



City of San Leandro

Meeting Date: April 2, 2018

Staff Report

File Number: 18-131

Agenda Section: PUBLIC HEARINGS

Agenda Number: 5.A.

TO: City Council

FROM: Jeff Kay
Interim City Manager

BY: Tom Liao
Acting Community Development Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: Staff Report for Public Hearing for City of San Leandro U.S. Department of Housing and Urban Development (HUD) Draft FY 2018-2019 Annual Action Plan

RECOMMENDATIONS

At tonight's public hearing, staff recommends the City Council approve a motion to publish the Draft FY 2018-2019 Annual Action Plan for a 30-day comment period (April 6 - May 7, 2018), and set a public hearing for May 7, 2018, or as soon thereafter as the hearing may be held pending final approval of the federal budget, to consider final approval of the FY 2018-2019 Annual Action Plan.

BACKGROUND

The FY 2015-2019 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan) identifies the housing and community development needs in San Leandro and outlines the strategies for meeting those needs. The Draft FY 2018-2019 Annual Action Plan (Annual Action Plan) represents the fourth year of the Consolidated Plan and implements the strategies through Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds, distributed and audited by the U.S. Department of Housing and Urban Development (HUD).

As a CDBG entitlement grantee, the City receives CDBG funds directly from HUD each year. In order to receive its annual CDBG grant allocation from HUD, the City must update its Consolidated Plan every five years and submit an Annual Action Plan to HUD.

The City participates in the Alameda County HOME Consortium (Consortium), which consists of Alameda County and all Alameda County cities, except Berkeley and Oakland. The City must apply to the County to receive its annual share of HOME funding. As part of this process, the City must submit its Annual Action Plan to Alameda County. The County serves as the lead agency for

the Consortium and the HOME Program and is responsible for submitting the Annual Action Plan documents on behalf of the entire Consortium to HUD.

Under the Housing and Community Development Act (from which the CDBG Program originated) there are three major goals identified for the funds:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunity

In addition, CDBG funds must be used to meet one of three national objectives:

- 1) Benefit low- and moderate-income persons,
- 2) Aid in the prevention of slum and blight, or
- 3) Meet an urgent need.

HOME funds must be used specifically for housing opportunities for low- and moderate-income persons.

The City's CDBG entitlement grant from HUD for FY2018-2019 is projected to be \$659,582. In addition, the City will be allocated an estimated \$162,875 in new HOME funds available for general administration and affordable housing projects as part of the Consortium. Both CDBG and HOME funding estimates assume last year's funding levels due to the delayed federal budget and HUD has not yet finalized its CDBG and HOME budgets for FY 2018-2019.

Citizen Participation Process

HUD Consolidated Plan regulations provide guidelines and requirements for the City to develop a citizen participation plan that governs the public input and noticing process for creating the Consolidated Plan and subsequent Annual Action Plans. The goal of the citizen participation plan is to encourage broader public involvement in the planning and allocation of CDBG and HOME funds and implementation of related programs. A minimum of two (2) public hearings are required with at least one (1) hearing held before the Draft FY 2018-2019 Annual Action Plan is published for public comment. After tonight's public hearing, a summary of the draft Annual Action Plan will be published in the Daily Review newspaper. Copies of the Draft FY 2018-2019 Annual Action Plan will be available for review during normal office hours at the City Clerk's office and the City's Community Development Department, both of which are located in City Hall; at the Main Library; and on the City's website at <http://www.sanleandro.org/depts/cd/housing/plans.asp>. Assuming HUD finalizes the CDBG and HOME budgets in the next few weeks, the second public hearing will be held May 7, 2018, at which time the City Council will consider approval of the final Plan.

Analysis

The Draft FY 2018-2019 Annual Action Plan outlines the proposed activities, objectives, and budget for the upcoming fiscal year. Attachment A summarizes the FY 2018-2019 proposed activities and funding amounts. Attachment B contains the Draft FY 2018-2019 Annual Action

Plan. The Annual Action Plan includes information on funding resources for housing and community development activities, a description of activities to be undertaken during FY 2018-2019, and other actions that the City will take to address issues such as barriers to affordable housing, anti-poverty strategies, and lead-based paint hazards.

The City's CDBG entitlement grant from HUD for FY 2018-2019 is currently projected to be the same as the FY 2017-2018 level of \$659,582. There is an estimated \$300,000 in unallocated CDBG funds from prior years which arises from a loan repayment in FY2017-2018 from Davis Street Family Resource Center. The City is also projected to receive \$162,875 in HOME funds from the Consortium. There are no estimated funds carried over from prior year's HOME funds.

All of the proposed activities' budgets will be proportionately increased or decreased from the estimated funding levels to match actual allocation amounts depending on HUD's final CDBG allocation to the City. The proposed CDBG-funded activities in the FY 2018-2019 Annual Action Plan fall into the following eligible categories: Public Services, Public Facilities, Housing Activities, and General Administration.

In accordance with HUD regulations, the City will commit no more than 15% (or \$98,937) of its annual CDBG allocation toward Public Services. The City issued a Community Assistance Grant Program (CAP) & CDBG Request for Funding/Grant Applications in March 2017 to award two-year grants for FY 2017-2018 and FY 2018-2019. Staff is recommending the following non-profit public service providers be funded with CDBG monies in FY 2018-2019 based on the two year CAP/CDBG grant allocations from FY 2017-2018:

<u>Project Name</u>	<u>FY 18-19*</u>
CALICO	\$ 20,537
Davis Street Family Resource Center	\$ 36,197
SOS/Meals on Wheels	<u>\$ 42,203</u>
Total	\$ 98,937

**Projected funding allocations are subject to change based on the City's actual CDBG allocation for FY18-19*

The City's proposed biennial budget for FY 2017-2019 also includes \$150,000 in General Funds as part of the Community Investment Fund to supplement CDBG funding for public service providers.

For Public Facilities, the City is proposing to allocate \$190,635 to HUD for principal/interest payments for the City's outstanding \$2.5 million HUD Section 108 loan, which helped finance construction of the City's new Senior Community Center. In addition, staff proposes allocating \$138,094 to continue implementing the City's 2010 Updated ADA Transition Plan by funding the completion of architectural modifications designed to make City facilities (including the Main Library, Marina Community Center, City Hall, City Hall South Offices, Police Department, Washington Manor Library, and Marina Park) more accessible to persons with disabilities.

For Housing Activities, staff recommends providing \$100,000 of CDBG funds to continue funding the City's Single-Family Housing Rehabilitation Grant Program, which provides minor repair

grants to extremely low- and very-low income San Leandro homeowners.

Administrative funding for FY 2018-2019 is \$131,916, which conforms to the HUD-regulated 20% spending cap on general administration costs and expenses. Staff recommends allocating \$121,916 to City staffing for CDBG program administration. \$10,000 in CDBG funds will also be allocated to ECHO Housing's Fair Housing services. Fair Housing is federally mandated, and ECHO Housing assists the City in meeting HUD requirements to advance fair housing.

The City uses HOME funds for the acquisition, rehabilitation, and new construction of affordable rental housing as well as tenant-based rental assistance to serve lower income households in need. The City's HOME allocation for FY18-19, as well as from FY 2017-2018 and for FY 2019-2020, will be used to repay the County's regional HOME competitive funding pool, of which BRIDGE Housing received approximately \$566,000 in 2012 for the construction of the 115-unit Marea Alta Phase 1 development. Under the Consortium's rules, affordable housing projects within each local jurisdiction may tap into HOME funds from the applicable local jurisdiction's pro-rated annual share, and may also apply for monies from the County-administered regional fund pool. However, local jurisdictions must repay the County's regional pool if their affordable housing projects receive funding from it. In the case of Marea Alta Phase 1, the City Council approved \$650,000 in 2012 from the City's annual HOME allocation allotment and BRIDGE Housing then applied for and received County approval for the approximately \$566,000 from the competitive regional pool.

Current Agency Policies

Current City Council Policy is defined by the FY 2015-2019 Consolidated Plan, adopted by Resolution No. 2015-080 on April 20, 2015.

Applicable General Plan Policies

The Consolidated Plan addresses the goals of the General Plan Housing Element, such as increasing the supply of affordable for-sale and rental housing, providing opportunities for home ownership, preserving and rehabilitating existing affordable owner-occupied and rental housing, and addressing special needs populations.

Environmental Review

National Environmental Protection Act (NEPA) and California Environmental Quality Act (CEQA), the latter when applicable, review will be conducted for each project or activity approved by the City Council. Neither NEPA nor CEQA apply to the review and approval of the FY 2018-2019 Annual Action Plan, because there is no foreseeable effect on the environment.

Summary of Public Outreach Efforts

Staff published a notice of the public hearing in the *Daily Review* newspaper on March 16, 2018. Copies of the Draft FY 2018-2019 Annual Action Plan, as well as public notices with partial translations in Spanish and Chinese, will be available for review at City Hall (in the City Clerk's office and the City's Community Development Department), at the Main Library, and on the City's

website at <http://www.sanleandro.org/depts/cd/housing/plans.asp> for a 30-day comment period from April 6 - May 7, 2018. The second public hearing is proposed to be held May 7, 2018, at which time the City Council will consider approving the final Plan.

Fiscal Impacts

HUD will enter into contract with the City for the annual CDBG entitlement grant amount once HUD has finalized it. The grant is on a reimbursement basis; this means funds are reimbursed by HUD after expenditure by the City for activities designated in the Annual Action Plan.

Budget Authority

Budget authority for CDBG funds is derived from Title I of the Housing and Community Development Act of 1974 (24 CFR 570 et seq.). Budget Authority for HOME funds is derived from the Federal Home Investment Partnerships (HOME) Program (under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended).

ATTACHMENTS

- Attachment A--Summary of the FY 2018-2019 proposed activities and funding amounts
- Attachment B--Draft FY 2018-2019 Annual Action Plan (for CDBG and HOME Funds)

PREPARED BY: Tom Liao, Acting Community Development Director, and Maryann Sargent, Senior Housing Specialist

Draft FY 2018-2019 HUD Annual Action Plan: CDBG and HOME Funds

CDBG FUNDS

FY18-19 CDBG Grant		\$ 659,582 *	TOTALS
Estimated Program Income (PI)	PI = Example: Payments of principal and interest on loans made with CDBG funds		
Unallocated Funds	Carryover from previous years	\$ 300,000	
Total available for projects			\$ 959,582

Project Name	Project Description	National Objective	Activity Eligibility	Allocation
PUBLIC SERVICES				
CALICO - San Leandro Child Abuse Intervention Project	Child Abuse Listening, Interviewing and Coordination Center provide family support services for children who have suffered abuse	Low/Mod Income Clientele	Public service	\$ 20,537
Davis Street Family Resource Center - Basic Needs Program	Provide food, clothing, childcare, job readiness training, medical clinic, and social services for low-income people	Low/Mod Income Clientele	Public service	\$ 36,197
SOS / Meals on Wheels - Meals Delivery Service to Homebound Seniors	Provide support services programs for low-income seniors	Low/Mod Income Clientele	Public service	\$ 42,203
Total Amount Available Under 15% Spending Cap (\$98,937)				\$ 98,937

GENERAL ADMINISTRATION & PLANNING

General Administration		N/A	General admin	\$ 121,916
Fair Housing	Provide fair housing services	N/A	Public service	\$ 10,000
Total Amount Available Under 20% Spending Cap (\$131,916)				\$131,916

PUBLIC FACILITIES & IMPROVEMENTS

Mandatory Section 108 Loan Repayment	Repay Section 108 Loan used to construct new Senior Center in accordance with Repayment Schedule provided by HUD	Low/Mod Income Clientele	Public facility	\$ 190,635
ADA Transition Plan for City Facilities	Complete architectural modifications to City facilities (Main Library, Marina Community Center, City Hall, South Offices, Police Department, Marina Park, & Washington Manor Library) to improve ADA accessibility	Low/Mod Income Clientele	Public facility	\$ 138,094
Total Amount Available for Public Facilities				\$ 328,729

HOUSING ACTIVITIES

Single-Family Housing Rehabilitation Program	Provide Grants for minor home repairs to low- and very low-income homeowners	Low/Mod Income Clientele	Housing	\$ 100,000
Total Amount Available for Housing Activities				\$ 100,000

Total CDBG Amount Available for Project Expenditures

\$ 659,582

Note: \$300,000 carried over from FY17-18 is unallocated.

HOME FUNDS

FY18-19 HOME Grant		\$ 162,875 **
Carry over from Prior Years		\$ -
Total HOME Amount Available for Project Expenditures		\$ 162,875

Project Name	Project Description	National Objective	Activity Eligibility	Allocation
Administration	Administrative expenses as per the cap specified in the regulations	N/A		\$ 9,593
Acquisition/rehabilitation/new construction of rental projects; Tenant-based rental assistance		N/A	24 CFR 92.205	\$ 153,282
Total				\$ 162,875

* Projected CDBG allocation based on last year's allocation. HUD has yet to provide the City with its allocation for FY18-19.

** Projected HOME funds will be used to repay Alameda County HCD for its \$566,066 loan to BRIDGE Housing for Marea Alta Phase 1 over the next 2 fiscal years.



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ACTION PLAN

NON-HOME FUNDS

FY 2018-2019

CITY OF SAN LEANDRO

ALAMEDA COUNTY

HOME CONSORTIUM

Draft Considered by Council on April 2, 2018

30-Day Public Comment Period: April 6th – May 7th, 2018

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The FY 2015-2019 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan) identifies the housing and community development needs in San Leandro and outlines the strategies for meeting those needs. The FY 2018-2017 Annual Action Plan (Action Plan) represents the fourth year of the FY 2015-2019 Consolidated Plan and implements the strategies through the use of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds from the U.S. Department of Housing and Urban Development (HUD).

As a CDBG entitlement grantee, the City of San Leandro receives CDBG funds from HUD each year. In order to receive its annual CDBG allocation from HUD, the City must update its Consolidated Plan every five years and submit an Annual Action Plan to HUD.

The City participates in the Alameda County HOME Consortium, whose membership is Alameda County and Alameda County cities, excluding Berkeley and Oakland. The County serves as the lead agency for the Consortium and the HOME Program. The City of San Leandro applies each year to Alameda County to receive its annual share of HOME funding. As part of this process, the City of San Leandro submits its Annual Action Plan to Alameda County who is responsible for submitting to HUD each City's Annual Action Plan compiled into one document on behalf of the entire Consortium.

There are three major goals identified for the funds under the Housing and Community Development Act from which the CDBG Program originated: 1) Provide decent housing, 2) Provide a suitable living environment, and 3) Expand economic opportunity.

In addition, CDBG funds must be used to meet one of three national objectives: 1) benefit low- and moderate-income persons, 2) aid in the prevention of slum and blight, or 3) meet an urgent need. Even if a project is suitable for one of the City's eligible categories, it must also pass the low- and moderate-income benefit test (at least 51% of the beneficiaries have incomes at or below 80% of the Area Median Income or a project benefits an area with a majority of low-moderate income people).

HOME funds must be used to provide housing opportunities for low- and moderate-income persons.

The City will receive approximately \$660,000 in CDBG funds (Note that this amount will be adjusted once the final allocation amount is received from HUD). There is no projected CDBG program income or unallocated CDBG funds from prior years. In addition, the City will receive approximately \$163,000 in HOME funds available for general administration and affordable housing projects as part of the Alameda County HOME Consortium (Again, this amount will be adjusted once the final allocation amount is received from HUD). Because the actual CDBG and HOME allocations have not yet been released, HUD

requires that grantees include “contingency provision” language in this document. The contingency provision must note that all proposed FY18-19 Action Plan activity funding levels, except the Section 108 loan repayment, will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts once they are known.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2015-2019, and analyzing CDBG eligibility criteria, the City proposes to allocate its available CDBG funding in the following eligible categories: Public Services, Public Facilities, Housing Activities, and General Administration.

For Public Services the City proposes to fund homeless services and a shelter, family support services for abused children and their families, and services for special needs population (i.e. meal delivery service for homebound seniors and meals in supportive settings for seniors). The funding allocated to public services for FY 2018-2019 will not exceed the 15% spending cap to adhere to HUD expenditure regulations. The following public service agencies will receive CDBG funds in FY 2018-2019: CALICO, Davis Street Family Resource Center, and SOS/Meals on Wheels.

For Public Facilities, the City must allocate \$190,635 to HUD for principal and interest payments for the City's outstanding \$2.5 million HUD Section 108 loan which was used to construct the City's senior center. In addition, the City will allocate approximately \$190,000 (this amount will be adjusted once the final allocation amount is received from HUD) to continue to assist in the implementation of the City's 2010 Updated ADA Transition Plan. This plan will design and install architectural modifications to make City facilities more accessible to persons with disabilities (locations for these investments to be determined).

For Housing Activities, staff recommends providing \$100,000 of CDBG funds to fund City's Single-Family Housing Rehabilitation Grant Program, which provides minor repair grants to extremely low- and very-low income San Leandro homeowners.

The City's administration funding for FY 2018-2019 will adhere to the HUD-regulated 20% spending cap on general administration. The City will allocate approximately \$120,000 to City staffing for program administration. As a CDBG entitlement recipient, the City is required by HUD to affirmatively further fair housing. Staff proposes to allocate \$10,000 to support Eden Council for Hope and Opportunity (ECHO Housing) to provide fair housing services to San Leandro residents.

Additionally, the City will have an allocation of approximately \$160,000 in HOME funds from the Alameda County HOME Consortium. In order to comply with encumbrance and expenditure rules of the HOME program, these funds are combined with all the HOME Consortium member cities into an expenditure pool on an annual basis for the use of any HOME Consortium City who has an opportunity site ready for purchase or a shovel ready affordable housing development with a funding gap. HOME funds can be used for acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance to serve lower income households. In FY 2015-2016 the City used \$256,761 of this HOME Consortium pool of funds to loan to BRIDGE Housing for its 85-unit La Vereda (formerly San Leandro Senior Housing) development. The City's HOME allocation for FY 2018-2019, as well as for FY 2019-2020, will be used to repay an allocation loan with a remaining balance of \$500,000 which was provided to BRIDGE Housing in addition to other HOME loans made prior to 2015.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of San Leandro's FY 2018-2019 Action Plan is the fourth year of a five-year planning cycle. The most recent required Consolidated Annual Performance and Evaluation Report (CAPER) was completed for the FY 2016-2017 Action Plan and was approved by HUD in early 2018. The FY 2016-2017 Action Plan recommended substantially similar programs as those recommended in the FY 2018-2019 Action Plan. The CAPER for FY 2016-2017 found that all of the program activities were successful to the extent that those organizations should continue to receive a portion of the City's CDBG funding allocation. Additionally, staff receive quarterly reports from the City's CDBG funded organizations that provide a narrative of accomplishments and demographic and economic data.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

HUD Consolidated Plan regulations require and provide guidelines for the City to develop a citizen participation plan that governs the public input and noticing process for creating the Consolidated Plan and subsequent annual action plans. The goal of the citizen participation plan is to encourage broader public involvement in the planning and allocation of CDBG and HOME funds and implementation of related programs. A minimum of two (2) public hearings are required with at least one (1) hearing to be held before the Draft FY 2018-2019 Annual Action Plan is published for public comment.

Notice of a summary and the availability of the Draft FY 2018-2019 Annual Action Plan for 30-day public comment was published in a locally circulated newspaper, *Daily Review*, on March 16, 2018. The City Council will hold a public hearing on April 2, 2018 to receive initial public input on the Draft Annual Action Plan and to begin the 30-day comment from April 6 through May 7, 2018. The Draft Action Plan will be available for public review and comment during the 30-day period at City Hall (City Clerk's office

and Community Development Department), the San Leandro Main Library, and the City's website (www.sanleandro.org/depts/cd/housing/plans.asp).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

This section will be updated in the final adopted version of the FY 2018-2019 Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

This section will be updated in the final adopted version of the FY 2018-2019 Action Plan.

7. Summary

The City has proposed allocating its available CDBG funds to the activities and projects, described above, in order to address the City's housing and community development needs.

The objectives and outcomes for each of these CDBG-funded activities are described in detail in Section AP-38 Projects Summary on page XX.

It is critical to emphasize that the main obstacles to addressing the City's underserved needs are: 1) the continued reductions in funding levels for the CDBG and HOME programs, and 2) the needs of San Leandro residents far exceeds the amounts of funding available for services intended to address those needs.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SAN LEANDRO	
CDBG Administrator	SAN LEANDRO	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Maryann Sargent, Senior Housing Specialist
 City of San Leandro
 Community Development Department
 Housing Services Division
 835 East 14th Street
 San Leandro, CA 94577
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 msargent@sanleandro.org

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Action Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Action Plan focuses attention on housing and community development needs and resources available to meet these needs. The FY 2017-2018 Action Plan will be prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, meets bi-monthly to provide policy input into the Action Plan planning process.

The City of San Leandro will continue to coordinate available CDBG, HOME, and local funds to provide housing programs, public service assistance, capital improvements, and economic development activities for eligible residents and neighborhoods in FY 2017-2018. Housing-related activities will be coordinated between various City divisions, including Planning and Housing Services. The City will also coordinate with Alameda County, County HOME Consortium member cities, and non-profit agencies to address housing needs. The City will work with Alameda County to administer HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance. The City will continue to contract for housing services such as fair housing and tenant/landlord counseling. The City staff will continue to work closely with local non-profit agencies, the County, and other HOME Consortium members to identify permanent affordable, emergency and transitional housing needs (along with necessary supportive services) for the homeless and/or persons with special needs. HOME Consortium members have agreed to continue funding the regional Tenant-Based Rental Assistance (TBRA) for Homeless Families Program, a transitional housing program that provides short-term rental subsidies and support services to assist homeless families attain permanent housing. In addition, the Housing Authority of Alameda County (HACA) administers the HUD Section 8 Housing Voucher Program for San Leandro, and the City will continue support for the Housing Authority in its efforts to maintain the current level of vouchers for eligible San Leandrans.

The City will continue to provide CDBG funds to the City's Community Assistance Grant Program (CAP). Efforts will continue to include the Human Services Commission (HSC) and non-profit agency directors/members to improve and evaluate the needs assessment and funding process. HSC identifies social service needs in the community, reviews requests for funds, and makes recommendations for City financial support to social service agencies.

Additionally, CDBG funds are expected to be made available for City-initiated and/or non-profit capital improvement projects. Should funds be available, non-profit improvements will be coordinated within the City's Planning, Building & Safety Services, Engineering & Transportation, Public Works Departments, and the City Council.

Commercial revitalization efforts, furthermore, will continue through the City's Economic Development (ED) staff. ED staff work closely with CDBG staff, local business organizations (such as the Chamber of Commerce and Downtown Business Association), surrounding communities, and various other economic development organizations to better address and determine the City's future economic and job needs.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

EveryOne Home activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all fourteen (14) cities, including San Leandro, and endorsed by numerous community organizations.

Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of San Leandro will continue to provide pro-rata funding in supporting the administration and implementation of the EveryOne Home Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time being homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with the American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of the Priority Home Partnership (PHP), which was a county-wide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly to prepare for the submission of this Substantial Amendment and to coordinate around the use of future ESG funding via regular meetings and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continued through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY 2017 ESG funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BUILDING FUTURES FOR WOMEN WITH CHILDREN
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff held a Request for Proposal review meeting with applicants for the City's FY 17-18 Community Assistance Program (CAP). FY 18-19 is the second year of that two-year funding cycle.
2	Agency/Group/Organization	Davis Street Family Resource Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff held a Request for Proposal review meeting with applicants for the City's FY 17-18 Community Assistance Program (CAP). FY 18-19 is the second year of that two-year funding cycle.
3	Agency/Group/Organization	ECHO Housing
	Agency/Group/Organization Type	Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff held a Request for Proposal review meeting with applicants for the City's FY 17-18 Community Assistance Program (CAP). FY 18-19 is the second year of that two-year funding cycle.

4	Agency/Group/Organization	CALICO Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff held a Request for Proposal review meeting with applicants for the City's FY 17-18 Community Assistance Program (CAP). FY 18-19 is the second year of that two-year funding cycle.
5	Agency/Group/Organization	Family Emergency Shelter Coalition (FESCO)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff held a Request for Proposal review meeting with applicants for the City's FY 17-18 Community Assistance Program (CAP). FY 18-19 is the second year of that two-year funding cycle.
6	Agency/Group/Organization	SOS / Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff held a Request for Proposal review meeting with applicants for the City's FY 17-18 Community Assistance Program (CAP). FY 18-19 is the second year of that two-year funding cycle.
7	Agency/Group/Organization	REBUILDING TOGETHER
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff discussed program administration with Rebuilding Together (RT). RT replaced Neighborhood Solutions in late FY 16-17 as the City's Housing Rehabilitation Program administrator.
8	Agency/Group/Organization	City of San Leandro Human Services Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff presented the CDBG Program to the City of SL Human Services Commission prior to issuance of Community Assistance Program (CAP) RFP and during CAP application review period.
9	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County Housing and Community Development Department and the County's HOME Consortium jurisdictions collaborate annually on the development of Consolidated Plan priorities.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	Everyone Home and the CDBG and City-funded homeless support programs noted in the City of San Leandro’s FY 18-19 Action Plan address the region's homelessness needs.

Table 3 - Other local / regional / federal planning efforts

DRAFT

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Notice of a summary and the availability of the Draft FY 2018-2019 Annual Action Plan for 30-day public comment was published in a locally circulated newspaper, *Daily Review*, on March 16, 2018. The City Council will hold a public hearing on April 2nd, 2018 to receive initial public input on the Draft Annual Action Plan and to begin the 30-day comment from April 6th through May 7th, 2018. The Draft Action Plan is available for public review and comment at City Hall (City Clerk’s office and Community Development Department), the Main Library, and the City website (www.sanleandro.org/depts/cd/housing/plans.asp) during the 30-day period.

Note that because HUD still has not determined and released its FY2018-2019 CDBG and HOME allocations, City Council will likely defer review of the final Action Plan to a future date. Regardless, City Council will release this document for the public hearing to take place and to solicit public comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The amount of federal entitlement funding significantly decreased during the 2010-2015 Consolidated Plan 5-Year planning period. In the 2015-2019 Consolidated 5-Year planning period, as of the 2017 program year, there has been a 5% increase since the 2015 program year. If this analysis is done over a 10 year period from the 2007 program year to the 2017 program year CDBG funds have decreased overall by 12% (note that these amounts have not been adjusted for the current year dollar value).

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Anticipated Resources

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services		0				As a CDBG entitlement locality, the City of San Leandro directly receives CDBG funds annually from the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used for a variety of housing and community development activities that benefit lower income individuals and families.

HOME	public - federal	Acquisition Admin and Planning Housing							The City of San Leandro receives HOME funds via a formula allocation through the Alameda County HOME Consortium. The HOME Program provides flexible funding to states and local governments for affordable housing programs and activities for low-income households. HOME funds can be used to acquire, rehabilitate, and construct affordable housing, as well as to provide tenant-based rental assistance or homebuyer assistance or homeowner rehabilitation for income-eligible individuals and families.
City of San Leandro Affordable Housing Trust Fund	Local	Acquisition Admin and Planning Housing							

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Non-Entitlement Resources include the City of San Leandro's Affordable Housing Trust Fund. The City of San Leandro has in its municipal code inclusionary zoning that requires new residential development to provide a percentage of its residential units affordable to lower income households. Additionally, the City is exploring the implementation of a housing impact fee that, as the economy continues to prosper, is collecting revenue to be used toward supporting affordable housing development activities.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding that can be leveraged for the construction and rehabilitation of affordable rental housing. They are a dollar-for-dollar credit against an investor's federal tax liability.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are no identified publicly owned land located within the jurisdiction for uses to address the needs identified in the FY 18-19 Action Plan.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Needs Goals	2015	2019	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Homelessness Needs Goals	2015	2019	Homeless	City-Wide	Homeless Needs	CDBG: \$0	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 215 Persons Assisted
3	Supportive Housing Needs Goals	2015	2019	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs	CDBG: \$0	Other: 0 Other
4	Community Development Needs Goals	2015	2019	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services Community Development Needs - Public Facilities Administration	CDBG: \$XXX,XXX	Public service activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions (See attached AP-23 Annual Goals Summary Table below-to-be-updated in the final version of the AAP)

Annual Action Plan

AP-23 Annual Goals Summary

Goal	Category	Geographic Area	Needs Addressed	Funding
Affordable Housing Needs Goals	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG : \$100,000
	Start Year: 2015	End Year: 2019	Outcome: Affordability	Objective: Provide decent affordable housing
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Public service activities for Low/Moderate Income Housing Benefit		15	Households Assisted	
Homeowner Housing Rehabilitated		15	Household Housing Unit	
Homelessness Needs Goals	Homeless	City-Wide	Homeless Needs	CDBG : \$0
	Start Year: 2015	End Year: 2019	Outcome: Availability/accessibility	Objective: Create suitable living environments
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Homeless Person Overnight Shelter		200	Persons Assisted	
Homelessness Prevention		215	Persons Assisted	
Supportive Housing Needs Goals	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs	CDBG : \$0
	Start Year: 2015	End Year: 2019	Outcome: Availability/accessibility	Objective: Create suitable living environments
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Other		0	Other	
Community Development Needs Goals	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services Community Development Needs - Public Facilities Administration	CDBG : \$559,582
	Start Year: 2015	End Year: 2019	Outcome: Availability/accessibility	Objective: Create suitable living environments
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Public service activities other than Low/Moderate Income Housing Benefit		10,000	Persons Assisted	

AP-35 Projects - 91.420, 91.220(d)

Introduction

CDBG funds can be used for four (4) general types of projects: housing, capital projects, economic development, and public services. All projects must meet at least one (1) of HUD's national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need.

Even if a project is suitable for one of the City's eligible categories, it must also pass the low- and moderate-income benefit test. A project basically meets this standard if at least 51% of the beneficiaries have low-moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2015-2019, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG dollars in the following eligible funding categories: Public Services, Public Facilities, Housing Activities, and General Administration.

The City of San Leandro allocates its annual federal CDBG and HOME funds to address the City's housing and community development needs identified in the City's FY 2015-2019 Five-Year Consolidated Plan.

#	Project Name
1	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
2	CALICO - San Leandro Child Abuse Intervention Project
3	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
4	CDBG Program Administration
5	ECHO Housing - Fair Housing Program
6	Section 108 Loan Repayment
7	City of San Leandro ADA Transition Plan for City Facilities
8	Single-Family Housing Rehabilitation Program

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The three (3) public services agencies (CALICO, Davis Street Family Resource Center, and SOS/Meals on Wheels) that were funded in FY 2018-2019 for a two-year funding cycle (including FY 18-19) were among twelve (12) agencies who submitted an application to the City-issued FY 2018-2019 Community Assistance Grant Program (CAP) Request for Proposals. These agencies provide critical, and CDBG-eligible, social services for San Leandro residents, thus, meeting the City's Consolidated Plan priority needs, and the City's Human Services Commission recommended that these 3 agencies be funded with

CDBG funds.

The City's allocation to ECHO Housing to provide fair housing services is consistent with the Consolidated Plan priority and the City's commitment to affirmatively further fair housing.

The allocation for the City's HUD Section 108 Loan repayment is in accordance with the 20-year repayment schedule for the City's \$2.5 million HUD Section 108 Loan used to complete the City's senior center.

The City's ADA Transition Plan, partially funded with CDBG funds, outlines the City's commitment to make City facilities ADA accessible.

Lastly, the City is able to provide lower-income San Leandro homeowners with minor home repair grants using CDBG funds to ensure that these existing, naturally affordable homes are preserved and in safe and habitable conditions.

The main obstacles to addressing the City's underserved needs are: 1) the continued reductions in funding levels for the CDBG and HOME programs, and 2) the excess of need far exceeding the amounts of funding available.

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AP-38 Project Summary

Project Summary Information

1	Project Name	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$36,000 (approximate amount-final amount to be determined when HUD allocation is received)
	Description	Comprehensive Family Resource Center provides emergency services to low-income people in San Leandro enabling them to move out of poverty and into self-sufficiency. Family Support Services program includes basic needs services, food, clothing, housing assistance, employment support, counseling case management and information and referral, free medical and dental care, and childcare.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	8,412 low-income individuals and families will receive Basic Needs Services, including the provision of emergency food supplies includes food bags sufficient for an entire family for 7 days. 150 Clients will receive crisis intervention and/or short-term community counseling and/or substance abuse prevention services.
	Location Description	Davis Street Family Resource Center, 3081 Telegraph Street, San Leandro, CA 94577
	Planned Activities	Basic Needs Program will provide 8,412 San Leandro clients with emergency food. Basic Needs Program clients will be screened for eligibility for other social service needs and will be referred to other social service community providers. Counseling services, including weekly individual, family and crisis intervention, and substance abuse prevention and short-term counseling will be provided to 150 clients at both family resource centers and 10 San Leandro schools.

2	Project Name	CALICO - San Leandro Child Abuse Intervention Project
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$20,500 (approximate amount-final amount to be determined when HUD allocation is received)
	Description	CALICO, the Child Abuse Listening, Interviewing, and Coordination Center, provides family support services to improve mental health outcomes for San Leandro children and their families who have suffered from abuse.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Fifty (50) abused children and thirty-six (36) caregivers will receive critical family support services, which includes forensic interviews.
	Location Description	CALICO Interview Center, 524 Estudillo Avenue, San Leandro, CA 94577
	Planned Activities	CALICO's Family Resource Specialist (FRS), a skilled mental health clinician, will provide critical therapeutic interventions that can place 50 abused children on the path of healthy adulthoods. FRS will also provide caregivers with ongoing support that prevents that recurrence of violence and begins to foster healing for the children.
3	Project Name	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$42,000 (approximate amount-final amount to be determined when HUD allocation is received)
	Description	SOS/Meals on Wheels program delivers warm, nutritious meals to homebound seniors who are 60 years of age or older and unable to buy or prepare food for themselves.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	160 homebound seniors will be provided with warm, nutritious meals.
	Location Description	The meals will be delivered to senior citizen's homes throughout the City.
	Planned Activities	SOS/Meals on Wheels will deliver warm, nutritious meals to 160 homebound seniors in San Leandro. Drivers will also provide health check-in visits and assist seniors with small tasks.
4	Project Name	CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals Homelessness Needs Goals Community Development Needs Goals
	Needs Addressed	Affordable Housing Needs Homeless Needs Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development Administration
	Funding	CDBG: \$120,000 (approximate amount-final amount to be determined when HUD allocation is received)
	Description	General administration and oversight of the CDBG Program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10,000 low-income clients will be assisted with CDBG-funded services. This includes 9,850 public services clients; 10 Fair Housing services clients, and 15 housing rehabilitation program clients.
	Location Description	Various locations throughout the City and the County.

	Planned Activities	The City will continue to allocate 20% of its annual CDBG entitlement funds to the administration of the City's CDBG program.
5	Project Name	ECHO Housing - Fair Housing Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Administration
	Funding	CDBG: \$10,000
	Description	ECHO Housing provides fair housing services to San Leandro residents to reduce housing discrimination in the City.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Ten (10) low-income households will be assisted with fair housing services.
	Location Description	ECHO Housing staff provides fair housing services over the phone.

	Planned Activities	<p>ECHO Housing Fair Housing Coordinator will:</p> <ul style="list-style-type: none"> • provide services to San Leandro households inquiring about fair housing and related issues, and/or alleging housing discrimination by evaluating and investigating complaints within 24 hours, when feasible, using trained investigators. If discrimination is suspected, mediation will be offered or referrals will be made to private attorneys or government agencies if the complainant so desires. • conduct a systematic fair housing audit to determine fair housing compliance, analyze data, and provide follow-up and training for non-compliant property owners and/or managers. • conduct an annual April Fair Housing Month event and a fair housing training session for tenant and/or potential homebuyers. • conduct presentations on fair housing issues; distribute fliers/brochures at public locations such as libraries, churches, community groups, social service agencies, and stores; and disseminate quarterly public service announcements.
6	Project Name	Section 108 Loan Repayment
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$190,635
	Description	<p>The City received \$2.5 million HUD Section 108 Loan to complete the construction of the senior center. With the completion of the facility, the City will now make repayments based on the repayment schedule provided by HUD. The City pledges future CDBG funds to repay the \$2.5 million loan over 20 years.</p>
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.

	Planned Activities	The City will use CDBG funds to repay its \$2.5 million HUD Section 108 Loan used to complete the construction of the City's senior center. The repayment amounts are in accordance with HUD's 20-year repayment schedule.
7	Project Name	City of San Leandro ADA Transition Plan for City Facilities
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$130,000 (approximate amount-final amount to be determined when HUD allocation is received)
	Description	The Departments of Engineering & Transportation and Public Works will complete architectural modifications to City facilities (Main Library, Marina Community Center, City Hall, South Offices, Police Department, Washington Manor Library, and Marina Park) to make them more ADA accessible.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Several City facilities (Main Library, Marina Community Center, City Hall, City Hall - South Offices, Police Department building, Washington Manor Library, and Marina Park).
	Planned Activities	CDBG funds will be used to make several City facilities (Main Library, Marina Community Center, City Hall, City Hall - South Offices, Police Department building, Washington Manor Library, and Marina Park) more accessible for seniors and disabled persons.
8	Project Name	Single-Family Housing Rehabilitation Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Needs

Funding	CDBG: \$100,000 (approximate amount-final amount to be determined when HUD allocation is received)
Description	The City's Single-Family Housing Rehabilitation Program will provide grants to very low- and low-income households for minor repairs to their homes.
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	Fifteen (15) low-income households will have minor repairs completed in their single-family or mobile homes.
Location Description	The owner-occupied homes, located within the jurisdictional boundaries of the City of San Leandro, will be identified once the applications are processed.
Planned Activities	CDBG funds will be used to provide grants to 15 income-eligible (extremely low- and very low-income) households to complete repairs to their owner-occupied single-family or mobile homes. Grants may be used for minor repairs that improve health and safety, home accessibility, exterior clean up, exterior paint, and seismic strengthening.

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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Most of the activities in the Action Plan meet the needs of the entire City. The income structure of the City is diverse and there are few low-income census tract areas. Potential sites that could possibly accommodate affordable housing and homeless facilities are identified in the City's current Housing Element of the General Plan. Geography was not used to determine funding allocation priorities.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of San Leandro is a California Charter City that is required to examine governmental and non-governmental barriers that unduly burden residential housing development. This analysis, the 2015-2023 Housing Element of the San Leandro General Plan, can be found at the following website:

<https://www.sanleandro.org/depts/cd/housing/he/default.asp>

The City's Housing Element identifies a number of measures that are intended to facilitate and encourage affordable housing through specific planning efforts, the review of existing zoning, and supporting development standards that collectively are designed to encourage development of all forms of residential development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The California Government Code requires the Housing Element to contain "a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing" (Section 65583(b)(1)). Chapter 6 of the 2015-2023 Housing Element of the San Leandro General Plan fulfills that requirement. It builds upon the information presented in previous chapter of the same document that is intended to provide direction on key housing issues in the City of San Leandro. The Housing Element's nine goals define the major topic areas covered. These are: New Housing Opportunities, Affordable Housing Development, Administration of Housing Programs, Home Ownership, Affordable Housing Conservation, Healthy Homes and Sustainable Neighborhoods, Special Needs Populations, Elimination of Housing Constraints, and Fair Housing.

Each of the Housing Element's above-noted goals is accompanied by policies and action programs. The policies are intended to guide day-to-day decisions on housing, while the actions identify the specific steps the City of San Leandro will take after the Housing Element is adopted.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

To carry out the following strategies outlined in the City of San Leandro's 2015-2019 Consolidated Five-Year Plan, the City will pursue the following planned actions.

Actions planned to address obstacles to meeting underserved needs

The Consolidated Plan priorities are designed to address the underserved needs in San Leandro. The primary obstacle to meeting the City's underserved needs is securing adequate funding resources.

Actions planned to foster and maintain affordable housing

The City will coordinate and collaborate with Alameda County to administer HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance. The City staff will continue to work closely with local non-profit agencies, the County, and other HOME Consortium member cities to identify permanent affordable housing as well as emergency and transitional housing needs (along with necessary supportive services) for the homeless and/or persons with special needs. HOME Consortium members, including San Leandro, have also agreed to continue funding the consortium-wide Tenant-Based Rental Assistance (TBRA) for Homeless Families Program, a transitional housing program that provides short-term rental subsidies, job preparation and placements, case management, and other support services to assist homeless families attain permanent housing.

The City will continue to contract with ECHO Housing for housing services such as fair housing and tenant/landlord counseling. These services help maintain people in housing and prevent homelessness.

Furthermore, the City's Housing Rehabilitation Program for minor home repair grants for owner-occupied homes historically preserved and improved the City's existing housing stock for extremely low and very low-income homeowners and also assisted elderly homeowners to age in place.

Lastly, the City will continue to monitor the preservation of 1,446 Below-Market Rate (BMR) rental units (funded and/or regulated by the City/Redevelopment Agency and/or regulated by State Low-Income Housing Tax Credit Program) for tenants earning between 30% and 120% of the Area Median Income and fifty-six (56) existing BMR ownership units.

Actions planned to reduce lead-based paint hazards

The new Environmental Protection Agency (EPA) rule effective April 22, 2010 requires that contractors be EPA-lead certified prior to beginning work on structures built before 1978. The City, specifically its

Building & Safety Services Division, requires contractors, who are working on homes built prior to 1978, to demonstrate that they have satisfied the EPA law prior to providing them the City building permits needed.

Should the City use federal funds, such as HOME funds, for acquisition and/or rehabilitation of apartments for preservation or maintenance as affordable housing, it will inform tenants of lead-based paint and comply with both the new EPA law on lead and renovation as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations.

Actions planned to reduce the number of poverty-level families

Section 220 of the 1992 Housing and Community Development Act requires jurisdictions to describe the goals, programs, and policies that will reduce the number of households with incomes below the poverty level. One strategy for increasing household income is to improve the employment potential of those who are seeking to break from the cycle of poverty. The City's Community Assistance Grant Program (CAP), that is currently funded with CDBG funds, will continue to support non-profit agencies that provide job assistance and related services to low-income members of the community.

The City's Office of Business Development actively seeks new commercial office and retail developments that may result in new employment opportunities for residents. The CDBG staff will continue to work closely with the City's Office of Business Development staff to develop eligible projects and programs and promote increased economic development and community job creation and retention.

Actions planned to develop institutional structure

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. The City's Housing Services Division has the primary responsibility for implementation of the Consolidated Plan and the Housing Element. The Division works closely with the Economic Development Division in the implementation of affordable housing projects and programs. Non-profit agencies also provide social services to the community each year. The Alameda County Housing and Community Development (HCD) Department is the lead agency in the implementation of the HOME Consortium's Consolidated Plan. HCD also administers the HOME Program for the HOME Consortium members, HUD homeless programs (including the Continuum of Care Council), and the Mortgage Credit Certificate (MCC) Program for homeownership. The City and other cities in the County take part in the HCD activities described above.

Actions planned to enhance coordination between public and private housing and social service agencies

The City plans to continue funding EveryOne Home's operations, and having City Housing staff assist (e.g., technical assistance) EveryOne Home's staff, Board, committees and activities as needed. As

already described, the City is committed to implementing the strategies of the EveryOne Home Plan and its objectives of ending homelessness in Alameda County by 2020.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The program-specific requirements governed by the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) are described below.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
 3. The amount of surplus funds from urban renewal settlements
 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100%

Attachment

Grantee SF-424 and Certifications

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SF 424

Date Submitted	Applicant Identifier MC-06-0017	Type of Submission	
Date Received by state	State Identifier 800-3859-9	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction: City of San Leandro		UOG Code CA63276 SAN LEANDRO	
Street Address Line 1 835 East 14 th Street		Organizational DUNS 83-012-7416	
Street Address Line 2		Organizational Unit	
City San Leandro	California	Department Community Development	
ZIP 94577	Country U.S.A.	Division Housing Services	
Employer Identification Number (EIN): 94-6000421		County Alameda	
Applicant Type:		Program Year Start Date 07/01/18	
Local Government Township Municipal		Specify Other Type if necessary:	
		Specify Other Type	
U.S. Department of Housing and Urban Development			
Program Funding			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles FY 2018-2019 Consolidated Annual Action Plan		Description of Areas Affected by CDBG Project(s) City of San Leandro	
CDBG Grant Amount \$ _____		Describe	
Additional Federal Funds Leveraged \$ _____		Additional State Funds Leveraged \$ _____	
Locally Leveraged Funds \$ _____		Grantee Funds Leveraged \$ _____	
Anticipated Program Income \$0		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$ _____			
Home Investment Partnerships Program			
HOME Project Titles			
HOME Grant Amount \$ _____	Additional HUD Grant(s) Leveraged \$ _____	Describe	
Additional Federal Funds Leveraged \$ _____		Additional State Funds Leveraged \$ _____	
Locally Leveraged Funds \$ _____		Grantee Funds Leveraged \$ _____	
Anticipated Program Income \$ _____		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$ _____			

Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
HOPWA Grant Amount \$	Additional HUD Grant(s) Leveraged \$	Describe	
Additional Federal Funds Leveraged \$		Additional State Funds Leveraged \$	
Locally Leveraged Funds \$		Grantee Funds Leveraged \$	
Anticipated Program Income \$		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
ESG Grant Amount \$	Additional HUD Grant(s) Leveraged \$	Describe	
Additional Federal Funds Leveraged \$		Additional State Funds Leveraged \$	
Locally Leveraged Funds \$		Grantee Funds Leveraged \$	
Anticipated Program Income \$		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) \$			
Congressional Districts of: Fortney Stark (D-13)		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 13th	Project Districts 13th		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on ____.
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Chris Zapata			
City Manager		510-577-3354	510-577-3390
msargent@sanleandro.org		http://www.sanleandro.org	Maryann Sargent - 510/577-6005
Signature of Authorized Representative			Date Signed



City of San Leandro

Meeting Date: April 2, 2018

Minute Order - Council

File Number: 18-132

Agenda Section: PUBLIC HEARINGS

Agenda Number:

TO: City Council

FROM: Jeff Kay
Interim City Manager

BY: Tom Liao
Acting Community Development Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: MOTION to Publish the Draft FY 2018-2019 Annual Action Plan for a 30-Day Comment Period (April 6 - May 7, 2018), and Set a Public Hearing for May 7, 2018, or As Soon Thereafter as the Hearing May Be Held Pending Final Approval of the Federal Budget, to Consider Final Approval of the FY 2018-2019 Annual Action Plan
