



City of San Leandro

Meeting Date: September 4, 2018

Staff Report

File Number: 18-392 **Agenda Section:** CONSENT CALENDAR

Agenda Number: 8.N.

TO: City Council

FROM: Jeff Kay
City Manager

BY: Tom Liao
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: Staff Report for the City of San Leandro Housing Element Annual Progress Report for the 2017 Calendar Year

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council review and accept the 2017 Annual Progress Report (APR) submitted to the California Department of Housing and Community Development and the Governor's Office of Planning and Research by the April deadline. Pursuant to Govt. Code §65400(a)(2)(B) the City of San Leandro is obligated to present the APR in a public meeting and allow the public to provide oral testimony and written comments.

BACKGROUND

The Housing Element is one of the seven required elements of the San Leandro General Plan. The City's current Housing Element covers 2015-2023 and was adopted in January 2015. The California Department of Housing and Community Development certified the City's 2015-2023 Housing Element Update in February 2015.

Pursuant to Government Code §65400(a)(2), the City must submit an Annual Progress Report by April 1 of every year. Additionally, there are funding programs offered by the California Department of Housing and Community Development among other State programs that incentivize submittal of the APR. The Greenhouse Gas Reduction Fund and some transportation funding programs now require submittal of the APR as a threshold for funding eligibility. As required by the State, all Housing Element APRs are posted on the City's website for public review.

Analysis

The purpose of the Housing Element APR is to track and monitor the status of and progress in addressing the City's housing needs and goals. In the Fall of 2017, AB 879 (effective January 1, 2018) amended Government Code §65400(a)(2) to augment the reporting requirements on how cities are achieving their Regional Housing Needs Allocation (RHNA) goals. The RHNA is an effort to quantify what each city and county should construct as a part of its "fair share" of housing to accommodate

demographic growth projections for all income levels. The following was included in the APR for 2017 submitted to the California Department of Housing and Community Development (CA HCD):

- 1) Status of the implementation of policy goals objectives identified in the Housing Element,
 - a. New housing opportunities
 - b. Affordable housing development
 - c. Administration of housing programs
 - d. Home ownership
 - e. Affordable housing conservation
 - f. Green and sustainable neighborhoods
 - g. Special needs populations
 - h. Elimination of housing constraints
 - i. Fair housing
- 2) Progress during the calendar year in meeting San Leandro's Regional Housing Needs Allocation (RHNA) for housing units completed (including regulated affordable housing-itemizing by affordability level),
- 3) The number of housing development applications received in the calendar year,
- 4) The number of housing units included in all development applications in the calendar year,
- 5) The total number of new housing units completed to date (i.e. in the case of the 2017 APR, construction completions from 2015-2017 are summed).

San Leandro's RHNA consists of a total of 2,287 housing units for the 2015 to 2023 period. This is an increase of 40% from the allocation for the period of 2007 to 2014 which was 1,630 housing units. During the 2007-2014 planning period there were 232 new housing units that had building permits issued. Overall this was about 14% of the City's total RHNA goal of 1,630 for that period. The breakdown of these accomplishments to date are detailed in Attachment A, Table 1.

For the period of 2015-2023 San Leandro has issued building permits for 197 (25% of total required RHNA units) very low- and low-income regulated affordable housing units. There are only building permits issued for 16 (1% of total required RHNA units) above moderate rate housing units. The breakdown of these accomplishments to date are detailed in Attachment A, Table 2.

For San Leandro, the number of residential permits issued for moderate and above moderate-income housing units in this planning period continues to be slow as reflected in Attachment A, Table 2. There were only 16 building permits issued that are affordable to moderate- and above moderate-income households since 2015. The implications for this is significant given the passage of SB 35 (Wiener) Streamline Approval Process adopted in the Fall 2017 California legislative session. This law requires a streamlined approval process, under specified conditions, for housing construction in cities that have not met incremental RHNA goals as determined by the Association of Bay Area Governments. Attachment A, Table 2 illustrates where the City of San Leandro is with regard to meeting the SB 35 RHNA thresholds that would allow or disallow this streamlining. Note that all proposed developments that are allowed permission to proceed under this new law are required to have 10% regulated affordable housing units included in the development.

According to the California Department of Housing and Community Development, the City of San Leandro is compliant with the 2017 SB 35 streamlining thresholds for the Very Low- and Low-Income category, but the City is not in compliance with the thresholds for the Above Moderate-Income category. By 2018, these thresholds increase to 50% of the RHNA goal. In other words, SB 35 requires that between 2015 and 2018 the City of San Leandro shall issue building permits for 387 Very Low and Low Income housing units; for Moderate and Above Moderate-Income housing, there must be 756 housing units issued a building permit by the end of the next Housing Element APR reporting period, which is December 31, 2018.

For affordable housing development, the City of San Leandro will not meet this goal since the nonprofit Eden Housing development at Parrot Street and San Leandro Blvd with 62 multi-family affordable rental housing units has not yet secured all the financing that it needs to proceed with construction.

For housing Moderate- and Above Moderate-Income households, as of the beginning of August 2018, the pipeline for housing unit entitlements shows that the City is making notable progress to meet this goal. Below are highlights of the Moderate and Above Moderate-Income housing development proposals in the pipeline for Fall/Winter 2018 or early 2019.

- 915 Antonio Street-New development of 687 rental housing units ;
- 1388 Bancroft Avenue-New development of 45 rental housing units ;
- 311 MacArthur Blvd-New development of 20 townhome/condominiums;
- 1188 East 14th Street-New development of 197 rental housing units plus groundfloor retail (including a specialty grocery store hopefully);
- 268 Parrott Street-New development of 26 townhome/condominiums;
- Throughout the City, there are 9 Accessory Dwelling Units that are currently in the entitlement process.

The City's Housing Division activities continue to be curtailed by the elimination in 2012 of Redevelopment Agency tax-increment financing dedicated to affordable housing development and preservation. The City's ability to achieve several of its Housing Element goals and objectives cannot be accomplished without enhanced and additional affordable housing funding sources locally, regionally, State-wide and federally..

For example, the First Time Homebuyer (FTHB) Loan Program and the Owner-Occupied Housing Rehabilitation Loan Programs have been eliminated or severely reduced since 2012. The elimination of the FTHB Loan program mainly impacts moderate income households. The Housing Rehabilitation Loan Program now relies primarily on federal CDBG Program funds, which have been declining for decades. Another funding source for the City's Housing programs include the local Affordable Housing Trust Fund that consists mainly of repayments of older FTHB and Rehabilitation Loans in addition to some in-lieu payments for ownership housing developments subject to the City's Inclusionary Zoning Ordinance. Deposits of funds from the latter program are dependent on a more active housing market and a need to amend the Inclusionary Zoning Ordinance to consider a housing in lieu fee for rental housing which currently does not exist. The City anticipates a more active housing construction market based on the new housing projects in the entitlement pipeline described above. Regarding the option for a rental housing in lieu fee, the City is projecting to amend the IZ Ordinance by early 2019.

Some of the City's key goals and accomplishments in 2017 include:

GOAL 53: AFFORDABLE HOUSING DEVELOPMENT

- The nonprofit BRIDGE Housing Corporation's Marea Alta, a 115-unit affordable housing development, completed construction and lease-up of its housing units. There were more than 10,000 applications accepted during the lease-up period.
- La Vereda (aka Marea Alta Phase 2 or San Leandro Senior housing) started construction of 85 units of affordable rental senior housing.
- Nonprofit developer Eden Housing was awarded a total of \$5 million in early 2018: \$1 million in City Housing Successor Agency revenues plus \$4 million from the City of San Leandro's allocation of the A-1 Alameda County Housing Bond approved by voters in 2016. This 100% affordable rental development will include 62 housing units and will be located on the corner of Parrott Street and San Leandro Blvd.

GOAL 56: AFFORDABLE HOUSING CONSERVATION

- Policy 56.07 addresses Landlord-Tenant Relations, Action 56.07C focuses efforts on the monitoring and reduction of displacement. In 2017, the City Council adopted the Tenant Relocation Assistance Ordinance that requires landlords to pay relocation assistance to tenants in good standing who must move because their rent increases are greater than 12% or if their tenancy is terminated for no justifiable or exempted reason under the Ordinance.

GOAL 58: HOUSING FOR THOSE WITH SPECIAL NEEDS

- City Council allocated \$10,000 in CDBG funding to the nonprofit Housing Consortium of the East Bay (HCEB) to make ADA accessibility upgrades to its group home in the City for persons with developmental disabilities.
- The City annually allocates General Fund monies to assist with the operation of Building Futures' San Leandro Shelter. The City also annually allocates CDBG public service dollars to the Davis Street Family Resource Center's Basic Needs Program, SOS/Meals on Wheels, and CALICO child abuse intervention services.

GOAL 59: REMOVING CONSTRAINTS TO NEW HOUSING DEVELOPMENT

- The City amended its Accessory Dwelling Unit Zoning Code in compliance with State mandated streamlining requirements to foster ADU construction.
- The City Council adopted a Downtown Parking Management Plan that evaluated the parking inventory, utilization and turnover of parking spaces.

GOAL 60: FAIR HOUSING

- ECHO Housing provided information, counseling, and/or investigation into 23 Fair Housing complaints of housing discrimination involving 45 clients.

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

- Conduct an analysis and multi-year report (2016-2017) on the Affordable Housing Trust Fund. The report summarizes revenues and how the Housing Division distributes those funds to support the construction of new or the preservation of existing affordable housing. Sources of funding include interest on existing balances, repayments of outstanding housing loans, condominium conversion fees, and income from for sale in-lieu fees collected;
- Begin the process to amend the Inclusionary Zoning Ordinance to consider enhanced housing in lieu fee options;
- Establish a more streamlined monitoring system for Below Market Rate/Inclusionary Rental Housing Units;
- Assist the nonprofit Eden Housing as needed on applications to affordable housing financing sources for its proposed Parrott Street Apartments.

Previous Actions

The City Council adopted the 2015-2023 Housing Element in January 2015, and the California Department of Housing and Community Development certified the 2015 Housing Element Update in February 2015.

On February 21, 2017, Housing Services staff presented the findings of the 2014 & 2015 Annual Progress Reports submitted to the California Department of Housing and Community Development.

On June 19, 2017, Housing Services staff presented the findings of the 2016 Annual Progress Report submitted to the California Department of Housing and Community Development.

ATTACHMENT(S)

Attachment(s) to Staff Report

- Attachment A: Summary of San Leandro's Accomplishments in meeting Regional Housing Needs Allocation (RHNA) Goals
- 2017 Housing Element Annual Progress Report for the City of San Leandro

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Attachment A: Summary of San Leandro’s Accomplishments in meeting Regional Housing Needs Allocation (RHNA) Goals

Table 1: 2007-2017 Regional Housing Needs Allocation (RHNA)

Income Levels¹	2007-14 RHNA	Housing Units Constructed	Percent of Goal Achieved
Very Low Income	368	117	32%
Low Income	228	0	0%
Moderate Income	277	0	0%
Above Moderate Income	757	115	15%
TOTALS	1,630	232	14%

Table 2: 2015-2023 Regional Housing Needs Allocation (RHNA)

Income Levels	2015-23 RHNA	Housing Units Constructed 2015-2016	Housing Units Constructed 2017	Total Housing Units Constructed 2015-2017	Remaining RHNA by Income Level
Very Low Income	504	82	27	109	395
Low Income	270	31	57	88	182
Moderate Income	352	0	0	0	352

¹ Very Low-Income households earn less than 50% of Area Median Income; Low-Income households earn between 50% and 80% of Area Median Income; Moderate-Income households earn between 80% and 120% Area Median Income; Above Moderate-Income households earn more than 120% of Area Median Income.

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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 See Instructions	Deed Restricted Units See Instructions	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					
La Vereda Senior Housing, 528 West Juana, APN: 075-0230-001-0	5+	R	27	57		1	85	85	TCAC, HCD (AHSC), LTF, Alameda Co. A1 & Boomerang, HOME, IIG		
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	7		7	7				
(10) Total by income Table A/A3 ▶▶			27	57		8	92	92			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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	2	0	0	0	7	7

* Note: This field is voluntary

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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	2015	2016	2017	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	504	82	0	27							109	395
	Non-deed restricted		0	0	0								
Low	Deed Restricted	270	31	0	57							88	182
	Non-deed restricted		0	0	0								
Moderate	Deed Restricted	352	0	0	0								352
	Non-deed restricted		0	0	0								
Above Moderate		1,161	5	3	8							16	1,145
Total RHNA by COG. Enter allocation number:		2,287	118	3	92							213	2,074
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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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 (65583(c)(1) -- Increase the supply of ownership and rental housing in San Leandro affordable to extremely low-, very low-, low-, and moderate-income households.			
Policy 53.01 Land Use			
Action 53.01 A	Land Supply: Downtown TOD Strategy Implementation	Ongoing	The nonprofit BRIDGE Housing Corporation's Marea Alta, a 115-unit affordable housing development completed construction and leased up of its units in 2017. There were more than 10,000 applications accepted during the lease up period. In 2017, Marea Alta Phase 2 started construction of 85 units of affordable senior rental housing.
Action 53.01 B	Bay Fair BART	Start in 2015	The Bay Fair BART TOD Specific Plan process was under way. The draft Specific Plan and EIR were released at the end of 2017.
Action 53.01 C	Upper Washington Corridor and MacArthur Blvd Rezoning	2017	No activity in this area in 2017.
Action 53.01 D	Shoreline Area Housing Opportunities	Spring 2015	In July 2015 the City Council adopted a resolution certifying the Environmental Impact Report. In Oct 2017 Cal-Coast Development presented to the City Council an update on their proposed development. A summary of the current proposal is: 220-room Hyatt Hotel, 5000 sq ft restaurant, 7500 sq ft restaurant with banquet facility, 147 single family houses, 53 townhomes, 280 apartment residences, parks, pedestrian promenade, bike lanes and a boat launch area.

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Policy 53.02 Housing Proximity to Transit			
Policy 53.03 Funding			
Action 53.03 A	Applications for Grant Funding	Ongoing	San Leandro Housing Division staff will work with Eden Housing to pursue Greenhouse Gas Reduction Fund, Affordable Housing and Sustainable Communities grant and loan funding for an affordable housing development near the San Leandro BART station in 2018.
Action 53.03 B	Support for Non-Profit and For-Profit Affordable Housing	Ongoing	City staff continue to meet with nonprofit housing developers to encourage new affordable housing development in the City.
Action 53.03 C	Affordable Housing Trust Fund	Ongoing	Due to a staffing transition, the 2017 Annual Report on the Affordable Housing Trust Fund was not completed. In 2018, new Housing Division staff will continue to manage this funding source and reinstate an annual report. The report summarizes revenues and how the Housing Division distributes those funds to support the construction of new or preservation of existing affordable housing. Sources of funding include interest on existing balances, reimbursements of outstanding loans, and income from in-lieu fees collected.
Action 53.03 D	Affordable Housing Bonds	Ongoing	City staff continues to participate in the efforts of the Alameda County Housing and Community Development Department to develop policy guidance on expenditures of the 2016 voter-approved A1 Affordable Housing Bond.
Policy 53.04 Inclusionary Housing			
Action 53.04 A	Housing Nexus Study	2015-2017	In 2016, the Silicon Valley Community Foundation coordinated twelve jurisdictions in Alameda and Contra Costa Counties to conduct a regional Nexus Study and Feability Analysis. The City of San Leandro participated in this effort and contracted with Keyser Marston Associates to provide their assessment and a program proposal to be considered by the City Council. In 2017, due to Housing Division staff transition, the effort to implement a Housing Impact fee program was delayed. In 2018, Housing Division staff will bring recommendations to City Council for consideration.

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Action 53.04 B	Revisions to Inclusionary Housing Ordinance	2017	<p>In the Fall of 2017, the California State legislature passed AB1505 (Bloom) that provided a fix to the state supreme court decision Palmer/Sixt Street Properties L.P. v. City of Los Angeles (2009). The Palmer decision invalidated the City of San Leandro's ability to enforce an Inclusionary Zoning ordinance for new rental housing development that had been in place since 2006.</p> <p>In 2018, Housing Division staff will review and revise, as necessary, the Inclusionary Zoning Ordinance and employ the nexus study and feasibility analysis noted in Action 53.004-A to evaluate an update to the in lieu fee that already exist in the current IZ ordinance and institute an impact fee for new residential rental development.</p>
Policy 53.05 Site Assembly			
Action 53.05 A	Marketing of Housing Development Opportunities	Ongoing	City staff developed a development Opportunity Site list and published it on the City's website in 2015.
Action 53.05 B	Downtown Housing Sites	Ongoing	City Economic Development staff continue to work with private owners to develop two former RDA sites: Town Hall Square and the former CVS building located at East 14th and Davis Street. City staff continue to support the site assembly of both City-owned and private parcels to gain an economy of scale for a signature mixed-use development and to activate these important downtown locations.
Policy 53.06 New Rental Housing			
Action 53.06 A	The Cornerstone Apartments	2015-2016	<p>See also Action 53.01A.</p> <p>The nonprofit BRIDGE Housing Corporation's Marea Alta, a 115-unit affordable housing development completed construction and lease up of its units in 2017. There were more than 10,000 applications accepted during the lease up period.</p> <p>In 2017, Marea Alta Phase 2 started construction of 85 units of affordable senior rental housing.</p>
Action 53.06 B	Encouraging Market Rate Rentals	Ongoing	City staff continue to meet with for-profit housing developers to encourage new housing in the City.

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Policy 53.07 Housing for the San Leandro Workforce			
Policy 53.08 Condominium and Co-op Development			
Policy 53.09 Manufactured Housing			
Action 53.09 A	Additional Allowances for Mobile Home Parks	2017	No activity in this area in 2017.
Policy 53.10 Business Community Participation			
Action 53.10 A	Market-Rate Housing Development Focus Groups	2015-2016	No activity in this area in 2017.
Policy 53.11 Attracting Investment			
Goal 54: Administration of Housing Programs (65583(c)(3)) -- Ensure that local housing programs are administered in a way that maximizes benefits to San Leandro residents.			
Policy 54.01 Housing Services Division			
Action 54.01 A	Housing Element Annual Progress Report	Ongoing	This is a regular function of the Housing Division staff.
Action 54.01 B	Monitoring Housing Production	Annual	This is a regular function of the Housing Division staff.
Policy 54.02 Efficiency of Operations			
Action 54.02 A	Enlist assistance from local public and non-profit agencies to administer housing programs.	Ongoing	Housing Division staff are active participants in the Alameda County HOME consortium. The HOME consortium pools federal housing development funds of multiple jurisdictions to allow more expedient use of the much reduced federal funding. San Leandro's Housing Division maintains contracts with: -Rebuilding Together Oakland/East Bay to conduct a Housing Rehabilitation Grant Program for low-income homeowners; -ECHO Housing to provide Fair Housing and Tenant/Landlord conciliation services; -Bay Area Affordable Homeownership Alliance to assist with managing and marketing the City of San Leandro's portfolio of Below Market Rate (BMR) Inclusionary Ownership housing units. See Action 53.03 D and Housing Division work participation in Alameda County A-1 spending guidance development.

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Policy 54.03 Housing Advocacy			
Policy 54.04 Long-Term Affordability Restrictions			
Action 54.04 A	Changes to Long-Term Affordability Requirements	Ongoing	Housing Division staff actively monitors the units it considers "at-risk" of being lost to housing supply (expiring TCAC-regulated properties).
Policy 54.05 Resident Preferences			
Action 54.05 A	Monitoring Data to Demonstrate Local Needs and Benefits	Ongoing	Housing Division staff manage grants supported by the City's Community Assistance Program (CAP) and Federal CDBG funds. Programs supported include Building Futures for Women and Children (San Leandro homeless shelter and services for women and children at risk or who are homeless), Davis Street Family Resources (housing counseling and basic needs programs), EveryoneHome, and the Housing Division and Human Services staff among other programs that monitor and provide services to homeless and those at-risk of homelessness.
Policy 54.06 Municipal Housing Funds			
Action 54.06 A	Boomerang Funds	2017	There has been no activity in this area in 2017.
Policy 54.07 Public Access to Information			
Action 54.07 A	Web-Based GIS Applications	2017 or as funds allow.	City IT and Housing Division staff continue to work together to provide maps of affordable housing and services that are available in the City available to the public.
Policy 54.08 Collaboration with Oakland and Alameda County			
Goal 55: Home Ownership (65583(c)(2)) -- Provide Opportunities for low- and moderate-income San Leandro households to become homeowners, and support efforts to help such households retain their homes in the event of a financial crisis.			
Policy 55.01 Community Stability Through Home Ownership			
Policy 55.02 Home Ownership for San Leandro Renters			
Action 55.02 A	First Time Homebuyer Loan Program	2017	The City continues to explore opportunities to re-establish the City's homebuyers downpayment assistance loan program, but available funding resources continue to be limited.

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Action 55.02 B	Mortgage Credit Certificate Program	Ongoing	The City of San Leandro continues to participate in the Alameda County HCD Mortgage Credit Certificate Program. In CY 2017, there were XX homebuyers who received MCC assistance to purchase a home in San Leandro. There was XX MCC re-issuance for a refinance in CY 2017.
Policy 55.03 First-Time Homebuyer Education			
Action 55.03 A	First Time Home Buyer Counseling	Ongoing	The City contracts with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide First-Time Home Buyer counseling assistance to San Leandro residents. Additionally, BAAHA provides workshops and seminars that prepares First-Time Home Buyers prepare to purchase their home. These workshops and seminars provide financial literacy and information on financial resources for home buyers.
Action 55.03 B	Post-Purchase Seminar	Ongoing	The City contracts with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide Post-Purchase counseling assistance to San Leandro Below Market Rate ownership housing.
Policy 55.04 Rent-to-Buy			
Policy 55.05 Foreclosures			
Goal 56: Affordable Housing Conservation (65583(c)(4) -- Encourage the preservation and rehabilitation of the existing affordable housing stock.			
Policy 56.01 Rehabilitation of Owner-Occupied Housing			
Action 56.01 A	Home Repair Grants	Ongoing	In 2017 the City experienced a brief hiatus in the Housing Rehabilitation Program provided by its long-standing contractor, Neighborhood Solutions. Neighborhood Solutions provided this service in San Leandro since 2003 and in January 2017 resigned. City staff released an RFP in early 2017 and by May 1, 2017 was in contract with Rebuilding Together Oakland/East Bay. Given this transition, there were no home rehabilitation grants awarded in 2017 due to the ramp-up of the new agency implementing this program.
Action 56.01 B	Owner-Occupied Housing Rehabilitation Loan Program	2017	The City's housing rehabilitation loan program was eliminated due to loss of redevelopment funding in 2012. If another funding source is identified, then staff will consider reinstating this program.

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Policy 56.02 Rehabilitation of Renter-Occupied Housing Stock			
Action 56.02 A	Apartment Rehabilitation Program	Ongoing	The City's rental apartment rehabilitation loan program has diminished due to loss of redevelopment funding in 2012. The City will support developers interested in acquiring and rehabilitating apartments with regulated affordable housing (e.g.: using LIHTC financing.) The City has not expanded publicity of the program, since funding for implementation has been limited. See also Action 56.06 A.
Action 56.02 B	Soft-Story Retrofit Program	2017	City staff will evaluate, when feasible, the number of rental housing units at-risk of collapse due to soft-story construction (with assistance from ABAG who can provide housing stock data). Staff will consider applying for FEMA funds to carry out a program to address soft-story rental properties that are in the City of San Leandro. The decision to pursue such a retrofit program is solely dependent on availability of staff resources to plan and conduct a program.
Policy 56.03 Tenant Retention in Rehabilitated Projects			
Policy 56.04 Expanded Landlord Participation			
Policy 56.05 Property Management			
Policy 56.06 "At-Risk" Rental Units			
Action 56.06 A	Protection Strategy for At-Risk Units	Spring 2015	In late 2017, the State legislature enacted SB 1521 where owners of expiring regulatory agreements after 2021 must consider selling the regulated asset to entities certified to own and operate regulated affordable housing. Housing Division staff will evaluate San Leandro affordable regulated properties that are at-risk of being lost and seek resources to prevent this from happening.
Action 56.06 B	Renters in Foreclosed Properties	Ongoing	No activity in this area in 2017.
Policy 56.07 Landlord-Tenant Relations			
Action 56.07 A	Rent Review Board	Annual Report to City Council	Due to staff transition the annual report for FY 2016-17 will be combined with the annual report for FY 2017-18. Staff expects to have this completed in the Summer/Fall of 2018.

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Action 56.07 B	Ratio Utility Billing System	2015	No activity in this area in 2017.
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Action 56.07 C	Monitoring and Reducing Displacement	2015	In 2017 the City Council adopted the Tenant Relocation Ordinance that requires the landlord to pay a tenant in good standing if their rent increase is larger than 12% or if their tenancy is terminated for no justifiable reason.
Policy 56.08 Conservation of Mobile Home Parks			
Action 56.08 A	Mobile Home Grant Program	Ongoing	See Action Action 56.01 A. In 2017 the City experienced a brief hiatus in the Housing Rehabilitation Program provided by its long-standing contractor, Neighborhood Solutions. Neighborhood Solutions provided this service in San Leandro since 2003 and in January 2017 resigned. City staff released an RFP in early 2017 and by May 1, 2017 was in contract with Rebuilding Together Oakland/East Bay. Given this transition, there were no home rehabilitation grants awarded in 2017 due to the ramp-up of the new agency implementing this program. Rebuilding Together was contracted to administer the home repair grant program specifically targeted to the residents of the Trailer Haven mobile home park.
Action 56.08 B	Mobile Home Rent Stabilization	2017	City Council took no action on this topic in 2017.
Policy 56.09 Condominium Conversion			
Action 56.09 A	Condominium Conversion Ordinance Update	2017	City Council took no action on this topic in 2017.

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Policy 56.10 Efficient Use of the Housing Stock			
Action 56.10 A	Shared Housing Program	2017	City Council took no action on this topic in 2017.
Policy 56.11 Second Units			
Policy 56.12 Rebuilding Damaged Structures			
Goal 57: Healthy Homes and Sustainable Neighborhoods -- Create a healthy environment in all San Leandro homes and sustainable development which reduces greenhouse gas emissions and household utility and transportation costs			
Policy 57.01 Reducing Household Energy Costs			
Action 57.01 A	Energy Efficient Programs	Ongoing	PG&E and CA state programs already underway.
Action 57.01 B	Property Assessed Clean Energy (PACE) Financing	2015-2016	Several initiatives are in the formative stages of development. City will participate as appropriate.
Policy 57.02 Green Building			
Action 57.02 A	Build-It Green's Green Point Rated Checklist and US Green Building Council LEED Requirements	Ongoing	City will consider having this as a requirement for future multi-family housing loans. Given that this standard is incentivized in other funding sources that San Leandro multi-family housing developments has accessed, the City by default supports this policy.
Action 57.02 B	Evaluation of Cost Impacts of Green Building Requirements	2015-2023	No activity in this area in 2017.
Action 57.02 C	Incentives for Green Building	Ongoing	No activity in this area in 2017.

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Action 57.03 A	Climate Action Plan	2015-2023	City Environmental Services Staff continues implementation and updates as necessary.
Action 57.03 B	Plan Bay Area	2015-2016	Adopted in July 2017, Plan Bay Area 2040 is the strategic update to Plan Bay Area 2013 and is the state-mandated integrated long-range transportation, land-use and housing plan. City staff will work to support efforts to implement this vision in the City of San Leandro. Seet Action 53.01-A Downtown TOD Strategy Implementation, Action 53.1-B Bay Fair BART Specific Planning efforts and Action 53.01-D Shoreline Area Planning efforts for specific actions in support of this policy action.
Policy 57.04 Public Health and Housing			
Action 57.04 A	Indoor Air Quality Through Lead Abatement	2015-2023	The City's Housing Rehabilitation Program provides lead-based paint awareness and information literature in each application packet requesting for housing rehabilitation grants. Testing is always performed on homes when there are children ages 7 years old and under living in them. The City utilizes lead abatement contractors in addition to general contractors when appropriate to perform the necessary repairs. Similarly, the program requires EPA certificates from its general contractors certifying their training with regard to lead-based paint. The City informs tenants of lead-based paint and complies with both new EPA law on lead and renovation as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations when it uses federal funds, such as HOME funds, for acquisition and rehabilitation of apartments for preservation or maintenance of affordable housing.

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Action 57.04 B	Healthy Homes Initiative	2015	<p>The Alameda County Healthy Homes Alliance is a local forum of government agencies, community-based organizations, and businesses working together to develop and promote healthy housing practices and policies so that all residents have access to a healthy home. Through strategy development, analyses and partnerships, Alliance members aim to improve the health of Alameda County residents by focusing on the environmental and housing determinants of health and lessening health disparities.</p> <p>In addition to advancing policy initiatives, alliance meetings serve as educational opportunities where a range of guest speakers are invited to present on various healthy homes topics.</p> <p>City of San Leandro is not a member agency but will revisit this decision in 2018.</p>
Policy 57.05 Public Health and Neighborhood Design			
Goal 58: Special Needs Populations (65583(c)(2)) -- Proactively address the special housing needs of the community, including seniors, disabled individuals, single parents, large families, and the homeless.			
Policy 58.01 Senior Housing			
Action 58.01 A	Additional Funding for Seniors and for Persons with Disabilities.	Ongoing	<p>In 2017 La Vereda (the second phase the Marea Alta development across the San Leandro BART station" began construction of 85 housing units for Senior Citizens. Construction is scheduled to be completed in the Fall of 2018.</p>
Policy 58.02 Graduated Senior Housing			
Action 58.02 A	Allowing Senior Householders to "Age in Place"	Ongoing	<p>See Action Action 56.01 A.</p> <p>The City's Housing Rehabilitation Program is intended to support senior citizens who prefer to "Age in Place." In 2017, the City's long-standing contractor for this program, Neighborhood Solutions, resigned. City staff released an RFP in early 2017 and by May 1, 2017 was in contract with Rebuilding Together Oakland/East Bay. Given this transition, there were no home rehabilitation grants awarded in 2017 due to the ramp-up of the new agency implementing this program.</p>

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Policy 58.03 Residential Care Facilities			
Policy 58.04 Active Retirement Living			
Policy 58.05 Family Housing			
Action 58.05 A	Affordable Rental Housing for Large Families	2017	See Action Action 53.03 A. San Leandro Housing Division staff will work with Eden Housing to pursue Greenhouse Gas Reduction Fund, Affordable Housing and Sustainable Communities grant and loan funding for an affordable housing development, Parrot Street Apartments, near the San Leandro BART station in 2018.
Policy 58.06 Barrier-Free Design			
Action 58.06 A	Reasonable Accommodations for Disabled Residents	2015-2023	In 2017 City staff allocated \$10,000 in ADA accessibility upgrades to housing affordable to persons with disabilities. The City Recreation and Human Services Department continues to provide paratransit to residents via the "Flex Shuttle." The City Housing Division staff is responsible for Section 504 coordination in any federally funded housing development.
Policy 58.07 Extremely Low Income Persons			
Action 58.07 A	Section 8 Program	2015-2023	San Leandro does not have a Housing Authority. The Housing Authority of the County of Alameda (HACA) that serves all cities in Alameda County does not have any public housing sites in San Leandro. HACA does administer the Section 8 Voucher program and the Shelter Plus Care certificate programs. As of June 2017, there are 1,399 vouchers and 14 Shelter Plus Care certificates being utilized by San Leandro residents.
Action 58.07 B	Homeless Prevention and Re-Housing	2015-2023	See Action 58.09 A.
Action 58.07 C	Funding for Extremely Low Income Housing Programs	Ongoing	The City provides funding to the San Leandro Shelter operated by Davis Street Family Resource Center. See also Action 58.09 A.

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Policy 58.08 Assistance to Homeless Residents			
Action 58.08 A	Assistance to Homeless Service Providers	Ongoing	For FY16-17 & FY 17-18, the City allocated General Fund monies to assist with the operation of Building Futures' San Leandro Shelter. The City also allocated CDBG public service dollars to Davis Street Family Resource Center Basic Needs Program, SOS Meals on Wheels, Spectrum senior food nutrition program, and CALICO child abuse intervention services.
Action 58.08 B	Rental Assistance Program	2017	No activity in this area in 2017.
Action 58.08 C	Regulation of Emergency Shelter	2015	Completed. In Fall 2015, the City adopted zoning code amendments to comply with this Housing Element Action along with SB 745.
Policy 58.09 Ending Homelessness			
Action 58.09 A	EveryOne Home	2015-2016	City of San Leandro continues to contribute funds along with other Alameda County to provide general support for EveryOne Home (EOH) and the management of InHOUSE Homeless Management Information System (HMIS) database. EOH continues to design and incubate best practices and innovative approaches to reducing and ending homelessness in Alameda County. In 2016-2017 EOH increased its staff from 5 to 8 people who assist providers, jurisdictions and supports the homeless service system as a whole to meet the requirements of receiving federal homeless assistance funding.

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Action 58.09 B	Transitional/Permanent Supportive Housing	Ongoing	<p>In March 2016, the City of San Leandro Human Services and Police Departments, partnered with Building Futures with Women & Children and the Rental Housing Association of Southern Alameda County to form the San Leandro Homeless Compact, a collaborative dedicated to providing long-term housing and services to chronically homeless individuals in San Leandro. The compact represents the first of its kind in Northern California. The model features a housing first approach given the difficult housing and rental market. The key component of the compact is the collaboration between local government, non-profit and landlords to secure housing in tandem with vital services. The compact will provide 25 housing units for chronically homelessness individuals in San Leandro. The Rental Housing Association, along with the compact, will help coordinate landlords to provide the housing while Building Futures will provide a variety of supportive services for individuals staying in the units. Participants will be assigned case managers to help coordinate not only health services, but prepare them for success and independence.</p> <p>The Compact is funded by a combination of city and county funding and HUD vouchers.</p>
Action 58.09 C	Homeless Task Force	2015	<p>The City created a Homeless Task Force in 2017 that lead to the creation of the winter shelter and the San Leandro Homeless Compact.</p> <p>City's Human Services Commission meets monthly. Homeless housing and services are the topics covered. In 2017, the commission met 11 times. Commission meeting details including agendas and minutes are available on City's website under "Meeting Central" where all Council and Board/Commission meeting details are archived.</p>
Policy 58.10 Immigrant Households			
Action 58.10 A	Multi-lingual Staff Capacity	Ongoing	<p>There is a listing maintained by the City of San Leandro Human Resources Department of all City staff that provide interpretation services. Also, the City maintains an on-demand contract with an agency that provides translation services to written materials. The City's website can be viewed in multiple languages that is powered by "Google Translate."</p>

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Policy 58.11 Service-Enriched Housing			
Policy 58.12 Public Service Employees			
Action 58.12 A	Housing for Public Service Employees	Ongoing	No activity in this area in 2017.
Goal 59: Elimination of Housing Constraints <u>(65583)(c)(3)</u> -- Reduce potential constraints that increase the cost or feasibility of new housing development.			
Policy 59.01 Zoning Regulations			
Action 59.01 A	Amend the Minimum Lot Area Required for a Planned Development	2016-2017	No activity in this area in 2017.
Action 59.01 B	Amend Zoning Code Provisions for Multi-Family Uses	2016-2017	No activity in this area in 2017.
Action 59.01 C	Changes to the North Area (NA) Zoning Districts	2016-2017	No activity in this area in 2017.
Action 59.01 D	Micro Units	2016	In late 2016, the City amended its zoning code to add a density bonus for residential developments constructing units less than 750 square feet in size.
Action 59.01 E	Monitoring the Effectiveness of Established Neighborhoods	Ongoing	This evaluation occurs on an ongoing basis through the requirements of the planning entitlement process.
Action 59.01 F	Additional Density in Established Neighborhoods	2017-2018	In early 2017, the City amended its Accessory Dwelling Unit Zoning Code in compliance with State mandated streamlining requirements to foster ADU construction.

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Policy 59.02 Parking Standards			
Action 59.02 A	Amendments to the Parking Requirements	2016-2017	Completed Zoning Code Amendments in Fall 2015 and therefore fulfilled this Action Item. In July 2017 City Council adopted a Downtown Parking Management Plan that evaluated the parking inventory, utilization and turnover of parking spaces.
Policy 59.03 Permitting Procedures			
Action 59.03 A	Permit Streamlining	Ongoing	The City's One-Stop Permit Center continues to provide a centralized location for multiple departments to communicate to the public about various aspect of development. Staff that can be accessed in the One-Stop Permit Center include Fire, Engineering, Housing and Economic Development.
Policy 59.04 Development Fees			
Action 59.04 A	Fee Reviews	Annual	The City Council reviews its master fee schedule on an annual basis to ensure the City remains competitive with other area cities in the East Bay.
Action 59.04 B	Fee Reductions for Affordable Housing - City	Ongoing	No activity in this area in 2017.
Action 59.04 C	Fee Reductions for Affordable Housing - Other Agencies	Ongoing	No activity in this area in 2017.
Policy 59.05 Customer Friendly Environment			
Policy 59.06 Resolving Design Issues			
Action 59.06 A	Multi-family Design Guidelines	2017	The Bay Fair BART TOD Specific Plan will include multi-family design guidelines in the final adopted version.

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Policy 59.07 Infrastructure Maintenance			
Action 59.07 A	Correction of Infrastructure Deficiencies	Ongoing	The City's Capital Improvement Program is annual budgeting exercise.
Policy 59.08 School Impacts			
Policy 59.09 Environmental Constraints			
Action 59.09 A	Remediation of Soil Contamination	Ongoing	Since 2016, the City has been working with ABAG, that received EPA grant funds to assist Oakland, Hayward, San Leandro and Alameda County with Phase 1 and/or Phase 2 environmental assessments. The City has an eligible site on Lola Street next to the proposed Alvarado & Antonio residential development with a proposed 687 housing units.
Goal 60: Fair Housing (65583(c)(5)) -- Ensure that all persons, within their abilities and means and without discrimination, have freedom of choice as to where they live.			
Policy 60.01 Ending Housing Discrimination			
Action 60.01 A	Contract with Fair Housing Services Provider	Ongoing	In FY 2016-2017, the City continued to contract with ECHO Housing, a regional non-profit fair housing agency, to provide fair housing services in an effort to reduce housing discrimination. ECHO Housing received 23 fair housing inquiries involving 45 clients, in which ECHO Housing provided information, counseling, and/or investigation in fair housing inquiries or allegations of housing discrimination. ECHO Housing also educated people about fair housing laws, rights, and responsibilities through workshops, trainings, and presentations. The City allocates CDBG general administration funds, not public services funds, to ECHO Housing's fair housing services.
Policy 60.02 Non-Discrimination in City Housing Programs			
Policy 60.03 Information and Referral Services			
Policy 60.04 Outreach on Housing Resources			
Policy 60.06 Public Education			
Action 60.06 A	Fair Housing Training Sessions	Ongoing	ECHO Housing held 7 presentations on issues related to Fair Housing to property management companies in FY 2016-2017.
Action 60.06 B	Fair Housing Outreach	Ongoing	As a part of its contract, ECHO Housing provides public service announcements, educational flyers and supports other media outreach as is possible given the demands on their Fair Housing staff.