



City of San Leandro

Meeting Date: February 21, 2017

Staff Report

File Number: 17-027

Agenda Section: CONSENT CALENDAR

Agenda Number: 8.B.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Cynthia Battenberg
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: Staff Report for Resolution Approving the City of San Leandro 2014 and 2015 Housing Element Annual Progress Report

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council review and approve the 2014 and 2015 Annual Progress Reports related to the status and progress in implementing the City's Housing Element. The Annual Progress Report is accompanied by a resolution to meet State reporting requirements pursuant to Govt. Code §65400, which will then be forwarded to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

BACKGROUND

The Housing Element is one of the seven required elements of the San Leandro General Plan. The City's current Housing Element Update covers 2015-2023, which replaced the 2007-2014 version and which the City adopted in January 2015, incorporates new data, new housing targets, and new State requirements as part of the 2035 General Plan update process. The State Department of Housing and Community Development certified City's 2015-2023 Housing Element Update in February 2015.

Pursuant to Government Code §65400, cities and counties must submit an Annual Progress Report every year to the State. Because some State Housing and Community Development Programs have made submittal of the report a funding eligibility requirement, cities and counties are further incentivized to annually complete and submit their Annual Progress Reports. As required by the State, both the 2014 and 2015 Annual Progress Reports will be reported as part of the 2015-2023 Housing Element reporting cycle.

Analysis

The purpose of the Annual Progress Report is to track and monitor the status of and progress in addressing the City’s housing needs and goals. The primary Housing Element goals and objectives include:

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

The State also uses the Annual Progress Report to monitor progress by cities and counties on achieving their Regional Housing Needs Allocation (RHNA) goals. State law requires that each city and county ensure that its “fair share” of regional housing accommodate community needs at all income levels. The Association of Bay Area Governments (ABAG) allocated to San Leandro its RHNA assignment of 2,287 total housing units for the 2015-2023 period, which is an increase from the 1,630 units allocated for the previous 2007-2014 reporting cycle, as shown in the following table.

Between 2007 and 2014, the City produced 1,048 units, or 64% of its RHNA goal of 1,630.

<u>UNIT INCOME LEVELS</u>	2007-14 RHNA ALLOCATION	HOUSING UNITS
Very Low-Income	368	195
Low-Income	228	759
Moderate-Income	277	19
<u>Above Moderate-Income</u>	<u>75</u>	<u>75</u>
TOTALS	1,630	1,048

The City’s subsequent Annual Progress Reports will reflect the City’s total production of housing units each calendar year beginning in 2015 for the 2015-2023 period. The actual production of units in the “very low” and “low” income category is the result of Marea Alta, BRIDGE Housing’s 115-unit multi-family rental housing development (includes two manager’s units) that is nearing completion.

<u>UNIT INCOME LEVELS</u>	2015-23 RHNA ALLOCATION	HOUSING UNITS
Very Low-Income	504	82
Low-Income	270	31
Moderate-Income	352	0
Above Moderate-Income	1,161	5
TOTALS	2,287	118

The unit income levels are as follows:

- *Very Low-Income* are households earning less than 50% of Area Median Income

- *Low-Income* are households earning between 50% and 80% of Area Median Income
- *Moderate-Income* are households earning between 80% and 120% Area Median Income
- *Above Moderate-Income* are households earning more than 120% of Area Median Income

For San Leandro, the number of residential permits issued for above-moderate-income units continues to be slow as reflected in the five residential permits issued in 2014 and 2015.

Furthermore, the State elimination of redevelopment agencies, has severely hampered the City's ability to achieve several of its Housing Element goals and objectives. Without Redevelopment Housing Set-Aside funds, the City had to eliminate its First Time Homebuyer Loan Program and its Housing Rehabilitation Loan Program. The City now relies primarily on federal HOME Program funds, which have drastically declined since 2008, and local Affordable Housing Trust Fund monies, which are derived from the City's Inclusionary Zoning Ordinance and dependent on a more active housing market, to produce affordable housing.

Some of the City's key goals and accomplishments in 2014 and 2015 include:

GOAL 53: AFFORDABLE HOUSING DEVELOPMENT

- BRIDGE Housing's Cornerstone project, now called Marea Alta, obtained its building permits in December 2014 and began construction of Phase 1 (115 units affordable rental housing) which will be fully occupied and operational in February 2017. BRIDGE anticipates starting construction on Phase 2 (85 units of affordable senior rental housing) in Spring/Summer 2017.

GOAL 55: HOME OWNERSHIP

- Due to the State's elimination of the City's Redevelopment Agency, the City of San Leandro cancelled its First-Time Homebuyer Loan program in 2012. While no First-Time Homebuyer loans were provided in 2014 and 2015, the City offered two first-time homebuyers' seminars in 2014 and another seminar in 2015.
- In 2014, two homebuyers received Mortgage Credit Certificate (MCC) assistance to purchase a home in San Leandro. In 2015, six homebuyers received MCC assistance.

GOAL 56: AFFORDABLE HOUSING CONSERVATION

- In 2014, eight homeowners were approved to be assisted with Minor Home Repair grants while three mobile home owners also were approved for Mobile Home Repair grants under the City's Owner-Occupied Housing Rehabilitation Program. In 2015, seven homeowners and two mobile home owners also were approved to be assisted with housing rehabilitation grants.
- The owners of Tan Apartments at 825 San Leandro Blvd. and the Warren Manor at 111 Preda Street declined to extend the affordability restrictions for the 18 Below Market Rate units in both properties after their affordability agreements expired in August 2014.

GOAL 60: FAIR HOUSING

- In 2014, ECHO Housing provided information, counseling, and/or investigation into 17 fair housing complaints or allegations of housing discrimination involving 30 clients. They also addressed seven fair housing complaints involving 13 clients in 2015.

Future key actions under the Housing Element Update for the City to assess and implement include:

- Consider adjustments to long-term affordability requirements to preserve affordable rental stock;
- Develop strategies to preserve affordable housing units “at risk” of expiring;
- Consider amending the Inclusionary Zoning Ordinance to ensure greater effectiveness and efficiency; and,
- Explore TOD planning opportunities at Bayfair Mall.

The submission of the City’s 2014 and 2015 Annual Progress Reports to State HCD is important in order for the City to be eligible for the State’s Housing-Related Parks Program. The City has used grant funds from this program in the past to finance renovations at Siempre Verde Park and the interactive art from the Exploratorium in downtown. The City intends to submit an application to the HRP Program for Program Year 2016 for \$250,000 for the renovation of a qualifying park. The application deadline is February 23, 2017.

Previous Actions

The City Council adopted the current Housing Element Update in April 2010 and State HCD certified the Housing Element Update in 2011.

The City Council adopted the 2015 Housing Element in January 2015, and the State HCD certified the 2015 Housing Element Update in February 2015.

Attachments to Resolution

- ***Annual Progress Report 2014***
- ***Annual Progress Report 2015***

PREPARED BY: Steve Hernandez, Housing Specialist II, Community Development Department



City of San Leandro

Meeting Date: February 21, 2017

Resolution - Council

File Number: 17-028 **Agenda Section:** CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Cynthia Battenberg
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: RESOLUTION Approving the 2014 and 2015 San Leandro Housing Element Annual Progress Report and Authorizing the City Manager to Forward the Report to the California Department of Housing and Community Development and Governor's Office of Planning and Research (Approves the Report Required by California Government Code §65400 and Related to the Status and Progress in Implementing the Current Housing Element Update)

WHEREAS, the City Council of the City of San Leandro authorized the update of the City's Housing Element as part of the General Plan; and

WHEREAS, in April 2010, the City Council adopted an updated 2007-2014 Housing Element, which is internally consistent with the General Plan, and in February 2011, the City received its Housing Element certification from the State of California's Housing and Community Development Department; and

WHEREAS, in January 2015, the City Council adopted an updated 2015-2023 Housing Element, which is internally consistent with the General Plan, and in February 2015, the City the State of California's Housing and Community Development Department approved the updated 2015 Housing Element; and

WHEREAS, the City of San Leandro has completed its 2014 and 2015 Housing Element Annual Progress Report in accordance with the California Department of Housing and Community Development guidelines and State housing laws; and

WHEREAS, the acceptance of this Annual Progress Report on Housing Element implementation fulfills the requirements of State law and acknowledges San Leandro's efforts regarding implementation of the State-certified Housing Element and all of its goals, policies and implementation recommendations.

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

The City Council does hereby approve the attached Housing Element Update Annual Progress Reports for Calendar Year 2014 and 2015, consisting of Tables A, A2, A3, B and C, as required by State law.

The City Council authorizes the City Manager, or his designee, to forward the Housing Element Update Annual Progress Report to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction SAN LEANDRO
 Reporting Period 01/01/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3			0	0							
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO
 Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	504	0	0	0	0	0	0	0	0	0	0	504
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	270	0	0	0	0	0	0	0	0	0	0	270
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		352	0	0	0	0	0	0	0	0	0	0	352
Above Moderate		1161	0	0	0	0	0	0	0	0	-	0	1161
Total RHNA by COG. Enter allocation number:		2287											
Total Units ▶ ▶ ▶			0	0	0	0	0	0	0	0	0	0	2287
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 53:Affordable Housing Development	1. Facilitate the development of 149 units of very low income housing in the Estabrook Place (Eden Housing) and Alameda at San Leandro Crossings (renamed Cornerstone) (BRIDGE Housing) projects by June 30, 2014. (excludes manager's units). 2. Facilitate the development of at least 152 additional units affordable to very low income households, 221 new units affordable to low-income households, and 262 new units affordable to moderate-income household between June 30, 2009 and June 30, 2014 to satisfy the City's ABAG Regional Housing Needs Allocation. 3. Of the 152 very low-income units, strive to achieve occupancy of at least half (76 units) to by extremely low-income	Ongoing	BRIDGE Housing's Cornerstone project, now renamed Marea Alta, obtained its building permits in December 2014 and set to begin construction of the 115-unit affordable housing development. Marea Alta will have 12 extremely low-income (ELI) units and 2 manager's units.

	households. This would include a combination of units that are explicitly reserved for extremely low-income households (such as those in Casa Verde and Mission Bell) and units that serve all households with incomes less than 50% AMI.		
Action 53.06-A: Alameda at San Leandro Crossings/Estabrook Senior Housing	Complete the following affordable housing projects: 1. The 100-unit Alameda at San Leandro Crossings development for very low-income families, by BRIDGE Housing. 2. The 51-unit Estabrook Place Senior Housing Development for very low-income seniors, by Eden Housing.	Ongoing	BRIDGE Housing is nearing commencing construction of the 115-unit, including 2 manager's units, Marea Alta project after obtaining all required building permits in December 2014. The 51-unit Estabrook Place has been completed and fully occupied in 2010.
Action 54.01-A: Housing Annual Report	Prepare an annual report to State HCD on the City's progress toward Housing Element implementation.	2014	Reports for 2011 and 2012 were submitted in January 2014. Report for 2013 was submitted in June 2014.
Goal 55: Home Ownership	Provide opportunities for low- and moderate-income San Leandro households to become homeowners and help them to retain their homes in the event of financial crisis. 1. Provide first-time homebuyers assistance to an average of 10 homeowners a year between 2009 and 2014. 2. Facilitate at least two first-time homebuyers' seminars annually between 2009 and 2014.	2014	1. Due to the State's elimination of the City's Redevelopment Agency, the City was not able to provide any First-Time Homebuyer Program loans in CY 2014. City staff are evaluating other funding sources to revive this eliminated loan program. 2. Two first-time homebuyers' seminars were offered in 2014: June 14, 2014 and December 13, 2014.
Action 55.02-B: Mortgage Credit Certificate Program	Support Alameda County Housing and Community Development Department's (HCD) Mortgage Credit Certificate (MCC) Program, where owners may take 20% of their mortgage interest payment as dollar for dollar tax credit against their federal income taxes.	2014	Ongoing program run by Alameda County HCD. In CY 2014, 2 homebuyers received MCC assistance to purchase a home in San Leandro. There were no MCC re-issuances for a refinance in CY 2014.
Goal 56: Affordable Housing Conservation	Encourage the preservation and rehabilitation of the existing affordable	2014	1. In CY 2014, 8 lower-income households were approved to be assisted with Minor Home Repair grants.

	<p>housing stock.</p> <ol style="list-style-type: none"> 1. Provide rehabilitation assistance to an average of 20 lower-income homeowners a year between 2009 and 2014 through the Minor Home Repair (Grant) Program. 2. Provide rehabilitation assistance to an average of 10 lower-income homeowners a year through the Owner-Assisted Rehabilitation (Loan) Program. 3. Provide rehabilitation assistance to a minimum of 1 mobile home park and at least 20 mobile home owners by June 30, 2014. 4. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by June 30, 2014. At least 30% of these units should be affordable to low- or very-low income households. 5. Preserve the 679 income-restricted units that currently exist in the City. 6. Assist at least 15 extremely low-income households through the programs listed in Objectives 1, 2, and 3 above. 		<ol style="list-style-type: none"> 2. Due to the State's elimination of the City's Redevelopment Agency, the City has eliminated the rehabilitation loan portion of its Housing Rehabilitation Program. The City was not able to provide any rehabilitation loans in CY 2014. City staff are evaluation other funding sources to revive this eliminated program. 3. In CY 2014, 3 lower-income households were approved to be assisted with Mobile Home Repair grants. 4. 1,221 rental housing units have been rehabilitated since 2011: 1) the 91-unit Las Palmas Apartments (16 VLI & 34 LI), 2) the 143-unit Eden Lodge (43 VLI & 98 LI), 3) the 46-unit Surf Apartments (11 VLI & 25 LI), 4) the 26-unit Fuller Lodge (3 ELI & 22 VLI), 5) the 75-unit Fargo Senior Center (75 VLI), and 6) the 840-unit Lakeside Village Apartments (75 VLI & 755 LI). Low Income Units are at 60% AMI. 5. None. 6. In CY 2014, 5 extremely low-income households were awarded grants through the programs listed in 1, 2, and 3.
Action 56.01-A: Home Repair Grants	Provide funds to low- and very low-income homeowners for home maintenance and repairs via the Minor Home Repair Program.	2014	In CY 2014, 11 homeowners were approved to be assisted with Minor Home Repair grants.
Action 56.06-A: Protection Strategy for At-Risk Units	<p>Develop a strategy to protect the 18 BMR rental units at the Tan Apartments (825 San Leandro Blvd.) and Warren Manor (111 Preda Street) set to expire in 2014.</p> <p>The strategy should include:</p> <ol style="list-style-type: none"> a) Direct contact with the owners during the next two years; b) Offering low-interest rehabilitation loans or other forms of financial assistance to owners for an agreement to retain the units as affordable; and c) Working collaboratively with the project owners and non-profit housing developers who may be interested in acquiring an 	2014	The affordability restrictions at Tan Apartments and Warren Manor expired in August 2014. The owners did not wish to extend the affordability periods.

	ownership share in the project.		
Action 58.07-A: Section 8 Program	Continue to participate in the Section 8 Program. Promote partnerships with the Alameda County Housing Authority and the Rental Housing Organization to expand the availability of vouchers for residents and provide additional incentives for landlords to participate.	2014	The Housing Authority of the County of Alameda (HACA) operates the Section 8 program for San Leandro. In FY14-15, HACA provided 1,486 Section 8 Vouchers and 19 Shelter Plus certificates.
Action 60.01-A: Contract with ECHO Housing (Fair Housing)	Continue to contract with ECHO Housing for fair housing assistance and the investigation of discrimination complaints, and for tenant-landlord counseling and mediation services.	2014	The City annually contracts with ECHO Housing to provide fair housing services. For CY 2014, ECHO Housing provided information, counseling, and/or investigation into 17 fair housing complaints of housing discrimination involving 30 clients. They also addressed 1 inquiry involving 4 clients.
Action 60.06-A: Fair Housing Training Sessions	Work with ECHO Housing to conduct fair housing training sessions for landlords and property owners, tenants and homebuyers, realtors, and the public. Support ECHO's targeted audits to gauge level of discrimination in the rental housing market.	2014	This entails the City's efforts to affirmatively promote fair housing practices. For CY 2014, ECHO Housing's fair housing counselors conducted the following: <ul style="list-style-type: none"> - 1 session for 3 landlords and property managers. - 1 Fair Housing Seminar for 30 persons. - 5 general presentations to 69 persons.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2014 - 12/31/2014

General Comments:

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2015 - 12/31/2015

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Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction SAN LEANDRO
 Reporting Period 01/01/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Marea Alta	MH	Renter	82	31	0	0	113	0	Low Income Housing Tax Credits, Housing Investment Partnership Program, Redevelopment Agency or Successor Agency Funds		
(9) Total of Moderate and Above Moderate from Table A3			0	5							

(10) Total by Income Table A/A3	82	31	0	5		
(11) Total Extremely Low-Income Units*	12					

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO
 Reporting Period 01/01/2015 - 12/31/2015

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	5	0	0	0	0	5	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	504	82	0	0	0	0	0	0	0	0	82	422
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	270	31	0	0	0	0	0	0	0	0	31	239
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		352	0	0	0	0	0	0	0	0	0	0	352
Above Moderate		1161	5	0	0	0	0	0	0	0	-	5	1156
Total RHNA by COG. Enter allocation number:		2287											
Total Units ▶ ▶ ▶			118	0	0	0	0	0	0	0	0	118	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													2169

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2015 - 12/31/2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 53: Affordable Housing Development	<p>Increase the supply of ownership and rental housing in San Leandro affordable to extremely low, very low, low, and moderate income households.</p> <p>1. Facilitate the development of 200 units of very low income housing in the Cornerstone Apartments (BRIDGE Housing) development by 2017.</p> <p>2. Facilitate the development of at least 304 additional units affordable to very low income households, 270 new units affordable to low-income households, and 352 new units affordable to moderate-income household between January 1, 2014 and October 31, 2022 to satisfy the City's ABAG Regional Housing Needs Allocation.</p> <p>3. Of the 304 very low-income units, strive to achieve occupancy of at least half (152</p>	Ongoing	BRIDGE Housing's Cornerstone project, a 115-unit affordable housing development, now renamed Marea Alta, is under construction. Marea Alta will have 12 extremely low-income (ELI) units and 2 manager's units.

	units) to by extremely low-income households. This would include a combination of units that are explicitly reserved for extremely low-income households and units that serve all households with incomes less than 50 percent of AMI.		
Action 53.01-B: Bayfair BART	Work with BART to further develop and refine transit-oriented development plans for the area around the Bay Fair Station, including the BART parking lots and adjoining underutilized private and public properties.	Ongoing	City received MTC grant in 2014. Through an RFP, the City selected a consultant in 2015. Planning process began in 2015 with implementation in 2016.
Action 53.06-A: The Cornerstone Apartments	Facilitate the completion of the 200-unit Cornerstone Apartments on the 2.2 acre site at West Juana Avenue and San Leandro Boulevard currently used for BART parking.	Ongoing	BRIDGE Housing's 200-unit Cornerstone project has been redesigned into 2 phases. Phase 1 is Marea Alta, a 115-unit multi-family affordable rental housing development, which is currently under construction with completion anticipated in 2016. Phase 2 will be an 85-unit senior housing development slated to begin construction after Marea Alta is completed.
Goal 55: Home Ownership	Provide opportunities for low- and moderate-income San Leandro households to become homeowners and help them to retain their homes in the event of financial crisis. 1. As funding allows, restore the first-time homebuyers' assistance program within five years of Housing Element adoption, and provide assistance to an average of 10 homeowners a year once it is re-established. 2. Facilitate at least two first-time homebuyers' seminars annually between 2015 and 2023.	2015	1. The City continues to work towards re-establishing the City's homebuyers' assistance program, but funding continues to be the biggest hurdle. 2. One homebuyers' seminars was offered in 2015: November 7, 2015.
Action 55.02-B: Mortgage Credit Certificate Program	Continue to support the Mortgage Credit Certificate (MCC) Program administered by the Alameda County Housing and Community Development Department.	2015	Ongoing program run by Alameda County HCD. In CY 2015, 6 homebuyers received MCC assistance to purchase a home in San Leandro. There were 2 MCC re-issuances for a refinance in CY 2015.
Goal 56: Affordable Housing Conservation	Encourage the preservation and rehabilitation of the existing affordable housing stock. 1. Provide rehabilitation assistance to an	2015-2023	1. In CY 2015, 7 lower-income households were approved to be assisted with Minor Home Repair grants. 2. In CY 2015, 2 lower-income households were approved to be assisted with Mobile Home Repair grants.

	<p>average of 15 lower-income homeowners a year between 2015 and 2023 through the Minor Home Repair (Grant) Program.</p> <p>2. Provide rehabilitation assistance to an average of 20 mobile home owners by January 31, 2023.</p> <p>3. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by January 31, 2023. At least 30% of these units should be affordable to very low income households.</p> <p>4. Conservation of 100 percent of the income-restricted units that currently exist in the City, including the four units "at risk" of expiring between 2015 and 2023.</p> <p>5. Assist at least 15 extremely low-income households through the programs listed in Objectives 1 and 2 above.</p>		<p>3. None.</p> <p>4. None.</p> <p>5. In CY 2015, 5 extremely low-income households were awarded grants through the programs listed in 1 and 2.</p>
<p>Action 56.01-A: Home Repair Grants</p>	<p>Continue local financial support for the following programs which assist low- and very low income homeowners in home maintenance and repair:</p> <ul style="list-style-type: none"> - Minor Home Repair Program, for minor repairs to correct conditions that threaten the health and safety of occupants - Mobile Home Repair, for minor repairs to correct conditions that threaten the health and safety of occupants <ul style="list-style-type: none"> - Accessibility grants, to make homes accessible to disabled or elderly people - Exterior Clean-up, to help very low income owner occupants with yard clean-up and debris removal - Exterior Paint, to improve the appearance of homes for very low income owners - Seismic strengthening, to help low-income owners make improvements to reduce possible earthquake damage 	<p>2015</p>	<p>In CY 2015, 7 homeowners were approved to be assisted with Minor Home Repair grants while 2 mobile home owners were approved to be assisted with Mobile Home Repair grants.</p>

Action 56.07-A: Rent Review Board	Maintain a Rent Review Board (RRB) to mediate disputes related to significant rent increases in local apartment complexes.	Ongoing	The CY 2015, the City began the public process of assessing amendments to the City's Rent Review Ordinance to more effectively and efficiently administer the Rent Review Program. It is anticipated that amendments will be approved and adopted in 2016.
Action 56.08-A: Mobile Home Grant Program	Continue local financial support for the Mobile Home Grant Program, which provides grants to very low income mobile home owners for mobile home rehabilitation.	Ongoing	In CY 2015, 2 mobile home owners were approved to be assisted with Mobile Home Repair grants.
Action 58.07-A: Section 8 Program	Continue to support local property owner participation in the Section 8 Certificate and Voucher Program, which provides assistance to very low income tenants through rent subsidies paid directly to landlords. Promote partnerships with the Alameda County Housing Authority and the Rental Housing Organization to expand the availability of vouchers for San Leandro residents, and provide additional incentives for San Leandro landlords to participate in the program.	Ongoing	The Housing Authority of the County of Alameda (HACA) operates the Section 8 program for San Leandro. In FY15-16, HACA provided 1,424 Section 8 Vouchers and 17 Shelter Plus certificates.
Action 58.09-C: Homeless Task Force	Create a task force or ad hoc group of service providers, faith community representatives, homeless persons and advocates, City commissioners, and interested community members to address the issue of homelessness in San Leandro	2015	In late CY 2014, Building Futures with Women & Children, Davis Street Family Resource Center, and Interfaith Homeless Network (IHN)/April Showers collaborated to form the San Leandro Homeless Task Force dedicated to addressing homelessness in San Leandro.
Action 60.01-A: Contract Fair Housing Services Provider	Continue to contract with a fair housing services provider such as Eden Council for Hope and Opportunity (ECHO) Housing for fair housing assistance and the investigation of discrimination complaints, and for tenant-landlord counseling and mediation services.	2015	The City annually contracts with ECHO Housing to provide fair housing services. For CY 2015, ECHO Housing provided information, counseling, and/or investigation into 7 fair housing complaints of housing discrimination involving 13 clients. They also addressed 4 inquiries involving 7 clients.

<p>Action 60.06-A: Fair Housing Training Sessions</p>	<p>Work with ECHO Housing to conduct fair housing training sessions for landlords and property owners, tenants and homebuyers, realtors, and the public at large. In addition, support ECHO's targeted audits to gauge the level of discrimination in the rental housing market.</p>	<p>2015</p>	<p>This entails the City's efforts to affirmatively promote fair housing practices. For CY 2015, ECHO Housing's fair housing counselors conducted the following:</p> <ul style="list-style-type: none">- 4 session for 42 landlords and property managers.- 1 Fair Housing Seminar for 25 persons.- 10 general presentations to 142 persons. <p>ECHO Housing also conducted and published a Fair Housing Audit in FY 2015-2016 on source of income discrimination.</p>
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2015 - 12/31/2015

General Comments: