eden Housing, Eviction Defense, the Building Inspector, the Rental Assistance Program and Fair Housing Counseling, Small Claims Court, and mediation services, etc.). ECHO staff, furthermore, assisted sixteen (16) households with conciliation/mediation services. Lastly, staff referred fifty-three (53) households to small claims court and forty-three (43) households to other appropriate agencies. ECHO met or exceeded all of its goals by large percentages.

◆ **Homeless Prevention and Rapid Re-Housing Program (HPRP)**

The Mid-County Housing Resource Center (HRC) established at the Davis Street Family Resource Center continued to provide homeless prevention and assistance services to homeless individuals and families and those at risk of homelessness. The HRC is funded by the \$1.5 million Homeless Prevention and Rapid Re-Housing Program (HPRP) funds that

BFWC, in coordination with the cities of San Leandro, Alameda, and Hayward; Alameda County Housing & Community Development Department; Abode Services; and DSFRC, received in 2009. In FY 2011-2012, through the provision of housing stabilization and financial assistance services, which include one-time back rent payments, security deposit payments, moving costs, rental assistance, back utility payments, utility deposits or payment assistance, and motel vouchers, the HRC prevented 335 San Leandrans (149 households) from becoming homeless and re-housed eighty-eight (88) San Leandrans (49 households).

Priority: Support public services.

◆ **Services for Low-Income Families, Children, Women in Crises, Seniors and Persons with Disabilities**

With CDBG funds, the City funded eight (8) projects which are operated by six (6) agencies -- Building Futures with Women and Children (BFWC), Davis Street Family Resource Center (DSFRC), Eden Council for Hope and Opportunity (ECHO Housing), Girls, Inc., Safe Alternatives to Violent Environments (SAVE), and SOS/Meals on Wheels. Collectively, they provided the following services to a total of 13,685 low-income persons.

- DSFRC's Family Support Services Program provides "Basic Needs" services to low-income and working poor individuals and families experiencing life/financial crises. This includes emergency food and clothing and other family support services, including medical and dental services, employment counseling, and housing assistance. Referrals are also made to other partner organizations, such as the San Leandro Unified School District, the Salvation Army, Kaiser Permanente, San Leandro Hospital and Eden Hospital, and Building Futures with Women and Children, which provide health care, dental care, child care, housing and utility assistance, employment, and educational services. By providing access to comprehensive "just in time" family basic needs services, DSFRC helps clients stabilize their lives and become more self-sufficient. For FY 2011-2012, DSFRC served 12,473 total unduplicated persons, of which 101 were homeless persons, 714 were persons with disabilities or special needs, and 1,726 were female heads of households. DSFRC also provided 3,973 families with 162,765 meals over the course of the year.
- DSFRC's Community Counseling Program provides crisis intervention and short-term counseling to individuals, couples, families, children/youth, and seniors and groups. Community Counseling Services include mental health assessments and a variety of consultation services including group counseling for anger management, domestic violence intervention (for perpetrators), and parenting skills. Individuals and families facing personal and familial challenges receive mental health support in confidential settings that enable them to develop tools and skills to deal with their challenging situations and to improve the quality of their lives. For FY 2011-2012, ninety-five (95) San Leandro households received crisis intervention and/or short-term community counseling services and access to eligible family resource center services. About 42% (or 40) of these 95 individuals reported a reduction in the severity or frequency of the presenting issue as supported by a decrease in high-risk behavior.
- Girls, Inc. Pathways Counseling Center's Family Strengthening Program delivers

mental health services at five (5) San Leandro Unified School District schools, specifically including Washington Elementary School. Mental health clinicians conduct clinical assessments, provide individual and group therapy sessions, and offer consultation services that assist students in succeeding in school by addressing their emotional and behavioral problems that interfere with their learning. For FY 2011-2012, a total of 364 assessments and therapy appointments were provided for twenty-four (24) Washington Elementary students, out of which eleven (11) students were extremely-low income, five (5) students were very low-income, three (3) students were low-income, and five (5) students were moderate-income.

- Safe Alternatives to Violent Environments' (SAVE) Community Oriented Prevention Services (COPS) Programs is a partnership between SAVE and the San Leandro Police Department (as well as with the police departments of Hayward, Fremont, and Union City) working to prevent and reduce domestic violence and to provide services to victims and their children. SAVE promotes alternatives to domestic violence through support services, advocacy, and education. SAVE also helps domestic violence victims and their families end the cycle of violence by providing crisis intervention services that include crisis counseling, domestic violence education, case management, and restraining order assistance. In FY 2011-2012, COPS Advocates provided crisis intervention services, education, and/or referrals to 195 San Leandro residents. SAVE also presented its Teen Dating Violence Program, which educates and increases awareness of teen dating violence issues, to 3,408 students in high schools throughout Alameda County.
- SOS/Meals on Wheels' Meal Delivery Service program provides delivery of warm, nutritious, and balanced meals to homebound seniors who are over 60 years of age and unable to purchase or prepare food for themselves. Meal delivery drivers also provide daily check-in to ensure the health and safety of each senior receiving their meal. Throughout FY 2011-2012, 135 homebound seniors were served with hot and nutritious meals.

Priority: Support public facilities and other community improvements.

CDBG-funded City projects:

- With a \$97,435 allocation of CDBG funds, the City continued to remove barriers to travel for disabled citizens by replacing or installing Americans with Disabilities Act (ADA) -compliant wheelchair curb cuts/ramps in locations throughout the City. The City completed twenty (20) ADA curb ramps this past fiscal year.

CDBG-funded projects for non-profit service providers:

- The City provided \$6,000 of CDBG funds for the replacement of the existing, broken swimming pool lift at the San Leandro Boys & Girls Club pool with an ADA-compliant system.

Actions to Address Obstacles to Meeting Underserved Needs, Foster and Maintain Affordable Housing, and Eliminate Barriers to Affordable Housing

◆ **Foster and Maintain Affordable Housing**

- The City annually monitors preservation of 613 Below-Market Rate (BMR) rental units (funded and/or regulated by the City/Redevelopment Agency) for tenants earning between 30% and 120% of the Area Median Income. Additionally, the City monitors about sixty (60) existing BMR ownership units.
- The joint consortium of the cities of San Leandro, Berkeley, Fremont, Union City, and Livermore received \$2,230,495 in federal Neighborhood Stabilization Program (NSP1) funds authorized under the Housing and Economic Recovery Act (HERA) of 2008. The consortium selected Hello Housing, formally known as Hallmark Community Solutions as the program contractor to use this pool of NSP1 funds to acquire, rehabilitate, and resell foreclosed and abandoned properties as well as process prospective income-eligible homebuyers for the purchased properties. Hello Housing has successfully purchased and sold eight (8) single-family homes to NSP1-qualified families: four (4) homes in the City of Livermore, one (1) home in Union City, one (1) home in the City of Fremont, and two (2) homes in San Leandro. In fiscal year 2011-2012, Hello Housing was able to purchase and rehabilitate two (2) additional NSP1-eligible properties in the City of Livermore. Both properties are anticipated to be sold to income eligible households in Summer 2012. It is anticipated that the NSP1 program will have sufficient funds to acquire and rehab one (1) additional property before the program terminates in February 2013. Hello Housing continues to utilize its NSP Regional Marketing Website (www.homehub.org <<http://www.homehub.org/>>) where all NSP homes are listed and information about the NSP program is readily available. This site includes lenders, home buying counseling agencies, and real estate agents who are working with the NSP program. It also shares details about each of the jurisdictions and their developer partners that are working together to implement the NSP program. The goal is to better market the benefits of the NSP program operating across the Bay Area to prospective buyers, mortgage lenders, and real estate agents.
- The Alameda County NSP2 Consortium, which has the Alameda County Housing and Community Development Department designated as its lead member and includes the City of San Leandro as well as the cities of Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Pleasanton, Union City, and the Unincorporated County, was awarded \$11,000,000 in federal Neighborhood Stabilization Program 2 (NSP2) funds authorized under the 2009 American Recovery and Reinvestment Act (ARRA) to purchase and rehabilitate foreclosed and vacant homes throughout the county.

This past fiscal year 2011-2012, Hello Housing has sold three (3) NSP2 properties in San Leandro to eligible households. Another property was successfully acquired and rehabilitated, and is currently projected to be purchased by an income-eligible buyer in Summer 2012. Two (2) additional San Leandro properties were also successfully acquired and are currently in the process of being rehabilitated before they will be sold to income-eligible households.

Current Agency Policies

Current Council Policy is defined by the FY 2010-2014 Consolidated Plan, adopted by Resolution No. 2010-038 on April 19, 2010.

Previous Actions

The Action Plan containing the programs and activities carried out during FY 2011-2012 was approved by the City Council on April 18, 2011.

Committee Review and Actions

None.

Applicable General Plan Policies

The Housing Element of the General Plan addresses increasing the supply of affordable ownership and rental housing in San Leandro in Goal 53 - Affordable Housing Development of the Housing Element of the General Plan. 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.

Environmental Review

No environmental review is required.

Board/Commission Review and Actions

None.

Summary of Public Outreach Efforts

A notice of the public hearing was published in the *Daily Review* on August 29th, 2012. The CAPER was available at City Hall, the main library, and on the City's website for public comment from August 29th through September 17th, 2012. Letters were sent on August 27th, 2012, to the City's "CDBG's Mailing List" which includes CDBG service providers, homeowner associations, and community-based organizations.

Fiscal Impacts

None.

ATTACHMENTS

- Exhibit A: Comparison of Goals and Objectives: FY 2010-2014 Consolidated Plan (CAPER: Page 32)

PREPARED BY: Steve Hernandez, Housing Specialist I, Community Development

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activities	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
HUD Objective: PROVIDE DECENT HOUSING											
Priority #1: Increase the availability of affordable rental housing for extremely low-, very low-, low-, and moderate-income families.											
Affordability	New construction of affordable housing			HOME	Redevelopment Housing Set-Aside; City Affordable Housing Trust Fund; Private	Units constructed	75	FY 10-11	15	0	0%
								FY 11-12	15	0	0%
								FY 12-13	15		
								FY 13-14	15		
								FY 14-15	15		
N/A	Increase the supply of affordable rental housing units	Inclusionary Zoning & Density Bonus Ordinance (15% set aside housing units)			Private	Units	25	FY 10-11	5	0	0%
								FY 11-12	5	0	0%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
Affordability	Acquisition and rehabilitation of affordable housing	Acquire and rehabilitate affordable housing				Units	10	FY 10-11	2	0	0%
								FY 11-12	2	0	0%
								FY 12-13	2		
								FY 13-14	2		
								FY 14-15	2		
Priority #2: Preserve existing affordable rental and ownership housing for low- and moderate-income households.											
N/A	Apartment Rehabilitation Program	Rehabilitation approved on case-by-case basis				Units	10	FY 10-11	2	0	0%
								FY 11-12	2	0	0%
								FY 12-13	2		
								FY 13-14	2		
								FY 14-15	2		
N/A	Housing Rehabilitation Program (Single-Family Home Loan Program)	Provide loans			Redevelopment Housing Set-Aside	Rehabilitation loans	25	FY 10-11	5	5	100%
								FY 11-12	5	0	0%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
N/A	Housing Rehabilitation Program (Single-Family Minor Home Repair Grant Program)	Provide grants			Redevelopment Housing Set-Aside	Home repair grants	75	FY 10-11	15	19	127%
								FY 11-12	15	0	0%
								FY 12-13	15		
								FY 13-14	15		
								FY 14-15	15		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activites	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
N/A	Housing Rehabilitation Program <i>(Mobile Home Grant Program)</i>	Provide grants			Redevelopment Housing Set-Aside	Mobile home grants	25	FY 10-11	5	11	220%
								FY 11-12	5	0	0%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
N/A	Maintain Section 8 vouchers and certificates	Provide Section 8 vouchers via Housing Authority of the County of Alameda (HACA)				Vouchers and certificates	N/A	FY 10-11	N/A	1,405	N/A
								FY 11-12	N/A	1417	N/A
								FY 12-13	N/A		N/A
								FY 13-14	N/A		N/A
								FY 14-15	N/A		N/A
Priority #3: Assist low- and moderate-income first-time homebuyers.											
N/A	Mortgage Credit Certificate (MCC) Program	Provide new MCC certificates			Alameda County MCC Program		25	FY 10-11	5	6	120%
								FY 11-12	5	7	140%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
N/A	First-Time Homebuyer Program	Downpayment assistance loans Outreach to prospective owners			Redevelopment Housing Set-Aside	New homeowners	15	FY 10-11	3	10	333%
								FY 11-12	3	0	0%
								FY 12-13	3		
								FY 13-14	3		
								FY 14-15	3		
N/A	Inclusionary Zoning Ordinance	Inclusionary Zoning & Density Bonus Ordinance (15% set aside housing units)			Residential developers	New ownership units	15	FY 10-11	3	1	33%
								FY 11-12	3	2	67%
								FY 12-13	3		
								FY 13-14	3		
								FY 14-15	3		
HUD Objective: CREATE SUITABLE LIVING ENVIRONMENT											
Priority #4: Reduce housing discrimination.											
Availability/ Accessibility	Support Fair Housing Services	Support ECHO Housing's efforts to investigate inquiries and complaints	\$14,000			Complaints (Persons)	125 (250)	FY 10-11	25 (50)	15 (20)	60%
								FY 11-12	25 (50)	14 (23)	56%
								FY 12-13	25 (50)		
								FY 13-14	25 (50)		
								FY 14-15	25 (50)		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activities	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
Priority #5: Maintain, improve, expand, and provide housing, shelter, and services to homeless individuals and families.											
Availability/ Accessibility	Provide shelter and support services for homeless individuals and families	Support Building Futures with Women & Children (BFWC) emergency shelter (<i>San Leandro Shelter</i>)	\$21,000			Persons served	1,250	FY 10-11	250**	232	93%
								FY 11-12	200**	211	106%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Provide support services for homeless	Support Davis Street Family Resource Center (DSFRC) (<i>Basic Needs Program</i>)	\$35,000			Persons served	40,000	FY 10-11	8,000**	14,811	185%
								FY 11-12	12,408**	12,473	101%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Priority #6: Maintain and expand activities designed to prevent those currently housed from becoming homeless.											
Availability/ Accessibility	Assist with move-in costs / delinquent rent to promote long-term housing and prevent homelessness	Support ECHO Housing (<i>Rental Assistance Program</i>)	\$5,000			Households assisted	35	FY 10-11	6**	7	117%
								FY 11-12	6**	7	117%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Provide tenant/landlord counseling services	Support ECHO Housing (<i>Tenant/Landlord Counseling Program</i>)	\$15,000			Households served	1,000	FY 10-11	200**	253	127%
								FY 11-12	108**	536	496%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Priority #7: Build on inter-jurisdictional cooperation and further coordination and improvement of the homeless Continuum of Care System.											
Availability/ Accessibility	Support Alameda County EveryOne Home Plan	Support EveryOne Home's administration costs	\$6,755			N/A (administration)	Support the Plan's goals and objectives	FY 10-11	ongoing	ongoing	N/A
								FY 11-12	ongoing	ongoing	N/A
								FY 12-13	ongoing		
								FY 13-14	ongoing		
								FY 14-15	ongoing		
Priority #8: Increase the availability of service-enriched housing for persons with special needs.											
Availability/ Accessibility	Provide transitional or permanent supportive housing	Provide financial assistance to produce affordable, special needs housing units			Non-City / Agency public funds	Units	10	FY 10-11	2	0	0%
								FY 11-12	2	0	0%
								FY 12-13	2		
								FY 13-14	2		
								FY 14-15	2		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activities	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
Priority #9: Support public services. *											
Availability/ Accessibility	Provide services crisis intervention and short-term counseling	Support Davis Street Family Resource Center (DSFRC) <i>(Community Counseling Program)</i>	\$10,000			Persons served	N/A	FY 10-11	255**	78	31%
								FY 11-12	211**	95	45%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Deliver mental health services to students	Support Girls, Inc. <i>(Pathways Counseling Center's Family Strengthening Program)</i>	\$10,000			Students counseled	N/A	FY 10-11	20**	38	190%
								FY 11-12	15**	24	160%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Provide crisis intervention services to domestic violence victims	Support Safe Alternatives to Violent Environments (SAVE) <i>(Community Oriented Prevention Services Program)</i>	\$10,940			Persons served	N/A	FY 10-11	180**	248	138%
								FY 11-12	450**	195	43%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Deliver meals to homebound seniors	Support SOS/Meals on Wheels <i>(Meal Delivery Service Program)</i>	\$10,940			Homebound seniors served	N/A	FY 10-11	80**	140	175%
								FY 11-12	60**	135	225%
								FY 12-13			
								FY 13-14			
								FY 14-15			
* BFWC's and DSFRC's funds are listed under Priority #5. ECHO Housing's Rental Assistance and Tenant-Landlord Counseling programs are listed under Priority #6.											
** FY 11-12 projected goals reflected in the agency's FY 2010-2012 Community Assistance Grant Program application and FY 2011-2012 CDBG Subrecipient Agreement.											
Priority #10: Support public facilities and other community improvements.											
N/A	Fund public improvements	Construct new wheel chair ramps and curb cuts				Ramps and curbs constructed	100	FY 10-11	20	0	0%
								FY 11-12	20	20	100%
								FY 12-13	20		
								FY 13-14	20		
								FY 14-15	20		
N/A	Fund public facility improvements	Fund ADA modifications to public facilities				Facilities modified to be more accessible	2	FY 10-11	0	0	0%
								FY 11-12	0	0	0%
								FY 12-13	1		
								FY 13-14	1		
								FY 14-15	0		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activites	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
N/A	Fund Non-Profit facility improvements	Fund rehabilitation of Non-Profit facilities				Facilities rehabilitated	2	FY 10-11	0	0	0%
								FY 11-12	0	1	>100%
								FY 12-13	1		
								FY 13-14	1		
								FY 14-15	0		
N/A	Fund Non-Profit facility acquisition	Fund acquisition of Non-Profit facility				Facilities acquired	1	FY 10-11	0	0	0%
								FY 11-12	0	0	0%
								FY 12-13	0		
								FY 13-14	1		
								FY 14-15	0		
HUD Objective: PROVIDE ECONOMIC OPPORTUNITY											
Priority #11: Support economic development. +											
N/A	Provide loans to companies to assist with economic growth or opportunities	Provide small business loans				Small business loans	5	FY 10-11	1	0	0%
								FY 11-12	1	0	0%
								FY 12-13	1		
								FY 13-14	1		
								FY 14-15	1		
Sustainability	Adopt a Neighborhood Strategy Plan	Adopt a plan for economically distressed or historically underutilized areas				Finalized plan	N/A	FY 10-11	N/A	N/A	N/A
								FY 11-12	N/A	N/A	N/A
								FY 12-13	N/A	N/A	N/A
								FY 13-14	N/A	N/A	N/A
								FY 14-15	N/A	N/A	N/A
+ Business revitalization will most likely rely on available Redevelopment Agency funds.											



City of San Leandro

Meeting Date: September 17, 2012

Resolution - Council

File Number: 12-415

Agenda Section: PUBLIC HEARINGS – CITY COUNCIL

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Luke Sims
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: ADOPT: Resolution Approving the City of San Leandro FY 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER) (approves the CAPER for submission to the U.S. Department of Housing and Urban Development)

WHEREAS, pursuant to provisions of the Housing and Community Development Act and amendments, the federal government requires local communities to submit a Consolidated Annual Performance Evaluation Report (CAPER) on the progress made on the Annual Consolidated Action Plan; and

WHEREAS, the City of San Leandro, as required by the U.S. Department of Housing and Urban Development (HUD), has duly published notice of, and has conducted, a public hearing, to obtain the views of citizens on the Consolidated Annual Performance Evaluation Report (CAPER) for fiscal year 2011-2012; and

WHEREAS, Council is familiar with the said Consolidated Annual Performance Evaluation Report (CAPER), and a copy of which is attached hereto and incorporated herein by this reference; and

WHEREAS, the City Manager recommends execution and submission of said Consolidated Annual Performance Evaluation Report (CAPER) as attached.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Leandro hereby:

1. Approves the attached FY 2011-2012 Consolidated Annual Performance Evaluation Report (CAPER), to meet the HUD CAPER submittal deadline of September 28, 2012;
2. Authorizes the City Manager to execute and submit the same on behalf of the City of San Leandro.

CITY OF SAN LEANDRO



Draft **FY 2011/2012**
**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

**Final Version to be reviewed by City Council on
September 17, 2012**

City of San Leandro
835 E. 14th Street
San Leandro, CA 94577

TABLE OF CONTENTS

Part I: Summary of Resources and Programmatic Accomplishments	3
• Section A: Resources Made Available	3
• Section B: Investment of Available Resources.....	4
• Section C: Summary of Accomplishments	18
Part II: Other Actions Undertaken	19
Part III: Evaluation of Annual Performance	29
Part IV: Appendix	31
EXHIBITS:	
Exhibit A Comparison of Goals and Objectives – FY 2010-2014 Consolidated Plan..	32
Exhibit B Summary of Accomplishments for Public Services	33
Exhibit C Maps Showing Location of Consolidated Plan Activities	34
Exhibit D IDIS Reports	35

PART I: SUMMARY OF RESOURCES AND PROGRAMMATIC ACCOMPLISHMENTS

SECTION A: RESOURCES MADE AVAILABLE

	Agency	Total	Prior	FY 11-12	New	Total	Geographic
Source of Funds	Providing	Funding	Year	Budget	FY 11-12	Funds	Distribution
	Resource	Available	Carry-over		Funding	Expended	
FEDERAL FUNDS							
CDBG ¹	HUD	\$671,473	\$15,570	\$671,459	\$655,903	\$554,160	City wide
HOME	HUD	\$941,242	\$651,333	\$941,242	\$289,909	\$17,383	City wide
EDI ²	HUD	\$16,815	\$16,815	\$0	\$0	\$0	City wide
STATE FUNDS							
LOCAL FUNDS							
Redevelopment Housing Set Aside ³	Redevelopment Agency	\$0	\$0	\$0	\$0	\$0	Redevelopment Project Areas & City wide
City Affordable Housing Trust Fund ⁴	City of San Leandro	\$66,942	\$66,505	N/A	\$437	\$0	City wide
Totals		\$1,696,472	\$750,223	\$1,612,701	\$946,249	\$571,543	

¹ CDBG “Total Funding Available” includes program income, previously unallocated funds, and prior year carryover funds.

² Reflects HUD Economic Development Initiative grant fund account: \$346,500 for East 14th Street Streetscape and Pedestrian Safety Improvements in FY 2006-2007. The City has completed the project having expended \$329,685 of the available funds. The \$16,815 is the remaining unspent balance.

³ On February 1, 2012, the San Leandro Redevelopment Agency was officially dissolved as a result of actions taken by the California State Legislature.

⁵ Includes in-lieu fee revenue from “for-sale” projects under Inclusionary Zoning Ordinance and condo conversion fee revenue. The \$437 reflects interest income.

SECTION B: INVESTMENT OF AVAILABLE RESOURCES

Objective: Provide Decent Housing

Priority #1. Increase the availability of affordable rental housing for extremely low-, very low-, low-, and moderate-income families.

Activities:

◆ New construction of affordable housing

In FY 2011-2012, the City, in collaboration with BRIDGE Housing Corporation (non-profit developer for The Alameda, the 100-unit affordable housing rental development) and Westlake Development Partners (for-profit developer of the 200-unit market-rate rental development of Cornerstone) revised the San Leandro Crossings Masterplan Development. The proposed changes were the result of 1) the State Housing and Community Development Department (HCD) requiring the development of a minimum of 200 affordable rental units in order to retain the \$24 million Proposition 1C (Transit-Oriented Development Grant and Infill Infrastructure Grant Programs) funds awarded to the San Leandro Crossings project, and 2) the emergence of OSisoft, an innovative high technology company that develops real-time data software for manufacturers around the world, and its plans to develop a technology campus on Westlake's property west of the BART Station. In accordance with the revised San Leandro Crossings Masterplan, BRIDGE Housing redesigned its original plans for The Alameda in order to construct 200 units of affordable rental housing at the original Cornerstone site. In June 17, 2012, the San Leandro City Council approved an additional \$650,000 in federal Home Investment Partnership Act (HOME) funds to BRIDGE Housing for its construction gap resulting from the project's redesign and new site location.

◆ Acquisition and rehabilitation of affordable housing

Surf Apartments, an affordable 46-unit multi-family rental property primarily for low-income households (60% AMI or below), is owned by Citizens Housing Corporation (Citizens Housing). However, Eden Housing, another experienced non-profit housing developer, has managed Las Palmas since October 2009 due to the economic downturn that led to Citizens Housing to experience financial difficulties that eventually resulted in its dissolution. In 2003 the City assisted in the acquisition and rehabilitation of Surf by providing Citizens Housing with \$700,000 in federal Home Investment Partnership Act (HOME) funds and \$300,000 in Redevelopment Agency funds. In January 2012, the City of San Leandro provided Eden Housing with a \$100,000 loan to assume complete ownership of Surf as well as to rehabilitate the property before Citizens Housing dissolved as an organization. The loan, which consisted of \$35,000 unallocated Community Development Block Grant (CDBG) funds and \$65,000 Affordable Housing Trust Fund (AHTF) funds, assisted in preserving the long-term affordability of Surf. In addition to the twenty-two (22) units that the City already restricted until 2058, the loan restricted an additional ten (10) units for low-income households at or below 60% AMI for a 55-year period until 2066.

The rehabilitation of Surf Apartments is further discussed in "Surf Apartments Rehabilitation" under Priority #2.

Priority # 2. Preserve existing affordable rental and ownership housing for low- and moderate-income households.

Activities:

◆ Apartment Rehabilitation Program

Eden Lodge Rehabilitation

In January 2011 the City of San Leandro Redevelopment Agency modified and amended its loan and regulatory agreements with Eden Housing for Eden Lodge, a 143-unit affordable rental housing property for seniors. The modification of the Agency's existing regulatory agreement allowed Eden Housing to refinance the property utilizing tax credits and the New Issue Bond Program (NIBP). The Eden Lodge renovations, which included solar retrofit; green upgrades of energy-efficient lighting, appliances, windows, and hvac systems; kitchen and bathroom renovations for each unit; and grounds and building enhancements, including resurfaced parking area and upgraded landscaping, were completed in Spring 2012.



New, large vehicular entrances and gates



New balcony awnings for upper floor unit balconies

Surf Apartments Rehabilitation

With the \$100,000 loan that the City provided, Eden Housing is able to preserve Surf Apartments by assisting them in undertaking immediate repair work that includes roofing, bathroom fans, heaters, and insulation and physical improvements (i.e. plumbing upgrades, interior upgrades, exterior paint and lighting, and concrete and draining repairs). The rehabilitation work has yet to commence as Eden Housing is working diligently in adhering to the federal procurement process in order to select their architect and contractor. The rehabilitation is projected to be completed by December 2012.

Lakeside Village Apartments

Standard Lakeside I LP, owner of Lakeside Village Apartments, began the complete renovation and modernization of its 840-unit apartment community located on Springlake Drive in San Leandro. The \$20 million project will renovate and upgrade all of the unit interiors as well as the exterior of the complex in phases over the next three (3) years. In addition, Lakeside Village will convert from a market-rate property into a tax-credit, affordable housing property. Standard Lakeside successfully obtained federal/state tax credit financing, and City subsidy was not necessary.

Fargo Senior Center

Christian Church Homes (CCH) who currently manages Fargo Senior Center, the 75-unit affordable senior housing property located in San Leandro successfully obtained tax credit financing to commence the rehabilitation of the 4-building property. Additionally, the City held a Tax and Equity Fiscal Responsibility Act (TEFRA) public hearing at its April 16, 2012 City Council meeting in order for the California Municipal Finance Authority (CFMA) to issue the \$16 million tax-exempt revenue bonds to be used for the acquisition and rehabilitation of the property. The complete rehabilitation of the property involves upgrading major building systems such as heating, electrical, and the addition of air conditioning; redesigning and updating the exterior facades; replacing exterior balconies; replacing existing windows with more energy efficient windows; conducting asbestos abatement in all the interior units; and renovating all units by installing new updated kitchens, new flooring, new plumbing fixtures, and updated bathrooms.

◆ **Housing Rehabilitation Program**

In FY 2011-2012, in the midst of the Governor's proposed elimination of the City's Redevelopment Agency along with the more than 400 redevelopment agencies throughout California, the City temporarily suspended its Housing Rehabilitation Program. This popular and successful program historically provided funds to owner-occupants of lower income who reside within the municipal boundaries of the City to rehabilitate and repair their homes. The San Leandro Redevelopment Agency was officially dissolved in February 1, 2012 as a result of actions taken by the California State Legislature; and therefore, the City was unable to provide any grants or loans for this program in FY 2011-2012.

◆ **Section 8 Program**

The City supports the maintenance of the Housing Authority of Alameda County's (HACA) program for Section 8 rental assistance vouchers and certificates that can be used by San Leandro residents. HACA provided 1,402 Section 8 vouchers and fifteen (15) Shelter Plus

certificates in FY 2011-2012. The number of Section 8 vouchers that were provided increased by fourteen (14) vouchers from last year's count of 1,388.

Priority # 3. Assist low- and moderate-income first-time homebuyers.

Activities:

◆ **Mortgage Credit Certificate Program**

The City participates in the Alameda County Mortgage Credit Certificate (MCC) Program and provides pro-rated administrative funding for the program. The MCC Program provides income-eligible first-time homebuyer the opportunity to reduce the amount of federal income tax (15% of the mortgage interest payments) they owe each year they own and live in their home. This federal income tax reduction increases a household overall income and ability to qualify for a higher first mortgage loan with no effect on monthly expenses. From July 1, 2011 through June 30, 2012, seven (7) San Leandro homebuyers received MCC assistance to purchase a home.

◆ **First-Time Homebuyer Program (FTHB)**

During this past fiscal year, the City was unable to provide FTHB loans to income-eligible first-time homebuyers due to the pending and eventual State elimination of the City's Redevelopment Agency. The City's FHTB down payment/closing cost assistance program was historically funded solely with Redevelopment Housing Set-Aside Funds. In FY 2011-2012, BAHBA conducted two (2) City-sponsored and free first-time homebuyer education seminars.

◆ **Inclusionary Housing Program**

Two (2) moderate-income below market rate ownership units were built and sold in the Cherry Glen subdivision this fiscal year. (Note that one low-income unit was sold in FY 2010-2011, but was accidentally omitted in last year's CAPER.)

There were no new below market rate ownership units privately developed or built under the City's Inclusionary Zoning Ordinance in FY 2011-2012 due primarily to the ongoing slowdown in the for-sale housing market.

Objective: Create Suitable Living Environment

Priority # 4. Reduce housing discrimination.

Activities:

◆ **Eden Council for Hope and Opportunity Housing (ECHO Housing)**

The City continued to contract with ECHO Housing, a regional non-profit fair housing agency, to provide fair housing services using CDBG funds. ECHO Housing received fourteen (14) fair housing inquiries. Through various methods ECHO Housing educates people about fair housing laws, rights, and responsibilities.

- ECHO Housing provided information, counseling, and/or investigation in fourteen (14) fair housing inquiries or allegations of housing discrimination involving twenty-three (23) clients. Of this number ECHO Housing provided counseling and investigative services in thirteen (13) cases involving twenty-two (22) clients. With some cases reporting more than one type of discrimination, the allegations accounted for the following: three (3) cases involved reasonable accommodation, one (1) involved source

of income, two (2) familial status (children in the family), six (6) involved disability, and two (2) involved race. Below were the outcomes:

- Four (4) cases are pending;
 - One (1) case was closed by referral;
 - Two (2) cases showed no discrimination;
 - Two (2) clients dropped their complaints due to insufficient evidence;
 - Two (2) cases were conciliated by ECHO Housing.
 - Three (3) cases were resolved by ECHO Housing
- ECHO's fair housing counselors conducted seventeen (17) fair housing training sessions:
 - Two (2) sessions for seventy-two (72) landlords and property managers;
 - One (1) Fair Housing Seminar for twenty-five (25) persons;
 - Three (3) sessions for thirteen (13) tenants or potential homebuyers;
 - One (1) session for seventy (70) realtors;
 - Ten (10) general presentations for 271 persons.
 - ECHO Housing raised awareness in the community about fair housing through fifty-six (56) public service announcements [sent to 56 radio and television stations] and distribution of 1,102 educational fliers to the public libraries in Alameda County, non-profit agencies, community centers, and local festivals and fairs.
 - In celebration of April Fair Housing Month, ECHO Housing received a Fair Housing Proclamation from the City of San Leandro in recognition of Fair Housing Month at the April 2nd, 2012 City Council Meeting. Also, on April 24, 2012, ECHO Housing's Fair Housing Counselor was invited as the guest speaker, and she presented to the members of the Rental Housing Owners Association (RHO).
 - ECHO Housing conducted twelve (12) random and targeted audits to gauge the level of discrimination in the rental housing market. The analysis of these paired audits that are designed to measure the level of discrimination based on voice identification. ECHO Housing tested a total of twelve (12) rental properties. The fair housing staff are analyzing the results, and the results will be published in an audit report in September 2012.

Priority # 5. Maintain and improve the current capacity of the housing and shelter system, expanding transitional and permanent supportive housing, and providing services to homeless individuals and families, including integrated health care, employment services and other supportive services.

Activities:

◆ **Building Futures with Women and Children (BFWC) - San Leandro Shelter**

The City funded BFWC with CDBG funds to provide supportive services to homeless families at its emergency shelter, known as the San Leandro Shelter. BFWC provided emergency shelter and support services, which included 11,006 nights, of which 470 beds were supported by the City, and 33,018 meals for 211 San Leandro homeless women and children (143 women and 70

children) in crisis. All 143 women received one-on-one case management support services. Sixty-one (61) of the eighty-five (85) women, or 72%, who exited after staying thirty (30) days or more, achieved safe and stable housing. In addition, the shelter provided health care services referrals and held support groups that addressed various topics, such as domestic violence, parenting skills, barriers to housing, and basic life skills.

◆ **Davis Street Family Resource Center (DSFRC)**

The City also funded DSFRC with CDBG funds to provide supportive services to homeless persons. DSFRC provided an array of basic services for 101 homeless people. Homeless persons received various services, including three day's worth of groceries up to twice a month, emergency clothing, and household items. DSFRC Family Advocates/Intake Specialists also provide these clients with information and referral to DSFRC's other programs that include free acute medical and dental care, childcare, employment counseling, housing assistance, and case management services.

Priority # 6. Maintain and expand activities designed to prevent those currently housed from becoming homeless.

Activities:

◆ **Housing Rehabilitation Program**

As previously described under "Housing Rehabilitation Program" under Priority #2, the City suspended its Housing Rehabilitation Program due to the State's elimination of the City's Redevelopment Agency. In FY 2011-2012, the program did not provide any housing rehabilitation grants or loans.

◆ **Rental Assistance Program**

ECHO Housing's Rental Assistance Program (RAP) assists tenants with delinquent rent or security deposit thereby increasing accessibility to long-term housing and preventing homelessness. The program also provides extensive budget counseling that assists tenants become more self-sufficient and independent. Funded with CDBG funds, RAP provided six (6) families with rental assistance in FY 2011-2012. Four (4) families were assisted with security deposits while the other two (2) families received assistance by having their delinquent rents paid. Of the 115 applicants prescreened for need and program eligibility, ECHO Housing prevented six (6) households from being evicted, placed six (6) households into housing, referred 110 clients to other resources, and provided budget/support counseling to 111 households.

◆ **Tenant/Landlord Counseling**

Using CDBG funds, the City contracted with ECHO Housing for tenant/landlord counseling services to help maintain people in housing. Information and referral services were provided to 217 landlords and tenant households. In FY 2011-2012, ECHO handled 101 cases related to eviction and succeeded in preventing seven (7) households from being evicted. Staff also assisted with thirty-three (33) landlord/tenant inquiries related to repairs, nine (9) cases regarding security deposits, fifteen (15) instances involving rent increases, six (6) occurrences of unlawful entry by a landlord, and three (3) cases involving retaliation by the landlord. There were also sixty-four (64) miscellaneous inquiries (e.g., information on rental contracts and unlawful detainers, providing general information on tenant and landlord rights with referrals to attorneys, Eden Housing, Eviction Defense, the Building Inspector, the Rental Assistance Program and Fair

Housing Counseling, Small Claims Court, and mediation services, etc.). ECHO staff, furthermore, assisted sixteen (16) households with conciliation/mediation services. Lastly, staff referred fifty-three (53) households to small claims court and forty-three (43) households to other appropriate agencies.

To educate tenants and landlords about their rights and responsibilities, ECHO distributed a total of 926 educational materials, provided eighty-eight (88) public service announcements, and held one (1) training for property owners/managers. ECHO met or exceeded all of its goals by large percentages.

◆ **Davis Street Family Resource Center**

In previous fiscal years, the City provided Davis Street Family Resource Center with Redevelopment Agency funds to provide affordable housing services to homeless and very low-, low-, and moderate-income persons. However, the City was unable to provide this funding assistance in fiscal year 2011-2012 as the City anticipated the elimination of its Redevelopment Agency by the State.

◆ **Homeless Prevention and Rapid Re-Housing Program (HPRP)**

The Mid-County Housing Resource Center (HRC) established at the Davis Street Family Resource Center continued to provide homeless prevention and assistance services to homeless individuals and families and those at risk of homelessness. The HRC is funded by the \$1.5 million Homeless Prevention and Rapid Re-Housing Program (HPRP) funds that BFWC, in coordination with the cities of San Leandro, Alameda, and Hayward; Alameda County Housing & Community Development Department; Abode Services; and DSFRC, received in 2009. In FY 2011-2012, through the provision of housing stabilization and financial assistance services, which include one-time back rent payments, security deposit payments, moving costs, rental assistance, back utility payments, utility deposits or payment assistance, and motel vouchers, the HRC prevented 571 San Leandrans (228 households) from becoming homeless and re-housed 215 San Leandrans (93 households).

Priority # 7. Build on inter-jurisdictional cooperation and further coordination and improvement of the homeless Continuum of Care System.

Activities:

◆ ***EveryOne Home***

EveryOne Home is a community-based organization formed to coordinate the implementation of the EveryOne Home Plan (formerly known as the Alameda County Homeless and Special Needs Housing Plan). The EveryOne Home Plan is a comprehensive blueprint to end homelessness, including chronic homelessness, by the year 2020, and address the housing needs of extremely low-income persons living with serious mental illness and or HIV/AIDS. The Plan employs five (5) core strategies:

1. Prevent homelessness and other housing crises;
2. Increase housing opportunities for the Plan's target populations by 15,000 units;
3. Deliver flexible services to support stability and independence;
4. Measure success and report outcomes;
5. Develop long-term leadership and public support for ending homelessness.

EveryOne Home is a partnership of County agencies, cities, nonprofits, consumers, and housing advocates. The 27-member Leadership Board determines the annual implementation strategy for the EveryOne Home Plan and ensures the inter-agency and inter-jurisdictional collaboration that has been the hallmark of Alameda County's work on confronting homelessness. Members represent the Plan's original sponsoring agencies, jurisdictions of the HOME Consortium, the cities of Berkeley and Oakland, housing developers, service providers, faith and business leaders, advocates, and consumers. EveryOne Home has seven (7) active committees with a total membership of over 100 people representing dozens of government and non-profit agencies. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from Alameda County's jurisdictions, individuals, and foundations.

The Plan has been adopted by the County and all fourteen (14) cities in the County. In addition, sixty-five (65) community-based organizations have also endorsed the EveryOne Home Plan and are participating in implementation strategies along with the cities and County government.

County-wide activities during this fiscal year included:

1. **Performance Management:** EveryOne Home, in conjunction with the Homeless Management and Information System, released the second annual outcomes report. Entitled "Measuring Progress-Achieving Outcomes: 2011 Progress Report on ending Homelessness in Alameda County, CA," it measures the performance of individual homeless service providers and the system as a whole on an agreed upon set of outcomes related to obtaining or maintaining permanent housing and incomes. The report covers performance on these outcomes for calendar year 2011 and compares them to both 2010 performance and the established benchmarks for each outcome. The report showed that exits to permanent housing had increased system-wide from a rate of 33% in 2010 to a rate of 43% in 2011.

The full report is downloadable at <http://www.everyonehome.org/measuring-success.html>.

2. **Technical Assistance for Providers:** EveryOne Home has not only worked to create outcomes and reporting on them but also to create a forum for organizations to receive technical assistance. Service providers throughout Alameda County have had the opportunity to participate in peer based learning modules on topics such as best practices and understanding your outcomes. Most recently, a variety of community stakeholders came together to design a two-day academy, called the EveryOne Housed Academy for organizations to learn how to implement outcomes based approaches on a day-to-day basis. The first academy was held for five (5) organizations on June 21-22, 2012 to very positive reviews. A second academy is scheduled for October 2012.
3. **Homeless Prevention and Rapid Rehousing:** EveryOne Home continued to coordinate the implementation of the Priority Home Partnership. The three-year funding from the American Recovery and Reinvestment Act (ARRA) allowed Alameda County agencies to assist 6,348 persons, 4,279 retained their permanent housing and 1,226 homeless persons obtained permanent housing. Priority Home Partnership achieved a 96% permanent housing exit rate for prevention households and an 86% success rate for homeless households. While funding through the ARRA has ended, EveryOne Home has

worked with its jurisdictional partners to maintain funding for rapid rehousing and prevention activities through other sources.

4. **AC Impact:** In response to the growing number of unsheltered single homeless males indicated by the 2011 Homeless Count, EveryOne Home coordinated an application to HUD to provide fifty (50) permanent housing vouchers with services to chronically homeless individuals in five (5) Alameda County cities with high profile contact with local law enforcement. This partnership with street outreach programs and law enforcement agencies in Berkeley, Fremont, Hayward, Livermore, and Oakland will ensure that fifty (50) of our most problematic and expensive homeless individuals get off the streets and into housing and services, making a significant impact on homelessness in these five communities.
5. **Expanding Housing Opportunities and Access:** Two (2) EveryOne Home committees have focused on expanding housing opportunities for the EveryOne Home target populations over the past fiscal year. The Jurisdictional Committee, on which all cities and HCD are members, has focused on getting an accurate count of units produced since 2005, when the EveryOne Home planning process began. Units that are affordable, accessible, and permanent for these populations have been defined and identified in each jurisdiction's affordable housing stock. The inventory has been further identified as completed, under construction, or in pre-development. As of October 2011, our jurisdictional and housing development partners have created 1,709 EveryOne Home Housing Opportunities with 1,101 currently in the pipeline.

The Property Management Committee has been developing guidelines to support accessibility to affordable housing by the target populations. The Committee started with recommended leasing practices, and enlisted four (4) affordable housing developers to pilot the practices over this past year. The evaluation of the pilot was completed at the end of 2011 and indicated the EveryOne Home leasing practices lead to increased access to units for homeless persons. The report will be published in fiscal year 2012-2013.

Priority # 8. Increase the availability of service-enriched housing for persons with special needs.

Activities:

◆ Transitional or Permanent Supportive Housing

Mission Bell Apartments: Of its twenty-five (25) units targeted for very-low income renters, Mission Bell has set aside several units which Abode Services (formerly the Tri-City Homeless Coalition) uses to serve its clients. The property has two (2) units for the Supportive Housing for Transition Age Youth (STAY) program, which helps transition age youth adults with significant mental health disabilities; one (1) unit for the Greater HOPE (GH) program, which helps adults with severe mental illness or drug recovery with a history of homelessness; and three (3) Forensic Assertive Community Treatment (FACT) units through the East Bay Community Recover Project for residents with mental health issues and prior criminal records.

Priority # 9. Support public services.

Activities:

◆ Services for Low-Income Families, Children, Women in Crises, Seniors and Persons with Disabilities

Note: Fair housing services are funded under the “General Administration” category.

With CDBG funds, the City funded eight (8) projects which are operated by six (6) agencies -- Building Futures with Women and Children (BFWC), Davis Street Family Resource Center (DSFRC), Eden Council for Hope and Opportunity (ECHO Housing), Girls, Inc., Safe Alternative to Violent Environments (SAVE), and SOS/Meals on Wheels. Collectively, they provided the following services to a total of 13,685 low-income persons.

- BFWC’s public service activities are reported above already under Priority #5: “Maintain and improve the current capacity of the housing and shelter system, expanding transitional and permanent supportive housing, and providing services to homeless individuals and families, including integrated health care, employment services and other supportive services.” (See page 8-9.)
- DSFRC’s Family Support Services Program provides “Basic Needs” services to low-income and working poor individuals and families experiencing life/financial crises. This includes emergency food and clothing and other family support services, including medical and dental services, employment counseling, and housing assistance. Referrals are also made to other partner organizations, such as the San Leandro Unified School District, the Salvation Army, Kaiser Permanente, San Leandro Hospital and Eden Hospital, and Building Futures with Women & Children, that provide health care, dental care, child care, housing and utility assistance, employment, and educational services. By providing access to comprehensive “just in time” family support services-basic needs services, DSFRC helps clients stabilize their lives and become more increasingly self-sufficient. For FY 2011-2012, DSFRC served 12,473 total unduplicated persons, of which 101 were homeless persons, 714 were persons with disabilities or special needs, and 1,726 were female heads of households. DSFRC also provided 3,973 families with 162,765 meals over the course of the year.
- DSFRC’s Community Counseling Program provides crisis intervention and short-term counseling to individuals, couples, families, children/youth, and seniors and groups. Community Counseling Services include mental health assessments and a variety of consultation services including group counseling for anger management, domestic violence intervention (for perpetrators), and parenting skills. Individuals and families facing personal and familial challenges receive mental health support in confidential settings that enable them to develop tools and skills to deal with the challenging situations and to improve the quality of their lives. For FY 2011-2012, ninety-five (95) San Leandro individuals (in group, family, couples or individual sessions) received crisis intervention and/or short-term community counseling services and access to eligible family resource center services. About 42% (or 40) of these 95 individuals reported a reduction in the severity or frequency of the presenting issue as supported by a decrease in high-risk behavior.

- Girls, Inc. Pathways Counseling Center's Family Strengthening Program delivers mental health services at five (5) San Leandro Unified School District schools, specifically including Washington Elementary School. Mental Health Clinicians conduct clinical assessments, provide individual and group therapy sessions, and offer consultation services that assist students in succeeding in school by addressing their emotional and behavioral problems that interfere with their learning. For FY 2011-2012, a total of 364 assessments and therapy appointments were provided for twenty-four (24) Washington Elementary students, out of which eleven (11) students were extremely-low income, five (5) students were very low-income, three (3) students were low-income, and five (5) students were moderate-income.
- Safe Alternatives to Violent Environments' (SAVE) Community Oriented Prevention Services (COPS) Programs is a partnership between SAVE and the San Leandro Police Department (as well as with the police departments of Hayward, Fremont, and Union City) working to prevent and reduce domestic violence and to provide services to victims and their children. SAVE promotes alternatives to domestic violence through support services, advocacy, and education. SAVE also helps domestic violence victims and their families end the cycle of violence by providing crisis intervention services that include crisis counseling, domestic violence education, case management, and restraining order assistance. In FY 2011-2012, COPS Advocates provided crisis intervention services, education, and/or referrals to 195 San Leandro residents. SAVE also presented its Teen Dating Violence Program, which educates and increases awareness of teen dating violence issues, to 3,408 students of high schools throughout Alameda County.
- SOS/Meals on Wheels' Meal Delivery Service program provides uncurtailed delivery of warm, nutritious, and balanced meals to homebound seniors who are over 60 years of age and unable to purchase or prepare food for themselves. Meal delivery drivers also provide daily check-in to ensure the health and safety of each senior receiving their meal. Throughout FY 2011-2012, 135 homebound seniors were served with hot and nutritious meals.

Priority # 10. Support public facilities and other community improvements.

CDBG-funded City projects:

- With a \$97,435 allocation of CDBG funds, the City continued to remove barriers to travel for disabled citizens by replacing or installing Americans with Disabilities Act (ADA)-compliant pedestrian ramps in locations throughout the City. The City completed twenty (20) ADA curb ramps this past fiscal year.



- The City allocated \$130,000 of CDBG funds to assist the City in implementing its 2010 ADA Transition Plan for its public-use areas of City facilities. Modifications to City facilities, including the Main Library, Marina Community Center, City Hall, South Offices, Police Departments, Washington Manor Library, and Marina Park, will be completed to bring the buildings into conformance with current Americans with Disabilities Act (ADA) standards for accessibility; thus improving the ADA accessibility of these City facilities for the disabled members of the public. City engineers and Public Works department personnel are collaborating to implement this project. While the project did not commence this past fiscal year, City personnel brainstormed how to most efficiently and effectively implement the ADA modifications.

CDBG-funded projects for non-profit service providers:

- The City provided \$6,000 of CDBG funds for the replacement of the existing, broken swimming pool lift at the San Leandro Boys & Girls Club. The new portable lift is an ADA-compliant lifting system that significantly improves access to the Boys and Girls Club Swimming Pool for persons with disabilities.
- Two (2) other CDBG Capital Improvement Projects that were awarded CIP loans in FY 2008-2009 - facility improvements at the Building Futures with Women & Children (BFWC) domestic violence shelter and Spectrum Community Services (Spectrum) centralized kitchen - made progress during the fiscal year but have yet to fully expended their CDBG funds.

BFWC hired its architect who completed designing the renovations for the domestic violence shelter. This past fiscal year, BFWC also obtained all necessary City building permits required for the rehabilitation. BFWC projects starting the contractor bid process and selecting a contractor in Summer 2012. With a 3-month rehabilitation schedule, BFWC projects a December 2012 completion date.

During this past fiscal year, Spectrum revised its original plan to purchase a CalTrans site for its centralized kitchen. Caltrans and Spectrum continued to experience delays in finalizing the purchase of the site. Furthermore, the State elimination of redevelopment halted Eden Housing's plans to contribute to the centralized kitchen project by building affordable rental housing units above the centralized kitchen. Spectrum and Eden Housing continued its collaboration, though, as they now are pursuing renovating and expanding the kitchen at Josephine Lum Lodge, an Eden Housing affordable senior housing property located in Hayward. Spectrum will select its architect and contractor in the upcoming 2012-2013 fiscal year. Spectrum also continues to expend Alameda County CDBG funds before the City's CDBG funds for architectural and engineering activities.

- The construction of tenant improvements (drywall, plumbing, electrical, HVAC, and architectural finishes) at the child care center at Cornerstone at San Leandro Crossings, previously The Alameda at San Leandro Crossings project, still has not yet begun. As already explained above, the construction of the proposed affordable rental housing development, which has been redesigned to construct 200 units instead of the original 100-unit plan, has not commenced.

Other miscellaneous activities:

- The City began repaying the \$2.5 million Section 108 Loan that HUD provided for the construction of the City's new senior center in accordance with its 20-year repayment schedule. The City made its required payments on August 2011 and February 2012 this past fiscal year using CDBG funds.

Objective: Provide Economic Opportunity

Priority # 11. Support economic development.

Activities:

◆ **Other Activities**

None.

DRAFT

SECTION C: SUMMARY OF ACCOMPLISHMENTS

See Exhibit A (Comparison of Goals and Objectives – FY 2010-2014 Consolidated Plan), Exhibit B (Summary of Accomplishments for Public Services), Exhibit C (Maps showing locations of Consolidated Action Plan Activities), and Exhibit D (IDIS Reports).

DRAFT

PART II: OTHER ACTIONS UNDERTAKEN

Actions Taken To Affirmatively Further Fair Housing

Under the CDBG and HOME certifications to HUD, the City certifies that it will “affirmatively further fair housing.” During FY 2010-2011, the actions outlined in the *Analysis of Impediments to Fair Housing Choice (AI)* that was recently updated in January 2010 and in the City’s FY 2010-2014 Fair Housing Action Plan were carried out.

This year's AI’s Goals and Objectives (FY10-14) and City’s accomplishments are described below.

Actions	Current Year's Actions (FY11)	FY11 Accomplishments	FY10-14 Cumulative Accomplishments
Policy #1: Secure federal funding for community development activities.			
1.1: Complete Consolidated Plan and Action Plan.	1.1: Complete FY12 Action Plan.	FY12 Action Plan completed.	FY10-14 Consolidated Plan and FY10 Action Plan completed in May 2010. FY11 Action Plan completed in May 2011. FY12 Action Plan completed in May 2012.
1.2: Access, receive, and disburse federal entitlement grant funding.	1.2: Access, receive, and disburse federal entitlement grant funding.	On-going	On-going
1.3: Monitor implementation of the Consolidated Plan and Action Plan.	1.3: Monitor implementation of the Consolidated Plan and Action Plan.	CAPER reporting on FY11-12 activities completed.	FY10-11 CAPER completed. FY11-12 CAPER completed.
Policy #2: Support local fair housing activities and services.			
2.1: Conduct ongoing outreach and education regarding fair housing.	2.1: Provide CDBG funds to ECHO Housing for its Fair Housing Counseling Program.	ECHO Housing’s Fair Housing Program accomplishments for FY11-12 are detailed in the narrative under Priority #4, “Reduce Housing Discrimination” (see pages 7-8).	ECHO Housing contracted to provide fair housing services.
2.2: Respond to fair housing concerns and complaints in a timely fashion.	2.2: Provide CDBG funds to ECHO Housing to timely respond to fair housing concerns and complaints.	ECHO Housing evaluated and investigated fourteen (14) complaints within 24 hours (see pages 7-8).	ECHO Housing continued to evaluate and investigate complaints within 24 hours, when feasible.
2.3: Consider or continue contracting with fair housing service providers to conduct fair housing testing.	2.3: Provide CDBG funds to ECHO Housing to conduct its annual fair housing audit.	ECHO housing conducted eleven (11) fair housing audits (see page 8).	ECHO Housing’s FY11-12 Fair Housing Audit will be finalized in September 2012.
Policy #3: Collaborate with lenders and financial education providers to support fair lending practices and access to credit.			
3.1: Continue to support financial training and homebuyer assistance programs.	3.1: Provide funds to Bay Area Homebuyer Agency (BAHBA) to administer the City’s First-Time Homebuyer Program (FTHB).	The Mortgage Credit Certificate (MCC) Program provided MCC assistance to seven (7) San Leandran first-time homebuyers (see page 7).	The MCC Program provided assistance to first-time homebuyers.
3.2: Maintain a list of partner lenders.	3.2: Maintain a list of partner lenders.	MCC Program maintains a list of partner lenders.	List of partner lenders maintained.
Policy #4: Continue to support affordable housing production.			
4.1: Support affordable housing developers through financial and technical assistance.	4.1: Support local affordable housing developers.	City staff continued to work with BRIDGE Housing to construct its affordable rental housing development (see page 4).	City staff worked towards constructing BRIDGE Housing’s affordable rental housing development.
4.2: Facilitate access to below market-rate (BMR) units.	4.2: Provide funds to Davis Street Family Resource Center to place households into below market rate units.	The City was unable to fund Davis Street Family Resource Center in placing San Leandran families into housing units and/or waiting lists in BMR properties (see page 10).	Davis Street Family Resource Center contracted to provide affordable housing services which includes placing households into BMR units.
4.3: Mitigate constraints on housing production.	4.3: Mitigate constraints on production.	Worked with Planning department to mitigate constraints. Adopted updated Housing Elements including analysis of constraints and actions to be taken.	On-going.

Actions	Current Year's Actions (FY11)	FY11 Accomplishments	FY10-14 Cumulative Accomplishments
Policy#5: Ensure consistency between local zoning ordinances and fair housing choice.			
5.1: Allow for reasonable accommodation in zoning regulations.	5.1: Allow for reasonable accommodation in zoning regulations.	Policy is included in all City programs and passed through to developers.	On-going.
5.2: Establish zoning that treats emergency shelters, supportive housing, and transitional housing consistently with fair housing and State laws.	5.2: Establish zoning that treats emergency shelters, supportive housing, and transitional housing consistently with fair housing and State laws.	With the State-certified 2010 Housing Element, the City's Zoning Code can now be amended per SB2 to allow group residential uses (e.g. homeless shelters, rooming & boarding houses, supportive housing, and residential care facilities) as a matter of right on Industrial-Light (IL) zoned parcels.	On-going.
5.3: Maintain a definition of family consistent with fair housing law.	5.3: Definition is consistent.	Definition is consistent.	On-going.
5.4: Establish zoning that treats community care facilities consistently with fair housing and State laws.	5.4: Zoning is consistent.	Zoning is consistent.	On-going.
5.5 Establish zoning that treats secondary units consistently with fair housing and State laws.	5.5 Zoning is consistent.	Zoning is consistent.	On-going.
Policy #6: Maintain and implement an updated Housing Element.			
6.1: Strive for a State-certified Housing Element.	6.1: Strive for CA State HCD to certify the City's Housing Element.	City's 2010 Housing Element was certified on February 11, 2011.	Completed.
6.2: Implement Housing Element programs.	6.2: Implement the programs outlined in the City's 2010 Housing Element.	The City is implementing its 2010 Housing Element programs, and will report on its progress in its General Plan Annual Report.	On-going.
Policy #7: Work with local housing authorities to ensure fair housing laws are consistently applied in outreach & program implementation.			
7.1: Assist local housing Authorities with outreach.	7.1: Assist the Housing Authority of the County of Alameda (HACA) with outreach.	City continued to support HACA to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding the availability of public housing and Section 8 vouchers.	On-going.
Policy #8: Coordinate with local transit agencies to support links between residential and employment centers.			
8.1: Plan for and encourage transit-oriented development where appropriate.	8.1: Implement the City's Downtown Transit-Oriented Development Strategy, which was adopted in 2007.	City continued to implement the City's TOD Strategy, which includes the affordable rental housing development (see Section 4.1 above).	On-going.
8.2: Facilitate safe and efficient transit routes.	8.2: Facilitate safe and efficient transit routes.	No activity this year.	No activity this year.

The table below indicates the total number of San Leandro residents served by race and ethnicity, as well as by other categories and income level, with regard to fair housing issues.

Number of San Leandro Residents with Fair Housing Inquiries and Complaints Served by ECHO's Fair Housing Program

CATEGORY	PERSONS SERVED	PERCENT SERVED
ETHNICITY		
Hispanic	8	35%
Non-Hispanic	15	65%
RACE		
White	11	48%
Black/African American	10	43%
Asian	0	0%
American Indian/Alaskan Native	0	0%
Native Hawaiian/Other Pacific Islander	0	0%
American Indian/Alaskan Native & White	0	0%
Asian & White	0	0%
Black/African American & White	0	0%
American Indian/Alaskan Native & Black/African	0	0%
Other/Multi-racial	0	0%
Unknown	2	9%
TOTAL	23	100%
OTHER CATEGORIES		
Disabled/Special Needs	0	N/A
Female-Headed Household	20	N/A
Homeless	14	N/A
San Leandro Residents	23	N/A
INCOME CATEGORIES (% of AMI)		
0-30% AMI	6	26%
31-50% AMI	2	9%
51-80% AMI	4	17%
>80% AMI	11	48%
Declined to state	0	0%
TOTAL	23	100%

Actions Taken To Address the Needs of Homeless Persons and the Special Needs of Persons Who Are Not Homeless but Require Supportive Housing

Activities:

◆ Addressing the Needs of Homeless Persons

- The City funded homeless prevention services provided by BFWC in its San Leandro Shelter and by Davis Street Family Resource Center (DSFRC). San Leandro Shelter services include emergency shelter, case management, and other supportive services, while DSFRC provides groceries and clothing, medical and dental care, childcare, and other appropriate services such as employment counseling and housing assistance. BFWC served 211 homeless women and children, while DSFRC assisted 101 homeless clients and their dependents.
- The City continues to be actively engaged in the county-wide EveryOne Home Plan. See “EveryOne Home” under Priority #7, pages 10-12.

The City of San Leandro is committed to filling the gaps in service along the continuum and assuring that services now being provided are not lost. The following table summarizes the City’s programs in each component of the “continuum” to implement the EveryOne Home Plan:

Outreach / Assessment	Emergency Shelters	Transitional Housing	Permanent Supportive Housing	Permanent Affordable Housing
Building Futures with Women and Children (BFWC) Davis Street Family Resource Center (DSFRC) EveryOne Home	Building Futures with Women and Children (BFWC)'s San Leandro Shelter and domestic violence shelter	Building Futures with Women and Children (BFWC)	Mission Bell units set aside for clients with mental health issues Fuller Gardens & Fuller Lodge: 42 Below-Market Rate (BMR) units for developmentally disabled 352 BMR units at 5 apartment complexes for seniors	613 Below-Market Rate (BMR) units. ECHO Housing Rental Assistance Program

- The Homeless Prevention and Rapid Re-Housing Program (HPRP) is discussed under Priority #6, page 10.

◆ Addressing Special Needs Housing

- The City has sixteen (16) below-market rate (BMR) properties with seventy (70) BMR units set aside for people with various disabilities, such as physical and mental disabilities, sight impairment, and/or hearing impaired. Two (2) of these properties target

developmentally disabled people, and five (5) properties, which includes the 51-unit Estabrook Place, that target seniors only.

- Mission Bell Apartments has set aside six (6) of its twenty-five (25) rental units as permanent housing with supportive services for age youth adults with mental health disabilities, adults with mental illness or drug recovery with a history of homelessness, and adults with mental health issues and criminal record. Abode Services administers the housing component for these programs, while service provider Tri-City Homeless Coalition collaborates with the Fred Finch Youth Center for the STAY program, the HOPE Project Mobile Health Clinic for the Greater HOPE program, and with the Alameda County Behavioral Health Care Services Agency for the FACT program. These programs are discussed in “Transitional or Permanent Supportive Housing” under Priority #8 on page 12.
- Building Futures for Women and Children (BFWC) provides twenty (20) beds for victims of domestic violence in their Sister Me Home Shelter.

Actions to Address Obstacles to Meeting Underserved Needs, Foster and Maintain Affordable Housing, and Eliminate Barriers to Affordable Housing

Activities:

◆ Address Obstacles to Meeting Underserved Needs

- The Consolidated Plan priorities, discussed in Exhibit A, “Comparison of Goals and Objectives: FY 2010-2014 Consolidated Plan”, are designed to address the underserved needs in San Leandro. The primary obstacle to meeting the City’s underserved needs is securing available adequate funding resources.

◆ Foster and Maintain Affordable Housing

- The City annually monitors preservation of 613 Below-Market Rate (BMR) rental units (funded and/or regulated by the City/Redevelopment Agency) for tenants earning between 30% and 120% of the Area Median Income. These BMR units include forty-six (46) units at Surf Apartments whose ownership was transferred from Citizens Housing to Eden Housing this past fiscal year. Additionally, the City monitors sixty (60) existing BMR ownership units.
- The 200-unit Cornerstone at San Leandro Crossings affordable family rental housing development is the redesign of the original 100-unit The Alameda at San Leandro Crossings project. Representing the initial development under the City’s acclaimed 2007 Downtown Transit-Oriented Development Strategy, the Cornerstone project is a planned affordable housing for very low-income households. The redesigned project will construct 50 one-bedrooms, 85 two-bedrooms, and 65 three-bedrooms that include a manager’s unit) for very low- and low-income households (60% AMI) and the following amenities: 7,000 square feet of ground floor commercial space, bike parking, a landscaped courtyard, a children’s play area, a multi-purpose community room with kitchen, and shared laundry rooms on each floor. The five-story building includes

parking below grade as well as within the ground level of the building with up to 325 parking stalls. Once completed the affordability period for this property will be at least fifty-five (55) years.

- In addition, City staff have continued to respond to inquiries from private and non-profit developers to acquire property and rehabilitate or build affordable rental units.
- The City's Housing Rehabilitation Program for minor home repair grants and loans for owner-occupied homes historically preserved and improved the City's existing housing stock and assisted elderly homeowners to age in place. However, the City suspended this program this past fiscal year.
- The City's Rent Review Board Program provides a non-binding arbitration board review of eligible rent increase cases in San Leandro. There were no Rent Review Board cases in fiscal year 2011-2012. This program is funded solely with City General Funds.
- The joint consortium of the cities of San Leandro, Berkeley, Fremont, Union City, and Livermore received \$2,230,495 in federal Neighborhood Stabilization Program (NSP1) funds authorized under the Housing and Economic Recovery Act (HERA) of 2008. The consortium selected Hello Housing, formally known as Hallmark Community Solutions as the program contractor to use this pool of NSP1 funds to acquire, rehabilitate, and resell foreclosed and abandoned properties as well as process prospective income-eligible homebuyers for the purchased properties. Hello Housing has successfully purchased and sold eight (8) single-family homes to NSP1-qualified families: four (4) homes in the City of Livermore, one (1) home in Union City, one (1) home in the City of Fremont, and two (2) homes in San Leandro. In fiscal year 2011-2012, Hello Housing was able to purchase and rehabilitate two (2) additional NSP1-eligible properties in the City of Livermore. Both properties are anticipated to be sold to income eligible households in Summer 2012. It is anticipated that the NSP1 program will have sufficient funds to acquire and rehab one (1) additional property before the program terminates in February 2013. Hello Housing continues to utilize its NSP Regional Marketing Website (www.homehub.org) where all NSP homes are listed and information about the NSP program is readily available. This site includes lenders, home buying counseling agencies, and real estate agents who are working with the NSP program. It also shares details about each of the jurisdictions and their developer partners that are working together to implement the NSP program. The goal is to better market the benefits of the NSP program operating across the Bay Area to prospective buyers, mortgage lenders, and real estate agents.
- The Alameda County NSP2 Consortium, which has the Alameda County Housing and Community Development Department designated as its lead member and includes the City of San Leandro as well as the cities of Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Pleasanton, Union City, and the Unincorporated County, was awarded \$11,000,000 in federal Neighborhood Stabilization Program 2 (NSP2) funds authorized under the 2009 American Recovery and Reinvestment Act (ARRA) to purchase and rehabilitate foreclosed and vacant homes throughout the county.

This past fiscal year 2011-2012, Hello Housing has sold three (3) NSP2 properties in San Leandro to NSP2-eligible households. Another property was successfully acquired and

rehabilitated, and is currently projected to be purchased by an income-eligible buyer in Summer 2012. Two (2) additional San Leandro properties were also successfully acquired and is currently in the process of being rehabilitated before it will be sold to two (2) other income-eligible households.

◆ **Eliminate Barriers to Affordable Housing**

- The City's State-certified Housing Element of the General Plan identifies barriers to affordable housing and establishes "Goal 58: Elimination of Housing Constraints", which identifies policies and actions with implementation strategies to eliminate barriers. These policies include amending zoning regulations, streamlining permitting procedures, evaluating development fees, providing a customer-friendly environment, resolving design issues, and correcting infrastructure deficiencies and soil contamination.
- In addition, the City's Fair Housing Action Plan, which was implemented under the City's FY 2010-2014 HUD Five-Year Consolidated Plan period (July 1, 2010 through June 30, 2015), addresses the City's impediments identified in the Regional Analysis of Impediments to Fair Housing Choice (AI) for the Alameda County HOME Consortium that was completed in January 2010.
- 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 Overcome Gaps in Institutional Structure and Enhance Coordination

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 Continuum of Care Council. The City supports the Alameda County Continuum of Care Council and participates in meetings regularly to enhance coordination with other jurisdictions and countywide social service agencies. The City also worked closely with the Alameda County Housing and Community Development Department to adopt and provide support for its Alameda Countywide EveryOne Home Plan to end chronic homelessness.

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 Alameda County to operate the Section 8 Rental Assistance Program within San Leandro.

Actions Taken to Improve Public Housing and Residential Initiatives

San Leandro has no public housing. The Housing Authority of Alameda County (HACA), which

also has no public housing sites in San Leandro, administers the Section 8 voucher and Shelter Plus Care certificate programs for the City. HACA provided 1,402 vouchers and fifteen (15) certificates in FY 2011-2012.

Actions Taken to Evaluate and Reduce Lead-Based Paint Hazards

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 1978.

The City's Single Family Rehabilitation Program, which was suspended throughout the 2011-2012 fiscal year, provides lead-based paint awareness and information literature in each application packet requesting for low interest loans and minor home repair grants. Testing is always performed on homes when there are children ages seven 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 the 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 Ensure Compliance with Program and Comprehensive Planning Requirements

◆ Monitoring

City staff monitor CDBG, HOME, and public service projects regularly. The Housing Services Division staff regularly monitor CDBG-funded public services projects through review of quarterly progress reports, invoice reimbursements, frequent communications with subrecipient staff, and site visits. Staff conducted CDBG-monitoring onsite visits to all six (6) CDBG-funded public services providers: Building Futures with Women and Children (BFWC), Davis Street Family Resource Center (DSFRC) for its Basic Needs and Community Counseling programs, Eden Council for Hope and Opportunity (ECHO Housing) for its Tenant/Landlord Counseling and Rental Assistance programs, Girls, Inc., Safe Alternative to Violent Environments (SAVE), and SOS/Meals on Wheels. Furthermore, staff monitor capital improvement projects for the City through review and approval of ongoing reimbursement requests and invoices and constant communications with relevant staff. Staff coordinated with pertinent agency staff to ensure that the projects adhered to the regulations and requirements of the CDBG program.

◆ Managing the Process

The Housing Division staff assisted the Recreation and Human Services Department in issuing the two-year (FY 2010-2012) 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 received CAP funding, Housing staff educate 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. Fiscal year 2011-2012 represented the 2nd year of the City's two-year funding cycle for its CAP program, and the CAP-funded agencies were funded, although each agency experienced a 17% funding reduction due to the significant reduction in the City's 2011 CDBG allocation.

Staff also make educational presentations to the City Council for approval of the annual Action Plan and CAPER. These City meetings are public, and RFP applicants and the general public are welcome to attend to ask questions about the CDBG Program and RFP process.

The CDBG/Housing Manager oversees the CDBG and HOME Programs, while the Housing Specialist administers them to ensure program compliance with HUD rules and regulations. To ensure eligible CDBG activities, the Housing Specialist discusses proposed activities with CDBG-funded agencies about their scope of services and requests proposed scopes of work and budgets prior to a services agreement being approved. Staff monitors and reconciles with the City's Finance Department and IDIS data monthly for accurate CDBG/HOME funding revenue/expenditures, timely expenditures of CDBG funds, and inputs data into IDIS. Desk monitoring includes reviews of progress reports, invoices, 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.

Actions Taken to Reduce the Number of Persons Living Below the Poverty Level

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 rental housing. With CDBG funds, the City funded six (6) social service agencies that administered eight (8) programs that provide support services to help thousands of individuals reach personal and economic sustainability.

Among these grant recipients was Davis Street Family Resource Center (DSFRC), which has an Employment and Housing Assistance Program designed to assist clients to become job ready and/or secure employment and housing. DSFRC employment and housing specialists meet one-one-one with working poor families to define their employment goals, training needs, and housing goals. Moreover, as described in the HPRP program under Priority 6 on page 10, DSFRC staff partner with Building Futures for Women & Children staff to provide short and long term financial assistance to HPRP-eligible families with ARRA stimulus funds to prevent homelessness and/or stabilize housing. DSFRC's Employment Counseling program, furthermore, is designed to assist clients in securing employment and empowering clients to obtain further training and education to improve their job marketability. Lastly, DSFRC's on-site computer lab provides clients with computers and free internet access. Clients can use the computers to search for employment opportunities and prepare their cover letters and resumes.

With CDBG funds, Building Futures with Women and Children (BFWC) also provided pre-employment, life skills and housing assistance, as well as benefits advocacy to move clients into

self sufficiency. In FY 2011-2012, BFWC staff provided referrals for health care services and held support groups that addressed various topics such as domestic violence, parenting skills, barriers to housing, and basic life skills. BFWC also provided case management to 143 women. Sixty-one (61) of the eighty-five (85) women, or 72%, who exited after staying thirty (30) days or more, achieved safe and stable housing. Alameda County's EveryOne Home Housing Outcomes define permanent housing as housing owned by the client, a house or apartment rent by the client, permanent supportive housing, a rented room, or staying with family and friends permanently.

Ongoing preservation and monitoring of 613 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. DSFRC continues to help place prospective and income-qualified tenants into available BMR rental units and provide affordable housing search assistance to prevent homelessness.

The City continued to seek opportunities to work with non-profit and for-profit developers to build affordable rental and ownership housing and to find affordable housing opportunities. As previously mentioned the City continued to work and meet regularly with BRIDGE Housing Corporation towards beginning the construction of the 200-unit affordable housing project Cornerstone at San Leandro Crossings. City staff also assisted non-profit affordable housing developer Eden Housing with assuming ownership of the 46-unit Surf Apartments; thus, helping to preserve the affordability restrictions of this affordable housing property.

PART III: EVALUATION OF ANNUAL PERFORMANCE

The purpose of this section is to assess the City's progress in meeting the priority needs and specific objectives identified in the FY 2011-2012 Action Plan.

San Leandro completed the second year of its FY 2010-2014 HUD Consolidated Plan. The need to increase affordable housing, both rental and for sale, is one of the main goals of both the Housing Element of the City's General Plan and the Consolidated Plan (Con Plan).

1) Relationship of the Use of CDBG Funds to Priorities, Needs, Goals and Specific Objectives.

All CDBG funds were used to help the CDBG Program meet its national objectives of providing a suitable living environment, decent housing, and economic opportunities to benefit low- and moderate-income persons. Exhibit A (page 32) compares the City's anticipated housing and community development goals and actual outcomes for fiscal year 2011-2012.

The City allocated all of its CDBG public services funds to six (6) subrecipients who provided support services to 13,685 low-income persons in need from July 1, 2011 through June 30, 2012. Davis Street Family Resource Center received separate CDBG funding for two (2) of its programs: Basic Needs Programs and Community Counseling Program. ECHO Housing had three (3) of its programs funded with CDBG funds: Tenant/Landlord Counseling, Rental Assistance Program, and Fair Housing Counseling. Though, the City funded fair housing under the CDBG General Administration category.

Additionally, as previously described, CDBG funds funded the following: 1) the replacement or installation of ADA curb cuts throughout the City; 2) the City's implementation of its ADA Transition Plan designed to modify City facilities to make them more ADA accessible to disabled members of the public; 3) the purchase of a portable ADA swimming pool lift at the San Leandro Boys and Girls Club Swimming Pool. The City, in addition, used CDBG funds to repay the Section 108 Loan it utilized to complete the construction of its new senior center in accordance with the HUD's 20-year repayment schedule.

2) Changes in Program Objectives

During this program year, there were no changes to the program objectives. The City did submit its Amendment to FY 2011-2012 Annual Action Plan in order to allocate \$35,000 in unallocated CDBG funds to assist Eden Housing in acquiring and rehabilitating the 46-unit Surf Apartments.

3) Assessment of Efforts in Carrying Out Planned Actions

Overall, the City has met or exceeded all of its housing and community development goals in its FY 2011-2012 HUD Action Plan. The notable accomplishments with CDBG and HOME funds are described above in the earlier sections of this document. See also the summary of accomplishments in Exhibit A of the Appendix. The City did not hinder Consolidated Plan implementation by action or willful inaction.

4) Funds Used for National Objectives

All of the CDBG funds were used for activities benefiting very low-, and low-income persons. Most of the funds were used for two (2) of CDBG's national objectives: provide a suitable living environment and decent housing.

5) Acquisition, Rehabilitation or Demolition of Occupied Real Property

City staff discussed housing development opportunities with several developers seeking funding and sites. The City provided CDBG funds and Affordable Housing Trust Funds to Eden Housing to assume ownership and preserve the affordability restrictions at Surf Apartments.

There was no demolition of occupied real property through use of CDBG or HOME funds during FY 2011-2012.

6) Economic Development Activities Undertaken Where Jobs Were Not Taken.

No economic development activities where jobs were made available for low-income persons were undertaken with CDBG funds in FY 2011-2012.

7) Activities Serving Limited Clientele

City staff tracked and verified income data and all activities serving limited clientele not falling within presumed benefit categories. Reports were monitored by the City to assure that at least 51% of the persons served had low/moderate-incomes (at or below 80% AMI).

8) Program Income

The City did not have program income in FY 2011-2012.

HOME Narrative

As part of the County of Alameda HOME Consortium, the City of San Leandro receives HOME funds annually via the Alameda County Housing and Community Development Department. HOME expenditures totaled \$17,382.96 for general administration costs.

Citizen Participation

The draft CAPER was available for public comment at the Community Development Department, the City Clerk's Office, the main library, and on the City's website (<http://www.sanleandro.org/depts/cd/housing/plans.asp>). The comment period was from August 29th through September 17th, 2012. The Notice of a Public Hearing was published in the *Daily Review* on August 29th, 2012. The final CAPER includes various maps, including the geographic distribution and location of expenditures, areas of minority concentration, and census tracts. The Public Hearing to review the final CAPER is scheduled for the September 17th, 2012 City Council Meeting.

PART IV: APPENDIX

Exhibit A- Comparison of Goals and Objectives – FY 2010-2014 Consolidated Plan

Exhibit B- Summary of Accomplishments for Public Services

Exhibit C- Maps Showing Locations of Consolidated Plan Activities

Exhibit D- IDIS Reports

DRAFT

Exhibit A
Comparison of Goals and Objectives
FY 2010-2014 Consolidated Plan

DRAFT

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activites	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
HUD Objective: PROVIDE DECENT HOUSING											
Priority #1: Increase the availability of affordable rental housing for extremely low-, very low-, low-, and moderate-income families.											
Affordability	New construction of affordable housing			HOME	Redevelopment Housing Set-Aside; City Affordable Housing Trust Fund; Private	Units constructed	75	FY 10-11	15	0	0%
								FY 11-12	15	0	0%
								FY 12-13	15		
								FY 13-14	15		
								FY 14-15	15		
N/A	Increase the supply of affordable rental housing units	Inclusionary Zoning & Density Bonus Ordinance (15% set aside housing units)			Private	Units	25	FY 10-11	5	0	0%
								FY 11-12	5	0	0%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
Affordability	Acquisition and rehabilitation of affordable housing	Acquire and rehabilitate affordable housing				Units	10	FY 10-11	2	0	0%
								FY 11-12	2	0	0%
								FY 12-13	2		
								FY 13-14	2		
								FY 14-15	2		
Priority #2: Preserve existing affordable rental and ownership housing for low- and moderate-income households.											
N/A	Apartment Rehabilitation Program	Rehabilitation approved on case-by-case basis				Units	10	FY 10-11	2	0	0%
								FY 11-12	2	0	0%
								FY 12-13	2		
								FY 13-14	2		
								FY 14-15	2		
N/A	Housing Rehabilitation Program (Single-Family Home Loan Program)	Provide loans			Redevelopment Housing Set-Aside	Rehabilitation loans	25	FY 10-11	5	5	100%
								FY 11-12	5	0	0%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
N/A	Housing Rehabilitation Program (Single-Family Minor Home Repair Grant Program)	Provide grants			Redevelopment Housing Set-Aside	Home repair grants	75	FY 10-11	15	19	127%
								FY 11-12	15	0	0%
								FY 12-13	15		
								FY 13-14	15		
								FY 14-15	15		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activites	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
N/A	Housing Rehabilitation Program <i>(Mobile Home Grant Program)</i>	Provide grants			Redevelopment Housing Set-Aside	Mobile home grants	25	FY 10-11	5	11	220%
								FY 11-12	5	0	0%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
N/A	Maintain Section 8 vouchers and certificates	Provide Section 8 vouchers via Housing Authority of the County of Alameda (HACA)				Vouchers and certificates	N/A	FY 10-11	N/A	1,405	N/A
								FY 11-12	N/A	1417	N/A
								FY 12-13	N/A		N/A
								FY 13-14	N/A		N/A
								FY 14-15	N/A		N/A
Priority #3: Assist low- and moderate-income first-time homebuyers.											
N/A	Mortgage Credit Certificate (MCC) Program	Provide new MCC certificates			Alameda County MCC Program		25	FY 10-11	5	6	120%
								FY 11-12	5	7	140%
								FY 12-13	5		
								FY 13-14	5		
								FY 14-15	5		
N/A	First-Time Homebuyer Program	Downpayment assistance loans Outreach to prospective owners			Redevelopment Housing Set-Aside	New homeowners	15	FY 10-11	3	10	333%
								FY 11-12	3	0	0%
								FY 12-13	3		
								FY 13-14	3		
								FY 14-15	3		
N/A	Inclusionary Zoning Ordinance	Inclusionary Zoning & Density Bonus Ordinance (15% set aside housing units)			Residential developers	New ownership units	15	FY 10-11	3	1	33%
								FY 11-12	3	2	67%
								FY 12-13	3		
								FY 13-14	3		
								FY 14-15	3		
HUD Objective: CREATE SUITABLE LIVING ENVIRONMENT											
Priority #4: Reduce housing discrimination.											
Availability/ Accessibility	Support Fair Housing Services	Support ECHO Housing's efforts to investigate inquiries and complaints	\$14,000			Complaints (Persons)	125 (250)	FY 10-11	25 (50)	15 (20)	60%
								FY 11-12	25 (50)	14 (23)	56%
								FY 12-13	25 (50)		
								FY 13-14	25 (50)		
								FY 14-15	25 (50)		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activities	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
Priority #5: Maintain, improve, expand, and provide housing, shelter, and services to homeless individuals and families.											
Availability/ Accessibility	Provide shelter and support services for homeless individuals and families	Support Building Futures with Women & Children (BFWC) emergency shelter (<i>San Leandro Shelter</i>)	\$21,000			Persons served	1,250	FY 10-11	250**	232	93%
								FY 11-12	200**	211	106%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Provide support services for homeless	Support Davis Street Family Resource Center (DSFRC) (<i>Basic Needs Program</i>)	\$35,000			Persons served	40,000	FY 10-11	8,000**	14,811	185%
								FY 11-12	12,408**	12,473	101%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Priority #6: Maintain and expand activities designed to prevent those currently housed from becoming homeless.											
Availability/ Accessibility	Assist with move-in costs / delinquent rent to promote long-term housing and prevent homelessness	Support ECHO Housing (<i>Rental Assistance Program</i>)	\$5,000			Households assisted	35	FY 10-11	6**	7	117%
								FY 11-12	6**	7	117%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Provide tenant/landlord counseling services	Support ECHO Housing (<i>Tenant/Landlord Counseling Program</i>)	\$15,000			Households served	1,000	FY 10-11	200**	253	127%
								FY 11-12	108**	536	496%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Priority #7: Build on inter-jurisdictional cooperation and further coordination and improvement of the homeless Continuum of Care System.											
Availability/ Accessibility	Support Alameda County EveryOne Home Plan	Support EveryOne Home's administration costs	\$6,755			N/A (administration)	Support the Plan's goals and objectives	FY 10-11	ongoing	ongoing	N/A
								FY 11-12	ongoing	ongoing	N/A
								FY 12-13	ongoing		
								FY 13-14	ongoing		
								FY 14-15	ongoing		
Priority #8: Increase the availability of service-enriched housing for persons with special needs.											
Availability/ Accessibility	Provide transitional or permanent supportive housing	Provide financial assistance to produce affordable, special needs housing units			Non-City / Agency public funds	Units	10	FY 10-11	2	0	0%
								FY 11-12	2	0	0%
								FY 12-13	2		
								FY 13-14	2		
								FY 14-15	2		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activities	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
Priority #9: Support public services. *											
Availability/ Accessibility	Provide services crisis intervention and short-term counseling	Support Davis Street Family Resource Center (DSFRC) <i>(Community Counseling Program)</i>	\$10,000			Persons served	N/A	FY 10-11	255**	78	31%
								FY 11-12	211**	95	45%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Deliver mental health services to students	Support Girls, Inc. <i>(Pathways Counseling Center's Family Strengthening Program)</i>	\$10,000			Students counseled	N/A	FY 10-11	20**	38	190%
								FY 11-12	15**	24	160%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Provide crisis intervention services to domestic violence victims	Support Safe Alternatives to Violent Environments (SAVE) <i>(Community Oriented Prevention Services Program)</i>	\$10,940			Persons served	N/A	FY 10-11	180**	248	138%
								FY 11-12	450**	195	43%
								FY 12-13			
								FY 13-14			
								FY 14-15			
Availability/ Accessibility	Deliver meals to homebound seniors	Support SOS/Meals on Wheels <i>(Meal Delivery Service Program)</i>	\$10,940			Homebound seniors served	N/A	FY 10-11	80**	140	175%
								FY 11-12	60**	135	225%
								FY 12-13			
								FY 13-14			
								FY 14-15			
* BFWC's and DSFRC's funds are listed under Priority #5. ECHO Housing's Rental Assistance and Tenant-Landlord Counseling programs are listed under Priority #6.											
** FY 11-12 projected goals reflected in the agency's FY 2010-2012 Community Assistance Grant Program application and FY 2011-2012 CDBG Subrecipient Agreement.											
Priority #10: Support public facilities and other community improvements.											
N/A	Fund public improvements	Construct new wheel chair ramps and curb cuts				Ramps and curbs constructed	100	FY 10-11	20	0	0%
								FY 11-12	20	20	100%
								FY 12-13	20		
								FY 13-14	20		
								FY 14-15	20		
N/A	Fund public facility improvements	Fund ADA modifications to public facilities				Facilities modified to be more accessible	2	FY 10-11	0	0	0%
								FY 11-12	0	0	0%
								FY 12-13	1		
								FY 13-14	1		
								FY 14-15	0		

COMPARISON OF GOALS and OBJECTIVES: FY 2010-2014 CONSOLIDATED PLAN

HUD Outcome	Consolidated Plan Strategy	Proposed Activites	Action Plan FY 10-11 CDBG Funds	Other Funding Sources		Performance Indicator (# of)	FY 10-14 Con Plan Goals	Years 1, 2, 3, 4, & 5 CAPER			Percentage of Action Plan Goals
				Other HUD Funds	Other Funds			FY	FY 10-14 Action Plan Goals	FY 10-14 Actual CAPER Outcomes	
N/A	Fund Non-Profit facility improvements	Fund rehabilitation of Non-Profit facilities				Facilities rehabilitated	2	FY 10-11	0	0	0%
								FY 11-12	0	1	>100%
								FY 12-13	1		
								FY 13-14	1		
								FY 14-15	0		
N/A	Fund Non-Profit facility acquisition	Fund acquisition of Non-Profit facility				Facilities acquired	1	FY 10-11	0	0	0%
								FY 11-12	0	0	0%
								FY 12-13	0		
								FY 13-14	1		
								FY 14-15	0		
HUD Objective: PROVIDE ECONOMIC OPPORTUNITY											
Priority #11: Support economic development. +											
N/A	Provide loans to companies to assist with economic growth or opportunities	Provide small business loans				Small business loans	5	FY 10-11	1	0	0%
								FY 11-12	1	0	0%
								FY 12-13	1		
								FY 13-14	1		
								FY 14-15	1		
Sustainability	Adopt a Neighborhood Strategy Plan	Adopt a plan for economically distressed or historically underutilized areas				Finalized plan	N/A	FY 10-11	N/A	N/A	N/A
								FY 11-12	N/A	N/A	N/A
								FY 12-13	N/A	N/A	N/A
								FY 13-14	N/A	N/A	N/A
								FY 14-15	N/A	N/A	N/A
+ Business revitalization will most likely rely on available Redevelopment Agency funds.											

Exhibit B
Summary of Accomplishments
for Public Services

DRAFT

Summary of FY 2011-2012 Accomplishments: Actual Number of Persons Served and CDBG Funds Spent for Public Services

CATEGORIES	BFWC	DSFRC - Basic Needs	DSFRC - Community Counseling	ECHO Housing - RAP	ECHO Housing - L/T	Girls, Inc.	SAVE	Meals on Wheels	TOTALS
Hispanic	31	7,183	17	0	193	10	58	11	7,503
Non-Hispanic	180	5,290	78	16	343	14	137	124	6,182
Total	211	12,473	95	16	536	24	195	135	13,685
White	25	8,325	51	5	72	15	104	101	8,698
Blk / Afr. Amer	130	1,601	19	8	189	8	69	18	2,042
Asian	8	1,034	8	3	62	0	13	13	1,141
American Ind. / Alask. Nat.	8	74	1	0	0	0	0	2	85
Nat. Hawn / Other Pac. Isd.	4	206	2	0	20	0	5	1	238
Amer Ind. / Alask. Nat. & White	3	36	0	0	0	0	0	0	39
Asian & White	1	22	0	0	0	0	0	0	23
Blk / Afr. Amer & White	14	18	4	0	0	1	0	0	37
Amer Ind./Alask. Nat. & Blk/ Afr. Amer	7	4	0	0	0	0	0	0	11
Other Multi Racial	11	1,153	10	0	193	0	4	0	1,371
Total	211	12,473	95	16	536	24	195	135	13,685
Extremely low income (0-30%)	184	12,138	41	16	374	11	195	135	13,094
Very low income (30-50%)	8	308	32	0	144	5	0	0	497
Low income (50-80%)	9	24	16	0	17	3	0	0	69
Moderate income (>80%)	10	3	6	0	1	5	0	0	25
Total	211	12,473	95	16	536	24	195	135	13,685
Homeless	211	101	4	0	0	0	0	0	316
Female Head of Household	211	1,726	23	12	325	15	2	40	2,354
Disabled / Special Needs	101	714	2	4	72	0	4	135	1,032
San Leandro Residents	211	9,069	29	16	536	24	154	135	10,174
CDBG GRANT ALLOCATION	\$17,373	\$28,955	\$8,273	\$5,000	\$12,409	\$8,273	\$9,050	\$9,050	\$98,383
FUNDS EXPENDED	\$17,373	\$28,955	\$8,273	\$4,998	\$12,404	\$8,273	\$9,050	\$9,050	\$98,376
BALANCE	\$ -	\$ -	\$ -	\$ 2	\$ 5	\$ -	\$ -	\$ -	\$ 7

Exhibit C
Maps Showing Location of
Consolidated Action Plan Activities
for FY 2011-2012

DRAFT



Consolidated Action Plan FY 2011-2012 HUD Activity Locations



CDBG and other HUD Projects



Affordable Rental Property Preservation
(Surf Apartments)



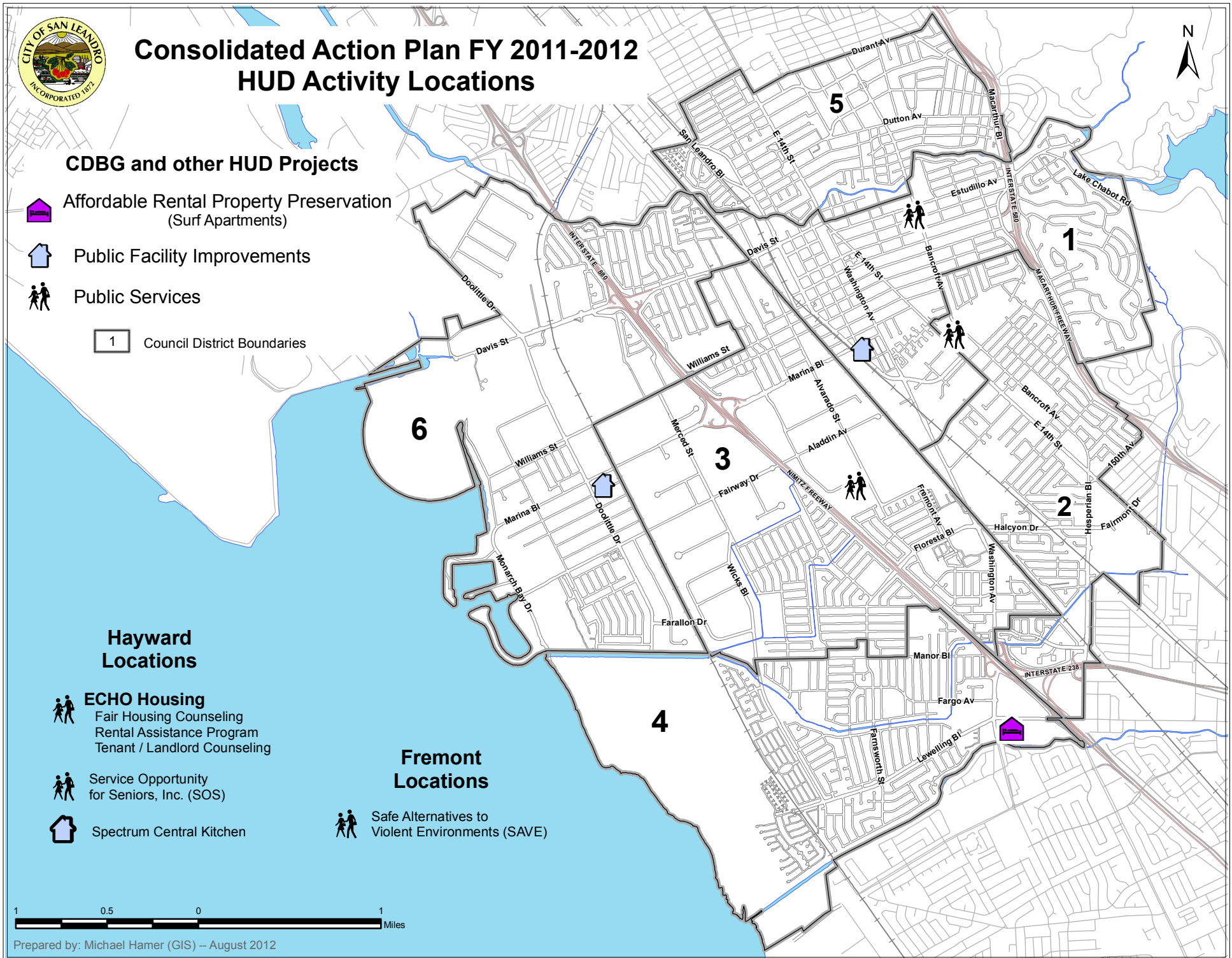
Public Facility Improvements



Public Services



Council District Boundaries



Hayward Locations



ECHO Housing
Fair Housing Counseling
Rental Assistance Program
Tenant / Landlord Counseling



Service Opportunity
for Seniors, Inc. (SOS)



Spectrum Central Kitchen

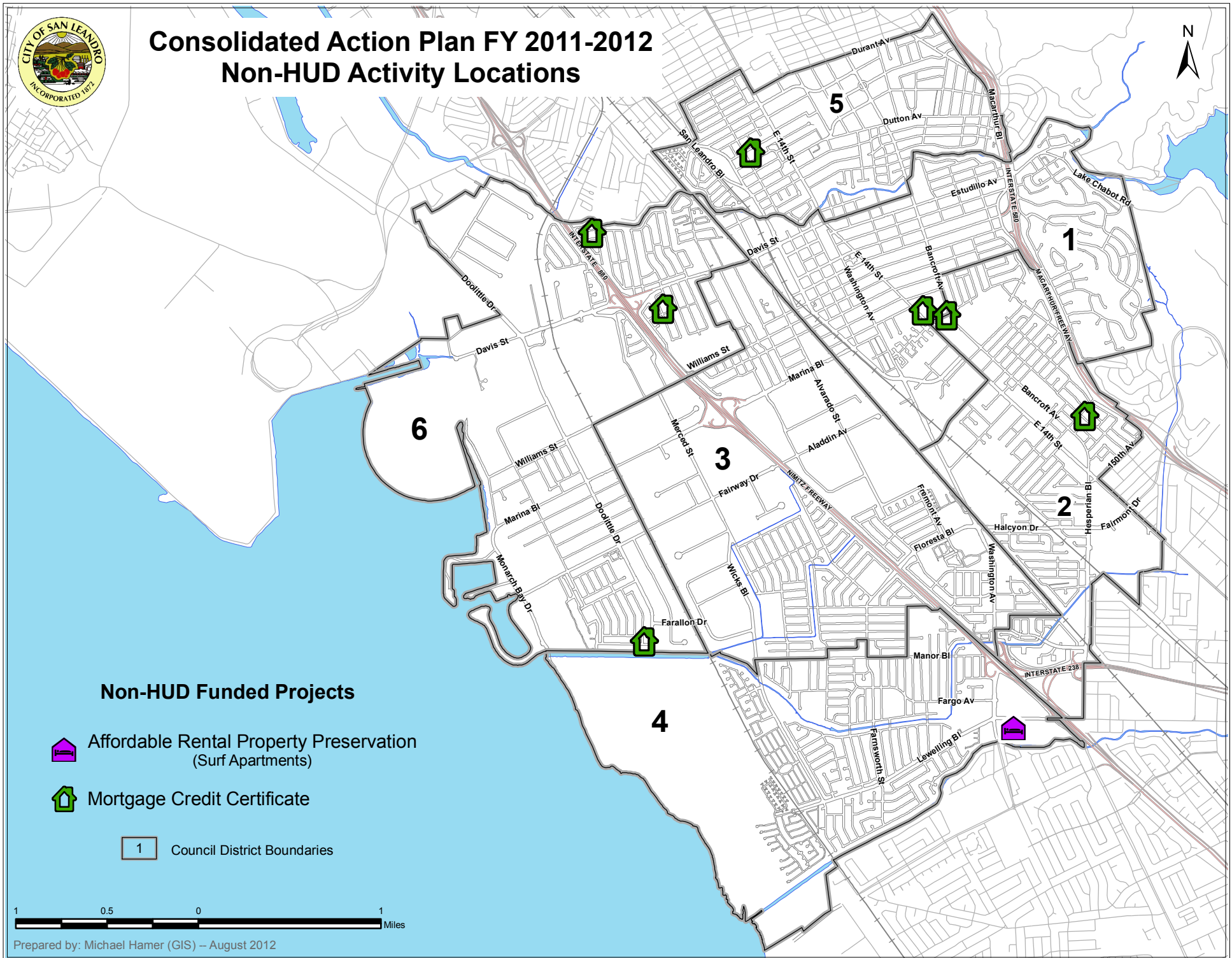


Safe Alternatives to
Violent Environments (SAVE)





Consolidated Action Plan FY 2011-2012 Non-HUD Activity Locations





Consolidated Action Plan FY 2011-2012

Minority Concentration

City of San Leandro

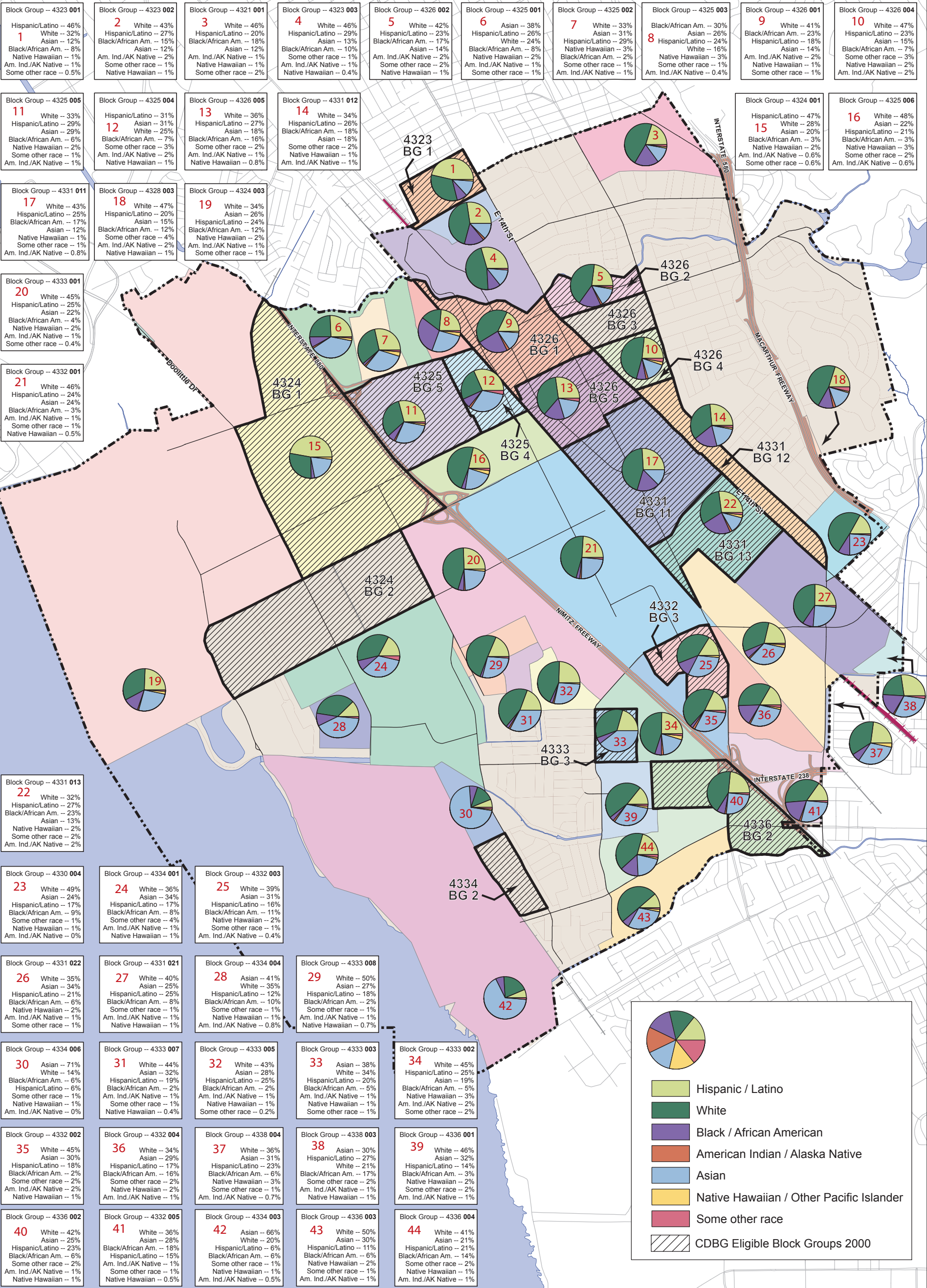


Exhibit D IDIS REPORTS

IDIS reports are still being generated and will be included in the Final CAPER before being submitted to HUD.