



# City of San Leandro

Meeting Date: March 16, 2020

## Staff Report

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**File Number:** 20-103

**Agenda Section:** PUBLIC HEARINGS

**Agenda Number:** 5.A.

**TO:** City Council

**FROM:** Jeff Kay  
City Manager

**BY:** Tom Liao  
Community Development Director

**FINANCE REVIEW:** Liz Warmerdam  
Interim Finance Director

**TITLE:** Staff Report for the City of San Leandro U.S. Department of Housing and Urban Development (HUD) Draft FY 2020-2024 Five-Year Consolidated Plan and Draft FY 2020-2021 Annual Action Plan

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### SUMMARY AND RECOMMENDATIONS

Staff recommends the City Council hold a public hearing to approve the draft and direct staff to publish the Proposed FY 2020-2024 Consolidated Plan and the Proposed FY 2020-2021 Annual Action Plan, solicit public comment for a 30-day period (March 17 - April 17, 2020), and set a public hearing for April 20, 2020 to consider final approval of the FY 2020-2024 Five-Year Consolidated Plan and FY 2020-2021 Annual Action Plan.

### BACKGROUND

The Draft FY 2020-2024 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan) identifies the City's housing and community development needs and outlines strategies for meeting those needs. It updates the existing FY 2015-2019 Five-Year Consolidated Plan. The Draft FY 2020-2021 Annual Action Plan (Action Plan) represents the first year of the FY 2020-2024 Consolidated Planning period and outlines the City's implementation 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 directly receives CDBG funds from HUD each year. In order to receive its annual CDBG grant allocation, the City must update its Consolidated Plan every five years and submit an Action Plan to HUD.

The City participates in the Alameda County HOME Consortium, which is made up of the County of Alameda and Alameda County cities, excluding Berkeley and Oakland. As such, the City must apply to the County to receive its annual share of HOME funding. As part of this process, the

City's Action Plan must be submitted to Alameda County. The County serves as the lead agency for the Consortium and the HOME Program and is responsible for submittal to HUD of the Action Plan documents on behalf of the entire Consortium. The County requires all Consortium members to prepare and submit their respective Consolidated Plans through HUD's online system, known as IDIS (Integrated Disbursement and Information System), which streamlines formatting, HUD review and fund tracking.

There are three major goals identified for the funds under the Housing and Community Development Act from which the CDBG Program originated:

- Provide decent housing;
- Provide a suitable living environment; and
- 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, meanwhile, must be used specifically for housing opportunities for low- and moderate-income persons.

The City will receive \$768,310 in CDBG funds from HUD in FY 2020-2021, which represents about an 8.5%, or approximately a \$60,000 increase over what was received for FY 2019-2020. In addition, the City will receive \$238,792 in new HOME funds for FY 2020-2021, which are available for general administration and affordable housing projects as part of the Alameda County HOME Consortium. The FY 2020-2021 HOME funding allocation from HUD reflects a 7.5% or estimated \$16,000 increase from the current year.

### Citizen Participation Process

HUD Consolidated Plan regulations provide guidelines for the City to develop a Citizen Participation Plan that governs the public input and noticing processes for creating the Consolidated Plan and subsequent Action Plans. The goal of the Citizen Participation Plan is to encourage broad public involvement in the planning and allocation of CDBG and HOME funds and implementation of related programs.

The City conducted two (2) community meetings (one in the Marina Community Center and the second in the Senior Center) in geographically dispersed locations to enable more community residents to attend the meetings. They were held on January 21st and 29th of 2020. These meetings were extensively advertised through many outlets including the City website, Twitter, Nextdoor.com, the City's Facebook page, posted flyers at venues such as City Hall, public libraries, and community centers, emailed to the City Manager's "Weekly Update" list serve (circulation exceeding approximately 500 addresses including City employees, Boards & Commissions, City Council Members, San Leandro Unified School District employees, and local residents). A press release to the City's local newspaper San Leandro Times also prompted a

news article that further increased public participation and input. In addition, public service providers and other organizations on the CDBG mailing list, the City's homeowners associations, and other interested parties and individuals were notified of the community meetings via both email notices and mailings.

The community meetings were held to receive public comments on what the City's housing and community development priority needs and objectives should be for the next five (5) years. Finally, staff presented the information on the Consolidated Planning process to three City Commissions: Senior Commission (1/16/2020), Recreation and Parks Commission (2/5/2020), and the Human Services Commission (2/26/2020). A Priority Needs survey was distributed to participants of the two (2) city-wide public meetings in addition to being distributed to the above Commission members. Surveys were available both in paper format as well as online. A web link to a surveymonkey.com version of the Priority Needs survey was also emailed to the City's CDBG distribution list, which includes the African American, Asian, and Latino Business Councils, community-based organizations (CBOs), Below Market Rate (BMR) property managers, and San Leandro and San Lorenzo Unified School Districts. Finally, links to the survey were posted on the City's website to allow those who could not attend the public meetings the opportunity to voice their opinions and concerns regarding the housing and community development needs of the City. As of the writing of this staff report, City staff received a total of 208 survey responses (14 paper survey responses and 194 electronic responses via an online survey platform).

## **Analysis**

### **Consolidated Plan for FY 2020-2024**

The City's Five-Year Consolidated Plan is divided into four Priority Needs: Affordable Housing, Homelessness, Supportive Housing, and Community Development Needs. Community Development Needs include public services, public facilities improvements, and economic development. The following information provides a brief overview of the proposed needs, objectives, and activities in the Consolidated Plan, grouped by section:

#### ***Affordable Housing Needs***

In the Five-Year Plan, the City proposes to take several actions to address the need for affordable housing in the City. The City will continue allocating CDBG funds to provide fair housing services and preserve affordable housing, primarily through the City's Single-Family Housing Rehabilitation Grant Program. Additionally, HOME funds will be applied to potential affordable rental or ownership housing projects, including new construction or acquisition and rehabilitation.

#### ***Homelessness Needs***

The January 2019 Point-in-Time (PIT) Count found that there were 8,022 people experiencing homelessness in the County-this is nearly double what was found in the 2015 Point-in-Time Count. (For the City of San Leandro, the count nearly quadrupled since 2017 from 109 to 418 persons experiencing homelessness). The PIT Count found that 78% of those interviewed were people who lived in Alameda County prior to becoming homeless. The PIT Count also found that families with minor children are 28% of the people experiencing homelessness; 32% of people homeless in Alameda County are aged 50 years or older; and 42% have a disability. The top six

responses to the primary causes of becoming homeless amongst those surveyed were: 1) loss of employment (13%), 2) mental health issues (12%), 3) controlled substance abuse issues (10%), 4) eviction or foreclosure (9%), 5) rent increase (9%), and 6) incarceration (8%).

San Leandro traditionally uses the CDBG Program to support a number of homeless-serving activities. Proposed activities include operational funding for programs, specifically the Davis Street Family Resource Center, which is a community social service agency that provides homeless services.

#### *Supportive Housing Needs*

In addition to the homeless, there are a variety of other sub-populations in Alameda County, such as persons with physical or mental disabilities and seniors who need affordable housing integrated with available support services. The City intends to primarily use available HOME funds for future new transitional or permanent supportive housing projects that will serve San Leandro residents with special needs.

#### *Community Development Needs - Economic Development*

If funding is available, the City may seek to allocate its CDBG funds to provide loans to eligible small businesses for property upgrades in the next five years. CDBG funds may also be a resource in the future, if the need arises, to develop and implement a neighborhood strategy or plan that includes commercial revitalization. Historically, the City has primarily focused CDBG allocations on public services, capital improvements and affordable housing rehabilitation needs due to greater demand for these need categories and limited funding.

#### *Community Development Needs - Public Service Support*

The City supports a wide variety of non-profit agencies that provide needed social services in the community. In the Five-Year Plan, the City proposes to continue providing program operational grants to local or regional non-profit agency social services providers serving San Leandro residents. During the next five years, the types of services considered priorities for CDBG funds are likely to include basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and homeless shelter programs. In accordance with HUD regulations, the City cannot commit more than 15% of its annual CDBG allocation (plus the estimated CDBG generated program income from the current fiscal year) toward public services.

#### *Community Development Needs - Public Facilities and Improvements*

The City has historically utilized CDBG funds for capital improvement projects initiated by the City. CDBG funds have been used for building and infrastructure improvements in eligible areas, accessibility upgrades to parks and sidewalk ramps, and facility improvements for non-profit agencies serving the community. Over the next five years, the City will continue to commit available CDBG funds to fund Americans with Disabilities Act (ADA) improvements to public facilities, install ADA curb ramps throughout the City, and assist non-profit social service agencies serving San Leandrans with necessary facility improvements. The City will also use CDBG funds for repaying the City's \$2.5 million HUD Section 108 loan that was used to construct the City's Senior Community Center.

### **Annual Action Plan for FY 2020-2021**

The FY 2020-2021 Action Plan lists the proposed activities, objectives, and budget for the upcoming fiscal year. The City's CDBG entitlement grant from HUD for FY 2020-2021 is \$768,310. As of the date that this staff report was written, there will be no CDBG program income or unallocated CDBG funds from prior years. The Action Plan includes information on funding resources for housing and community development activities, a description of activities to be undertaken during FY 2020-2021, 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 will have an allocation of \$238,792 in HOME funds as its pro-rata share from the Alameda County HOME Consortium. Alameda County is the lead administrator of HOME funding and the 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 a pool of funds. These funds can be used by any HOME Consortium member city that has an opportunity site ready for purchase or an affordable housing development with a funding gap.

In FY 15-16 the City used \$256,761 of HOME Consortium funds to assist BRIDGE Housing's 85-unit La Vereda (formerly San Leandro Senior Housing) development. Prior to that, there were two other housing developments that received HOME funds (a renovation of a home serving the disabled community and BRIDGE Housing's Marea Alta). Given these uses and repayments due to the County, the City's HOME allocation for FY 20-21 will be \$181,082.

### **Proposed CDBG-Funded Activities - FY 2020-2021 Action Plan**

The proposed CDBG-funded activities in the FY 2020-2021 Action Plan fall into the following eligible categories: Public Services, General Administration, Public Facilities, and Housing. Below is a summary of the proposed FY 2019-2020 CDBG funding allocations by funding category as shown in Attachment A.

#### **Public Services**

In accordance with HUD regulations, the City will commit no more than 15% (or \$115,437) of its annual CDBG allocation toward Public Services. For CDBG Public Services funding there is a HUD statutory cap of 15% of the total CDBG entitlement grant plus prior year program income.

On March 6, 2019, the City's Department of Recreation and Human Services released a Request for Proposals (RFP) to solicit applications for both the City's Community Assistance Program (CAP) and CDBG-funded Public Services programs over the next two fiscal years (FY 2019-2021). CAP public services are funded from an annual allocation of City General Fund monies (\$150,000 annually for FY 2019-2020 and FY 2020-2021), while CDBG funds available for public services are capped at just over \$115,000. The deadline to submit applications was March 28, 2019. The City received 15 requests for funding applications. The total amount requested from all the applications was almost two and a half times the amount of funds available from both programs.

On April 10, 2019, the City of San Leandro Human Services Commission heard presentations from the majority of the applicants. On April 24, 2019, Recreation and Human Services Department staff provided the Human Services Commission its recommendations for CAP

funding recipients based on the applications and input from the Community Development Department's Housing Division's recommendations for CDBG-funded public services. The Housing Division's recommendations were based on past performance and priority needs identified in the Human Services Gap Analysis, dated April 2017 and adopted by City Council in October 2017. HUD is only concerned with CDBG-funded activities in the City's Annual Action Plan; therefore, CAP funded public service programs are not included in this staff report.

<b><u>Project Name</u></b>	<b><u>FY 20-21</u></b>
CALICO	\$ 24,028
Davis Street Family Resource Center	\$ 46,899
SOS/Meals on Wheels	\$ 31,673
Spectrum Community Services	<u>\$ 19,113</u>
<b>Total</b>	<b>\$ 115,437</b>

### **General Administration**

For CDBG General Administration, HUD allows entitlement cities and counties to charge up to 20% of the total CDBG allocation. Therefore, a total of \$153,662 (\$768,310 x 20%) is available for the administration of CDBG funded activities including the provision of federally mandated fair housing services. Of this amount, staff recommends \$143,662 be allocated for CDBG general administration costs. Staff also recommends \$10,000 in CDBG funding should be granted to the nonprofit entity, ECHO Housing, to continue providing fair housing services to San Leandro residents.

### **Public Facilities**

For Public Facilities, the City must allocate \$182,972 to HUD for principal/interest payments for the City's outstanding \$2.5 million HUD Section 108 loan, which was used to construct the City's Senior Community Center. In addition, staff proposes allocating the remaining \$166,239 to continue to assist in the implementation of the City's 2010 Updated ADA Transition Plan by funding the completion of architectural modifications designed to make City facilities more accessible to persons with disabilities.

### **Housing**

For Housing Activities, staff recommends providing \$150,000 to the nonprofit Rebuilding Together Oakland/East Bay to continue administering the City's Single-Family Home Rehabilitation Program. The program remains in high demand for lower income San Leandro single family homeowners in need of minor home repairs. In the last two fiscal years, Rebuilding Together Oakland/East Bay made substantial progress in processing applications to complete rehab work and expend CDBG funds. The \$150,000 is an increased amount from \$100,000 in FY 2019-2020 given that there is a waitlist for minor rehabilitation grants. Staff recognizes that Rebuilding Together Oakland/East Bay is providing outstanding public and customer service under this program.

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#### Summary of CDBG FY 2020-2021 Budget

Public Service Grant Program

\$115,437

City Administration	143,662
ECHO Housing	10,000
HUD Section 108 Loan	182,972
ADA Transition Plan	166,239
Single Family Housing Rehab Grants	<u>150,000</u>
	\$768,310

Staff proposes to continue using the City's HOME funds for the acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance to serve lower income households in need. Currently, there are no proposed HOME-funded projects.

**Current Agency Policies**

Current City Council Policy is defined by the FY 2015-2019 Consolidated Plan, adopted by Resolution No. 2015-208 on April 20, 2015. The draft FY 2020-2024 Consolidated Plan will eventually replace the FY 2015-2019 Plan.

**Applicable General Plan Policies**

The HUD Five-Year Consolidated Plan addresses the goals of the Housing Element of the General Plan, 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 populations of particular need.

**Environmental Review**

If applicable, National Environmental Protection Act (NEPA), review will be conducted for each project or activity approved by the City Council. Neither NEPA nor CEQA apply to the FY 2020-2024 Consolidated Plan and FY 2020-2021 Action Plan.

**Summary of Public Outreach Efforts**

In accordance with the City's Citizen Participation Plan, which is required by the HUD Consolidated Plan regulations, notices of public hearings (with partial translations in Spanish and Chinese) and availability of the draft Consolidated Plan and Annual Action Plan for the 30 day comment period were published in the East Bay Daily Review on February 20, 2020 and sent to a mailing list of those who have expressed interest in the City's CDBG funding activities. Copies of the FY 2020-2024 Consolidated Plan and FY 2020-2021 Action Plan will be available for review at City Hall (City Clerk's office and Community Development Department), at the Main Library, and on the City's website (<https://www.sanleandro.org/depts/cd/housing/plans.asp>) for a 30 day comment period from March 17, 2020 to April 17, 2020.

**Fiscal Impacts**

HUD will enter into contract with the City for the grant amount. The grant is paid on a reimbursement basis after expenditure by the City for activities designated in the FY 2020-2021

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**

**Attachments to Staff Report**

- Attachment A - Summary of the FY 2020-2021 proposed activities and funding amounts
- Attachment B -- FY 2020-2024 Five Year Consolidated Plan
- Attachment C - Summary of Responses to Priority Needs Survey received to date

**PREPARED BY:** Maryann Sargent, Senior Housing Specialist, Community Development



## DRAFT FY 2020-2021 HUD Annual Action Plan: CDBG and HOME Funds

## CDBG FUNDS

TOTALS

FY20-21 CDBG Grant

\$ 768,310

Total available for projects

\$ 768,310

Project Name	Project Description	National Objective	Activity Eligibility	Allocation
<b>PUBLIC SERVICES</b>				
CALICO - San Leandro Child Abuse Intervention Project	Provide family support services for children who have suffered abuse.	Low/Mod Income Clientele	Public service	\$ 24,028
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	\$ 46,899
SOS / Meals on Wheels - Meals Delivery Service to Homebound Seniors	Provide support services programs for low-income seniors.	Low/Mod Income Clientele	Public service	\$ 31,673
Spectrum Community Services - San Leandro Senior Nutrition Program	Provide seniors with hot, nutritious meals in supportive settings.	Low/Mod Income Clientele	Public service	\$ 19,113
<b>Total Amount Available Under 15% Spending Cap</b>				<b>\$ 115,437</b>
<b>GENERAL ADMINISTRATION &amp; PLANNING</b>				
General Administration		N/A	General admin	\$ 143,662
Fair Housing	Provide fair housing services	N/A	Public service	\$ 10,000
<b>Total Amount Available Under 20% Spending Cap</b>				<b>\$153,662</b>
<b>PUBLIC FACILITIES &amp; IMPROVEMENTS</b>				
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	\$ 182,972
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	\$ 166,239
<b>Total Amount Available for Public Facilities</b>				<b>\$ 349,211</b>
<b>HOUSING ACTIVITIES</b>				
Single-Family Housing Rehabilitation Program	Provide Grants for minor home repairs to low- and very low-income homeowners	Low/Mod Income Clientele	Housing	\$ 150,000
<b>Total Amount Available for Housing Activities</b>				<b>\$ 150,000</b>

Total CDBG Amount Available for Project Expenditures

\$ 768,310

## HOME FUNDS

FY20-21 HOME Grant

\$ 238,792

Carry over from Prior Years

Total HOME Amount Available for Project Expenditures

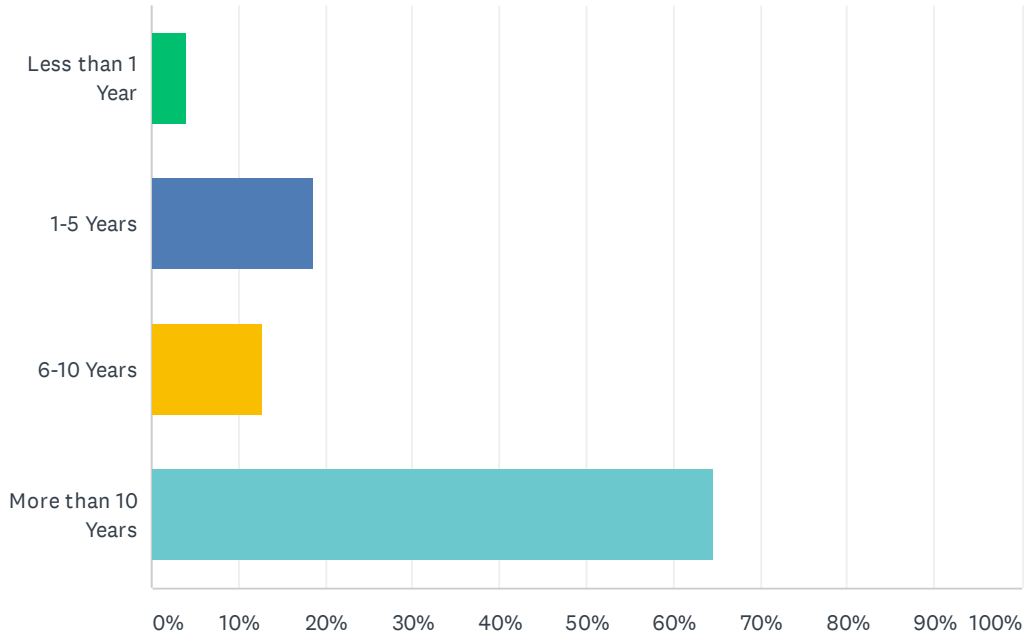
\$ 238,792

Project Name	Project Description	National Objective	Activity Eligibility	Allocation
Administration	Administrative expenses as per the cap specified in the regulations	N/A		\$ 13,664
Acquisition/rehabilitation/new construction of rental projects; Tenant-based rental assistance		N/A	24 CRF 92.205	\$ 225,128
<b>Total</b>				<b>\$ 238,792</b>

\*The FY 2019-2020 HOME funding amount decreased about 9% from last year's pro-rata share from the Alameda County HOME Consortium. The City's HOME allocation for this year and the past three fiscal years (FY17-18, FY 18-19 and FY19-20), are being used to repay an allocation of the HOME Consortium construction loan funds pooled with other Alameda County jurisdictions provided to BRIDGE Housing for the construction of 115-unit Marea Alta and 85-unit La Vereda residential developments on the San Leandro BART station parking lot site.

### Q1 How long have you lived in the City of San Leandro? If you are not a resident, how long have you been doing business or working in the City of San Leandro?

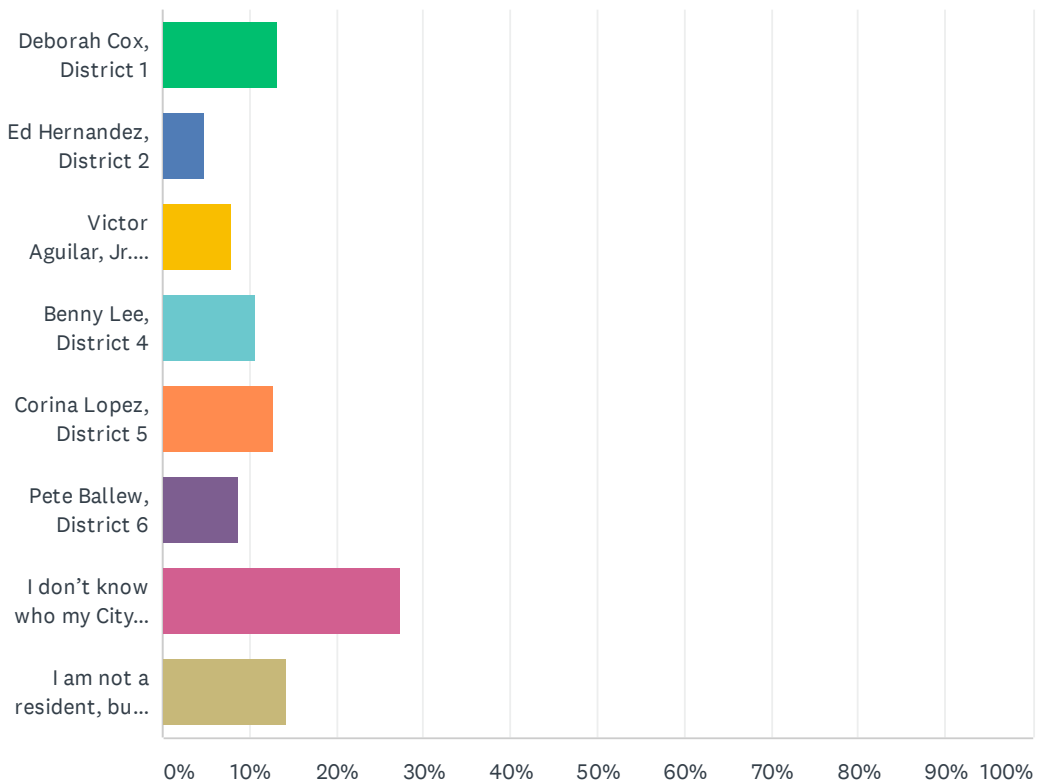
Answered: 226 Skipped: 2



ANSWER CHOICES	RESPONSES
Less than 1 Year	3.98% 9
1-5 Years	18.58% 42
6-10 Years	12.83% 29
More than 10 Years	64.60% 146
TOTAL	226

## Q2 In which City Council District do you live?

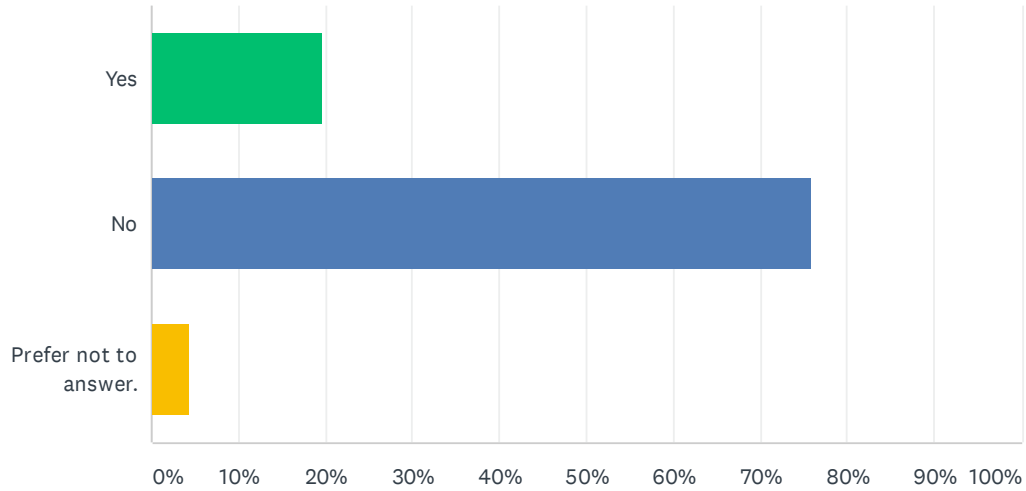
Answered: 226 Skipped: 2



ANSWER CHOICES	RESPONSES	
Deborah Cox, District 1	13.27%	30
Ed Hernandez, District 2	4.87%	11
Victor Aguilar, Jr., District 3	7.96%	18
Benny Lee, District 4	10.62%	24
Corina Lopez, District 5	12.83%	29
Pete Ballew, District 6	8.85%	20
I don't know who my City Council representative is.	27.43%	62
I am not a resident, but I work in the City of San Leandro.	14.16%	32
<b>TOTAL</b>		<b>226</b>

### Q3 Are you of Hispanic or Latino Origin?

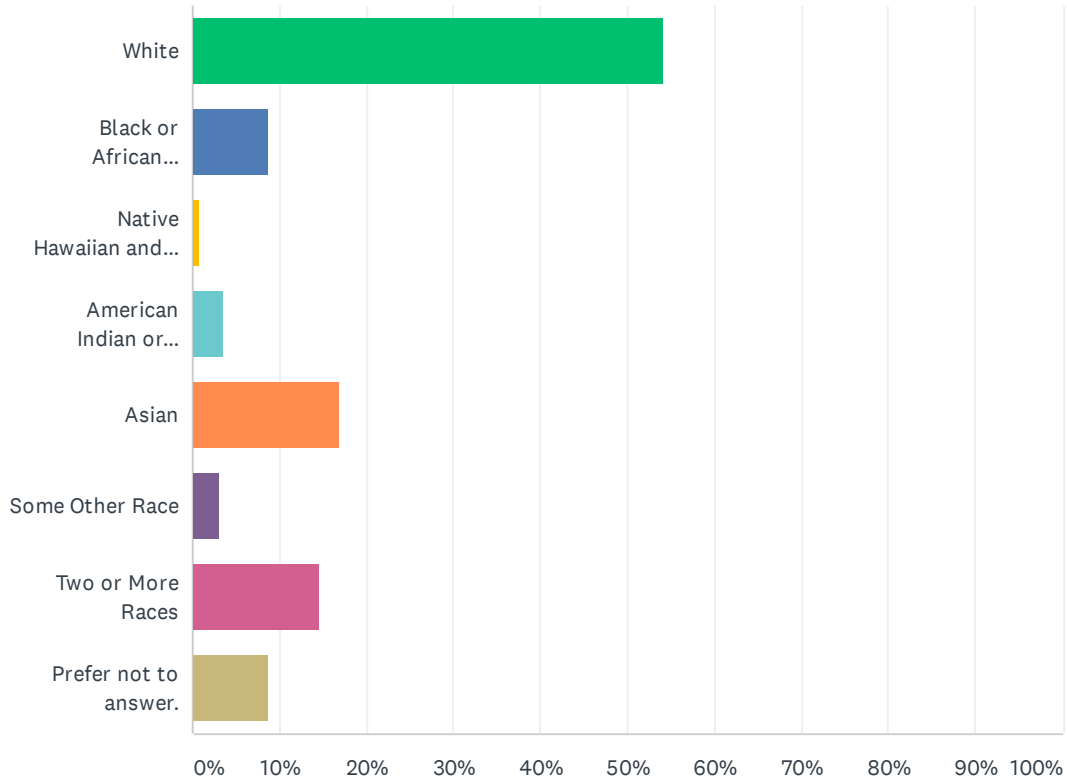
Answered: 228 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	19.74%	45
No	75.88%	173
Prefer not to answer.	4.39%	10
<b>TOTAL</b>		<b>228</b>

**Q4 Select the racial category that best describes you or your household.  
Please check all that apply.**

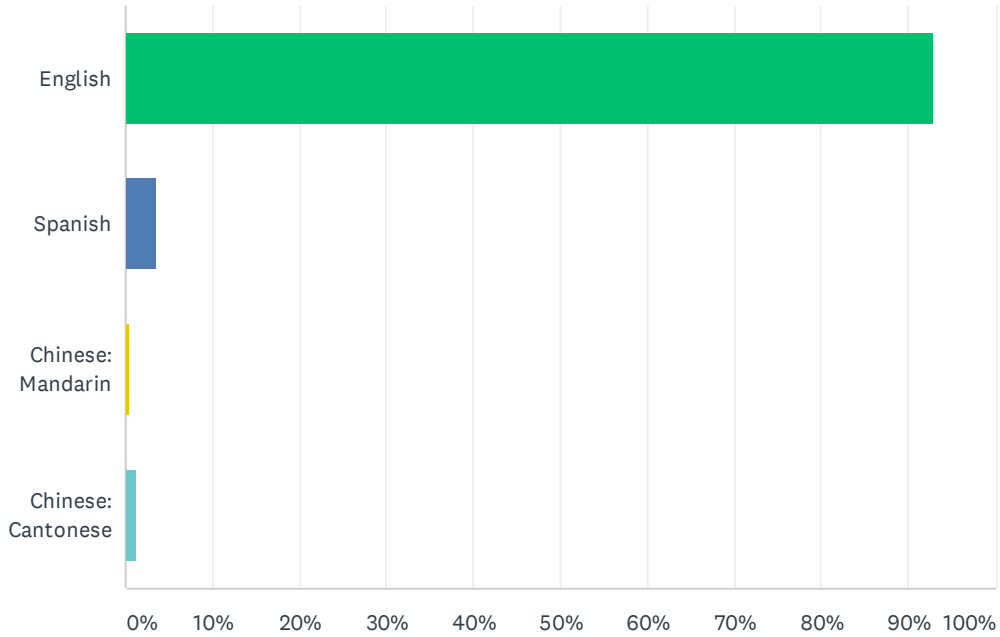
Answered: 225 Skipped: 3



ANSWER CHOICES	RESPONSES	
White	54.22%	122
Black or African American	8.89%	20
Native Hawaiian and/or Other Pacific Islander	0.89%	2
American Indian or Alaska Native	3.56%	8
Asian	16.89%	38
Some Other Race	3.11%	7
Two or More Races	14.67%	33
Prefer not to answer.	8.89%	20
Total Respondents: 225		

## Q5 What is the primary language you speak at home?

Answered: 228 Skipped: 0

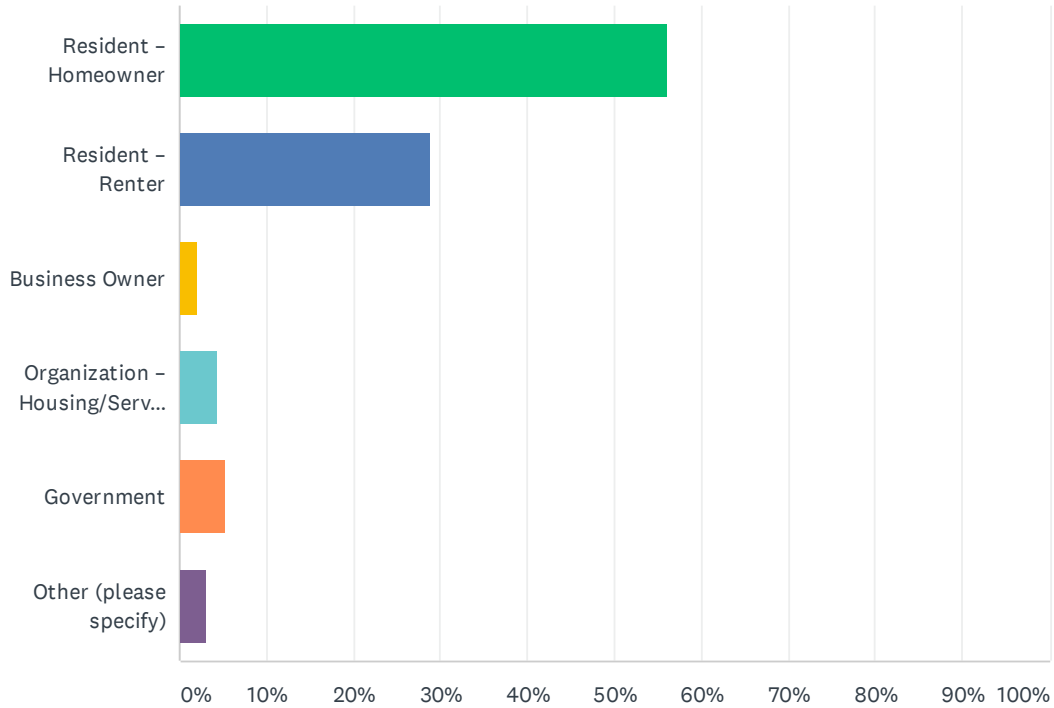


ANSWER CHOICES	RESPONSES
English	92.98% 212
Spanish	3.51% 8
Chinese: Mandarin	0.44% 1
Chinese: Cantonese	1.32% 3
<b>TOTAL</b>	<b>228</b>

#	OTHER (PLEASE SPECIFY)
1	Farsi
2	Tagalog
3	Tamil
4	Tagalog
5	Korean
6	Italian
7	Tagalog

## Q6 Which category best describes your perspective?

Answered: 228 Skipped: 0

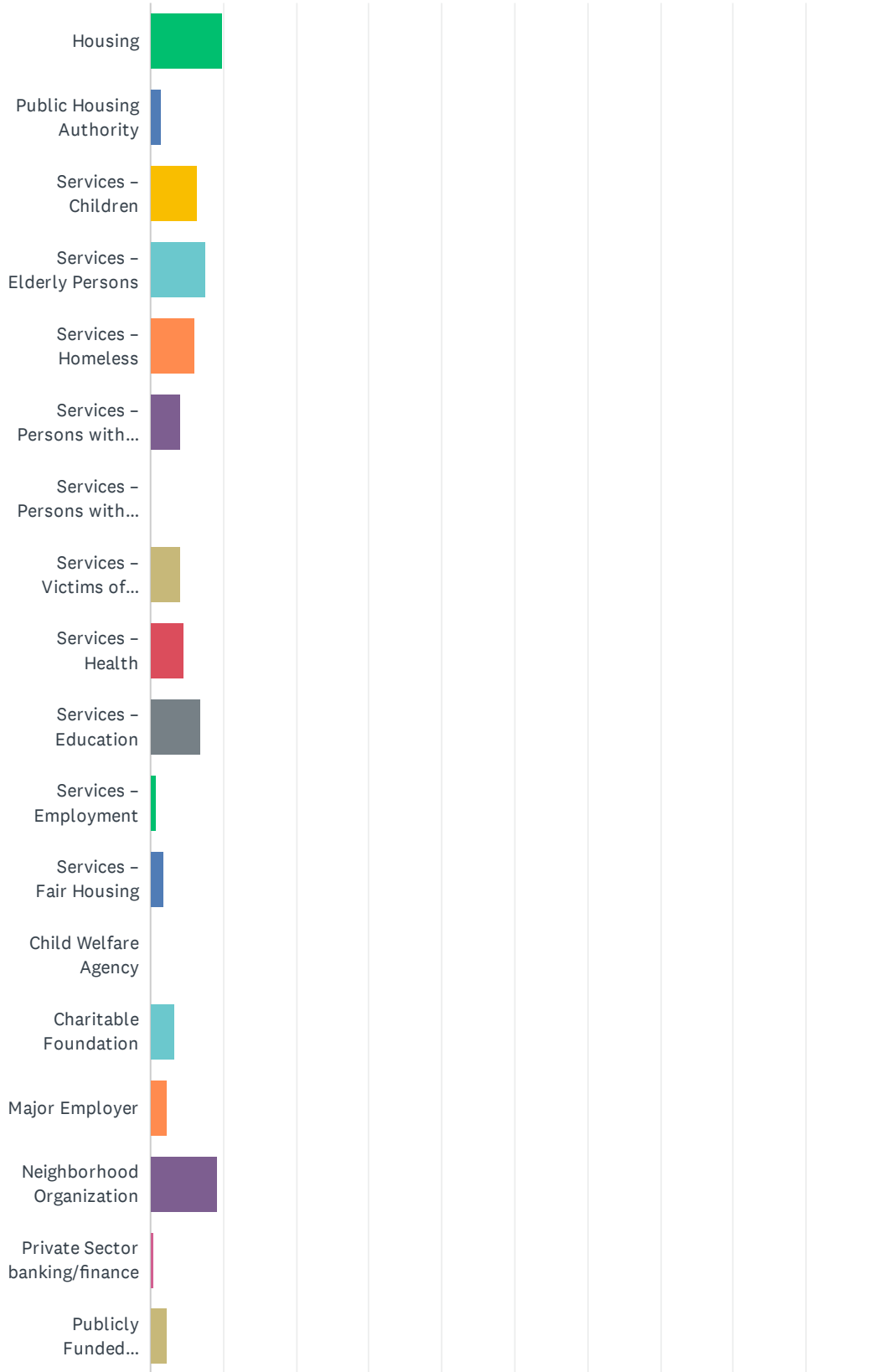


ANSWER CHOICES	RESPONSES	
Resident – Homeowner	56.14%	128
Resident – Renter	28.95%	66
Business Owner	2.19%	5
Organization – Housing/Service Provider (See Question 7 to elaborate.)	4.39%	10
Government	5.26%	12
Other (please specify)	3.07%	7
<b>TOTAL</b>		<b>228</b>

#	OTHER (PLEASE SPECIFY)
1	work in san leandro and former resident.
2	n/a
3	Homeless
4	Housing provider
5	Program Manager for local Non-profit providing classes at San Leandro Senior Community Center and Marina Community Center
6	Resident - husband is homeowner thru inheritance
7	apartment owner

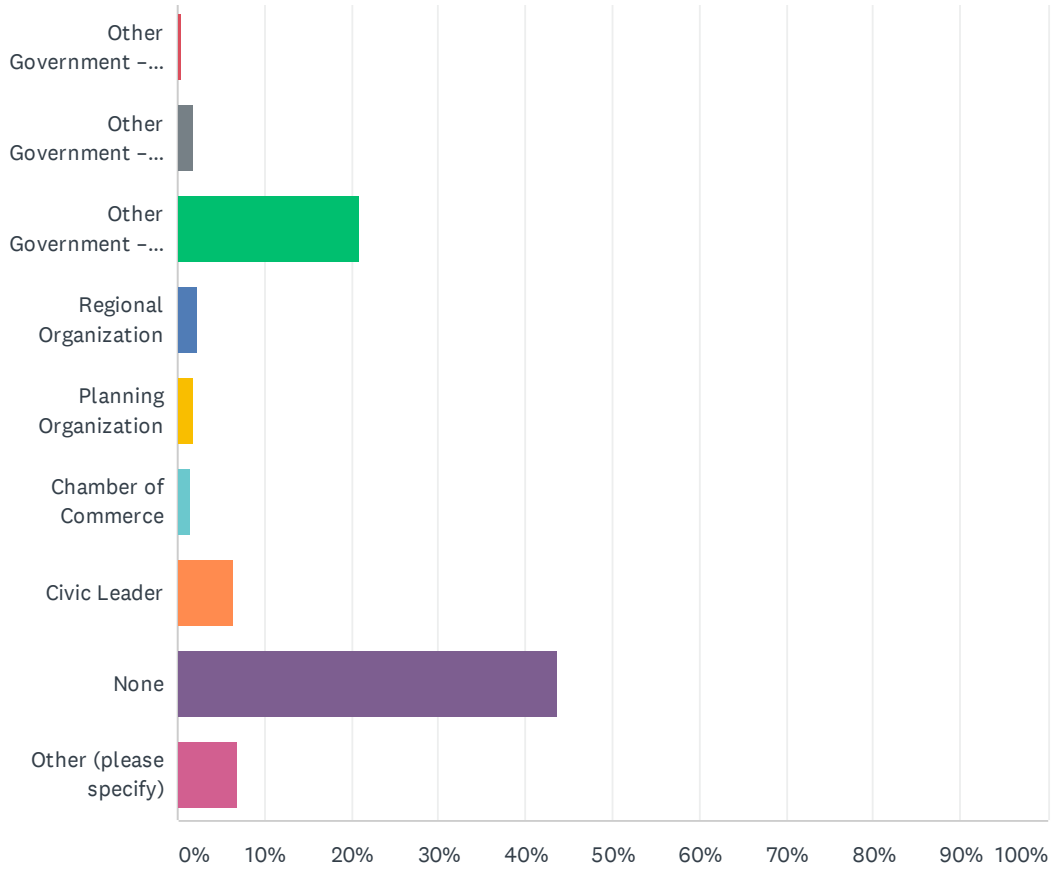
Q7 Please indicate if you are affiliated with any of the organization types listed below. If other, then please specify. Please check all that apply.

Answered: 215 Skipped: 13





City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey



City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

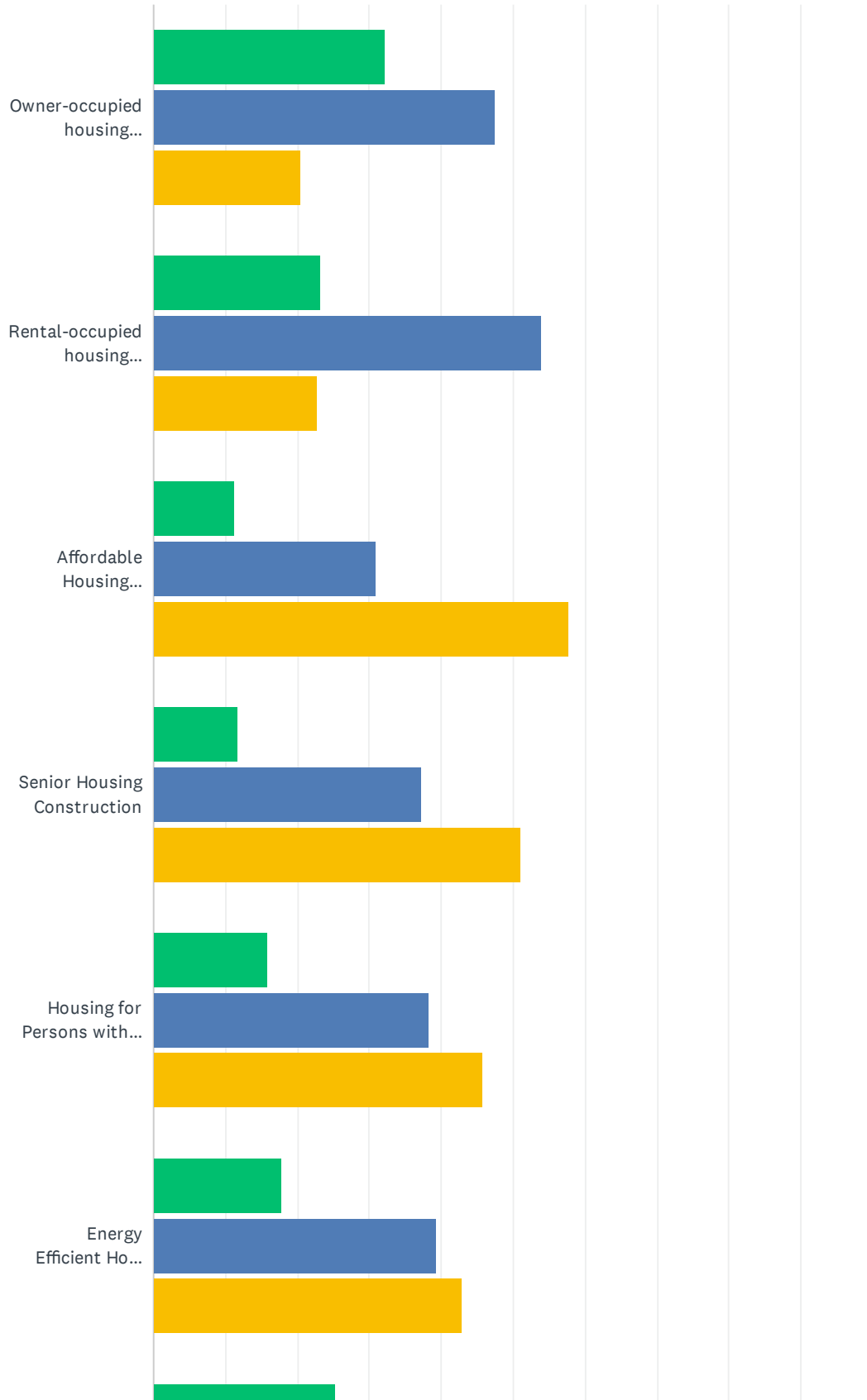
ANSWER CHOICES	RESPONSES	
Housing	9.77%	21
Public Housing Authority	1.40%	3
Services – Children	6.51%	14
Services – Elderly Persons	7.44%	16
Services – Homeless	6.05%	13
Services – Persons with Disabilities	4.19%	9
Services – Persons with HIV/AIDS	0.00%	0
Services – Victims of Domestic Violence	4.19%	9
Services – Health	4.65%	10
Services – Education	6.98%	15
Services – Employment	0.93%	2
Services – Fair Housing	1.86%	4
Child Welfare Agency	0.00%	0
Charitable Foundation	3.26%	7
Major Employer	2.33%	5
Neighborhood Organization	9.30%	20
Private Sector banking/finance	0.47%	1
Publicly Funded Institution	2.33%	5
Other Government – Federal	0.47%	1
Other Government – State	1.86%	4
Other Government – Local	20.93%	45
Regional Organization	2.33%	5
Planning Organization	1.86%	4
Chamber of Commerce	1.40%	3
Civic Leader	6.51%	14
None	43.72%	94
Other (please specify)	6.98%	15
Total Respondents: 215		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

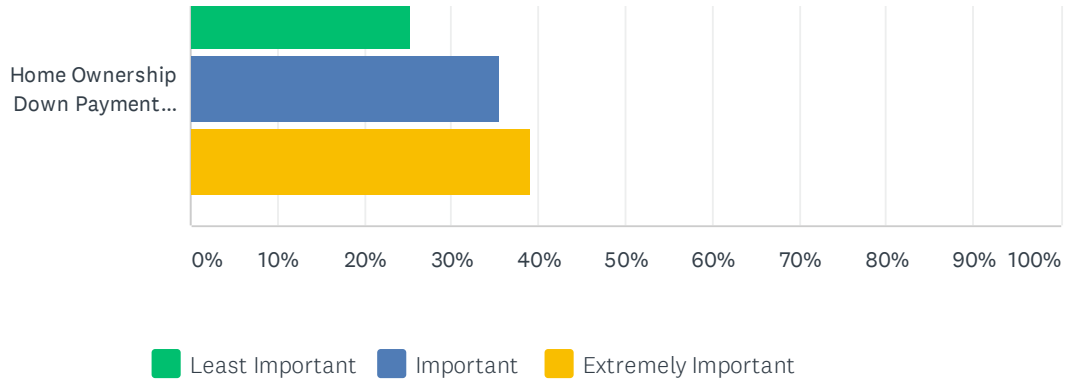
#	OTHER (PLEASE SPECIFY)
1	Landlord/Tenant
2	Private sector medium sized employer, engineering services
3	real estate
4	Library, and education
5	Volunteer Medshare
6	self guided ptsd. art and multimedia therapy
7	Retired State Employee
8	Leadership
9	Services - Energy Assistance
10	American Society of Civil Engineers
11	County Government
12	I don't understand this question
13	Labor union
14	food pantry
15	political organization

## Q8 Housing Needs

Answered: 210 Skipped: 18



City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

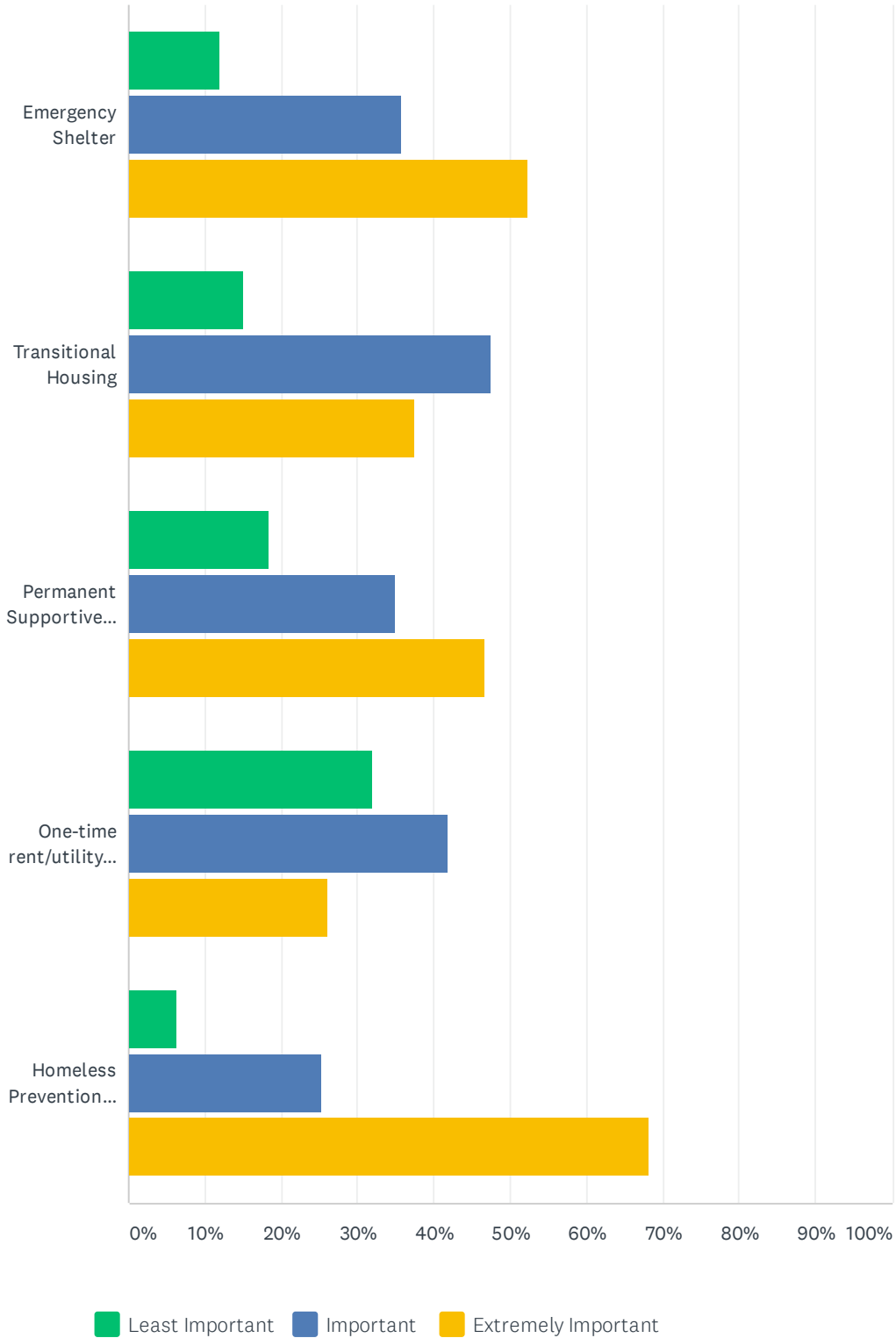


	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Owner-occupied housing rehabilitation	32.14% 63	47.45% 93	20.41% 40	196
Rental-occupied housing rehabilitation	23.23% 46	54.04% 107	22.73% 45	198
Affordable Housing Construction	11.27% 23	30.88% 63	57.84% 118	204
Senior Housing Construction	11.76% 24	37.25% 76	50.98% 104	204
Housing for Persons with Disabilities the Disabled	15.92% 32	38.31% 77	45.77% 92	201
Energy Efficient Home Improvements	17.86% 35	39.29% 77	42.86% 84	196
Home Ownership Down Payment Assistance	25.38% 50	35.53% 70	39.09% 77	197

#	OTHER (PLEASE SPECIFY)
1	I am a renter
2	Housing for San Leandro Teachers
3	Shelters for Women, Men and Children
4	Housing and assistance for mentally disabled
5	Shelters for homeless people
6	Housing for Homeless - Critically Important
7	Transitional Housing for the Homeless
8	RENT CONTROL
9	Housing for Veterans
10	fix infrastructure so it supports additional housing
11	supportive housing for chronically homeless which includes case management
12	Not just more housing, but MORE AFFORDABLE housing

## Q9 Homeless Housing Needs

Answered: 211 Skipped: 17



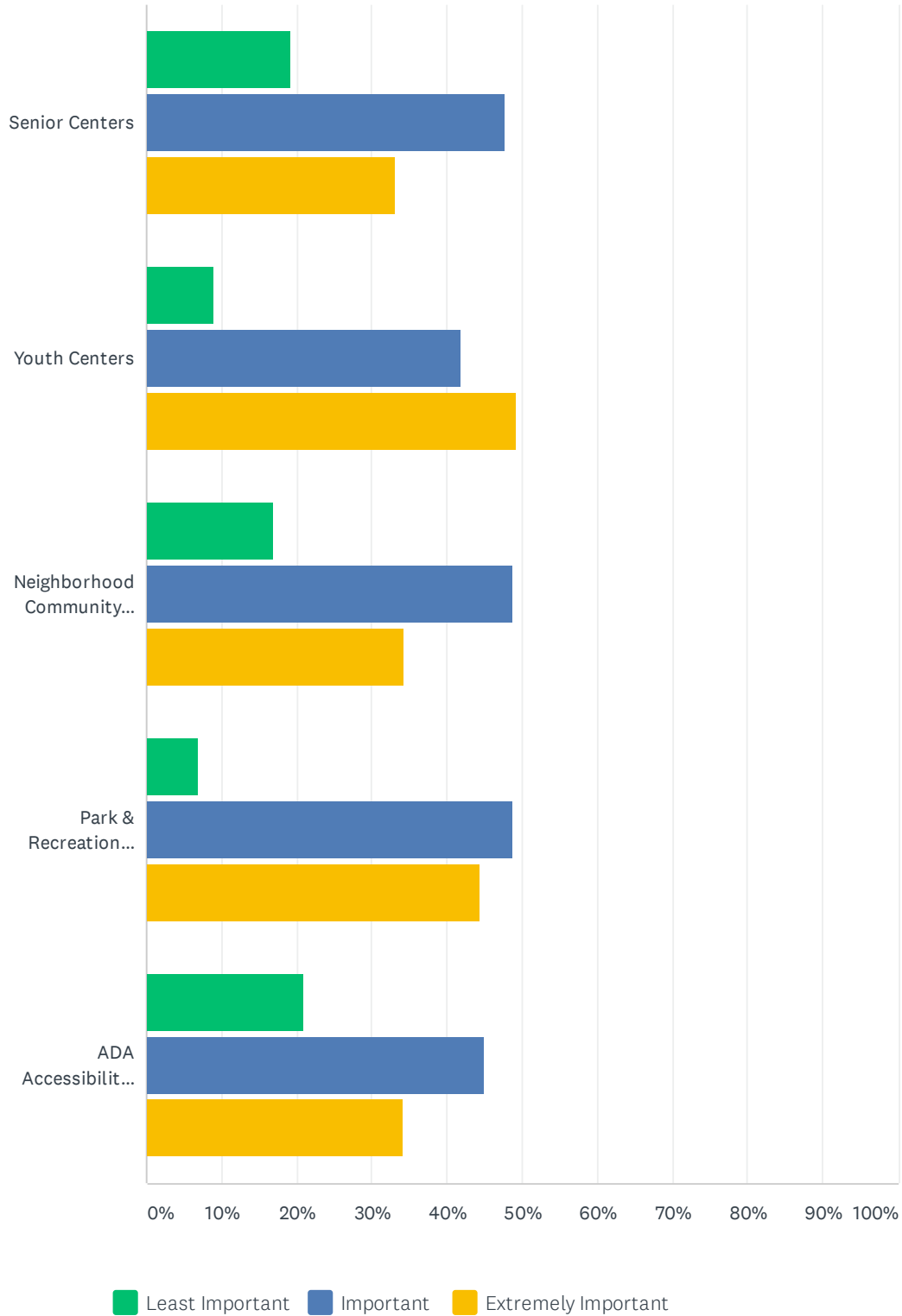
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Emergency Shelter	11.94% 24	35.82% 72	52.24% 105	201
Transitional Housing	15.15% 30	47.47% 94	37.37% 74	198
Permanent Supportive Housing	18.45% 38	34.95% 72	46.60% 96	206
One-time rent/utility payments	32.02% 65	41.87% 85	26.11% 53	203
Homeless Prevention Programs	6.34% 13	25.37% 52	68.29% 140	205

#	OTHER (PLEASE SPECIFY)
1	A task force with fire/PD and county about how discharged patients from john george psychiatric pavilion are to transition as they leave. Currently many simply wander through town on foot.
2	suival skills when homeless
3	Single Parent Child Care Center
4	Mental Health
5	Mandatory work acceptance for homeless.
6	Mental Health & Addication Assistance Programs
7	Drug rehabilitation programs
8	Rent Stabilization to prevent homelessness
9	ques is nonsenser. SL, not Cal, needs to help homeless?
10	Homelessness solutions that address the unique needs of women and female identified people.
11	Getting greedy landlords to lower rents so more people don't become homeless!!!

## Q10 Community Facility Infrastructure Needs

Answered: 211 Skipped: 17





City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

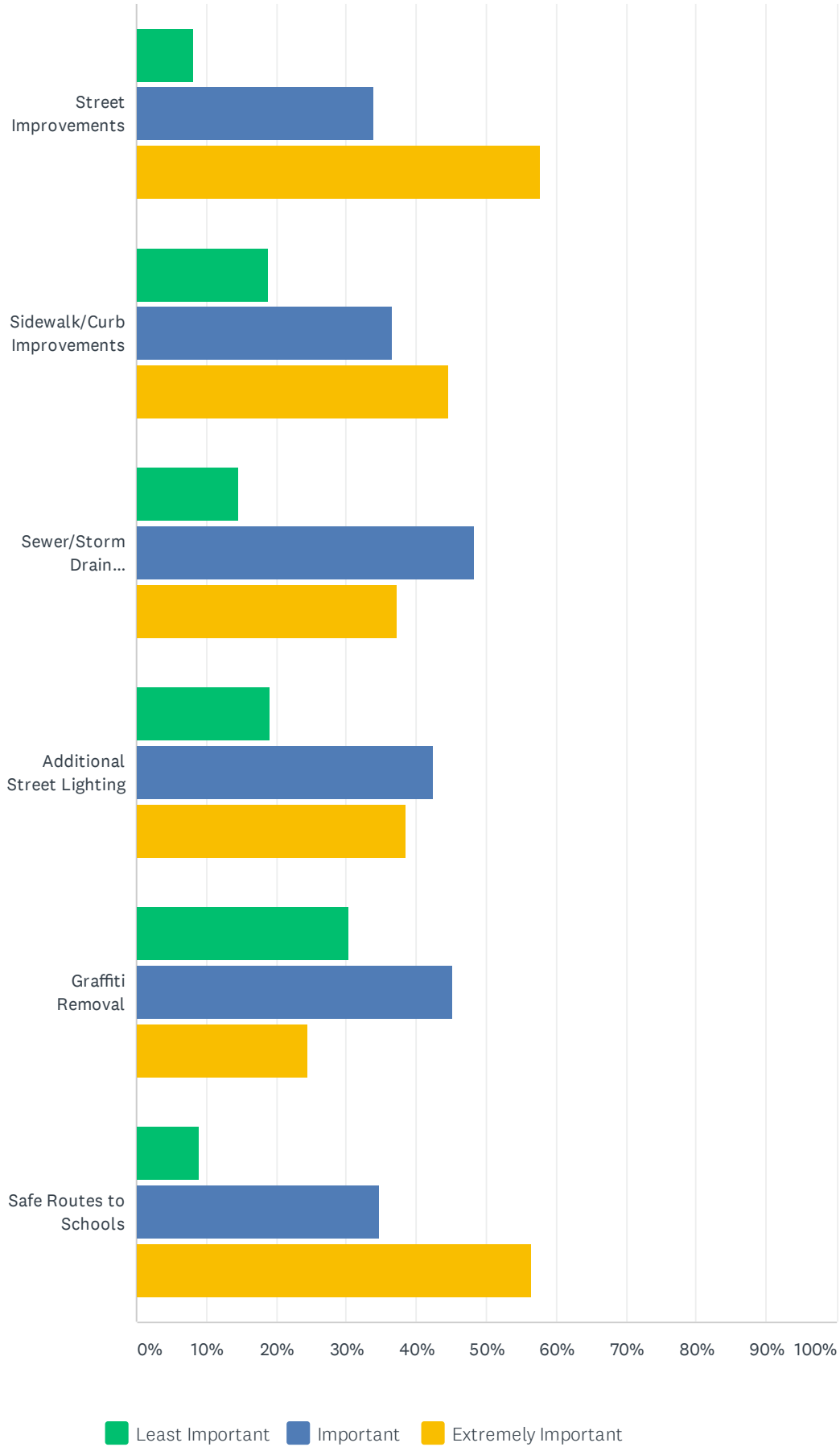
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Senior Centers	19.21% 39	47.78% 97	33.00% 67	203
Youth Centers	8.96% 18	41.79% 84	49.25% 99	201
Neighborhood Community Centers	16.91% 35	48.79% 101	34.30% 71	207
Park & Recreation Facilities	6.97% 14	48.76% 98	44.28% 89	201
ADA Accessibility Improvements to Public Roads/Facilities	21.00% 42	45.00% 90	34.00% 68	200

#	OTHER (PLEASE SPECIFY)
1	Infrastructure resilience improvements
2	Outside Fields for Youth to play at - Basketball courts, baseball fields, Football fields.
3	City Owned Fitness Center with Basketball Court
4	Why can't the 4 first items listed be combined in some way?
5	ADA is federally mandated. again, ques is nonsense

## Q11 Neighborhood Infrastructure Needs

Answered: 211 Skipped: 17

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey



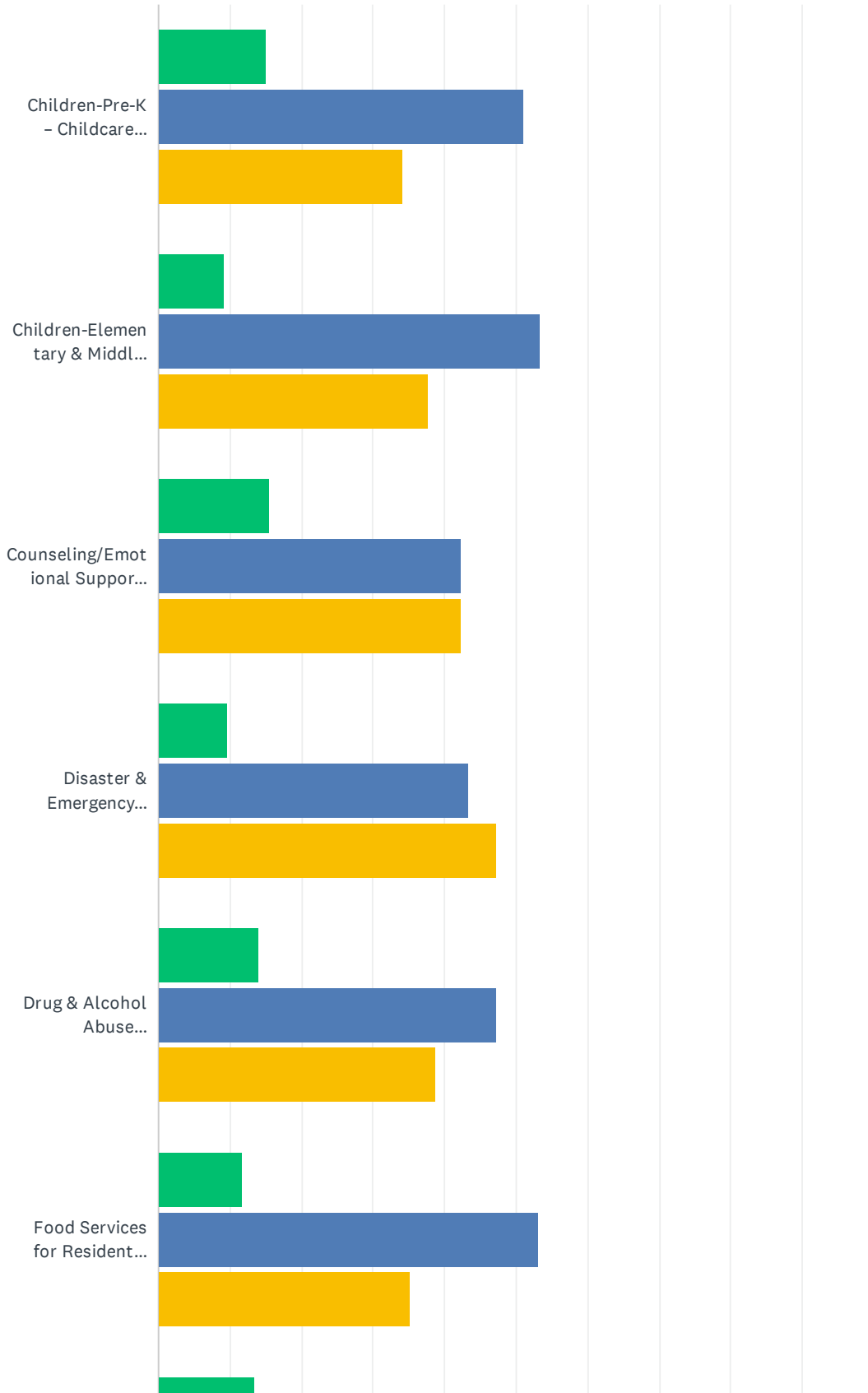
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
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	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Street Improvements	8.25% 17	33.98% 70	57.77% 119	206
Sidewalk/Curb Improvements	18.81% 38	36.63% 74	44.55% 90	202
Sewer/Storm Drain Improvements	14.57% 29	48.24% 96	37.19% 74	199
Additional Street Lighting	19.00% 38	42.50% 85	38.50% 77	200
Graffiti Removal	30.35% 61	45.27% 91	24.38% 49	201
Safe Routes to Schools	8.91% 18	34.65% 70	56.44% 114	202

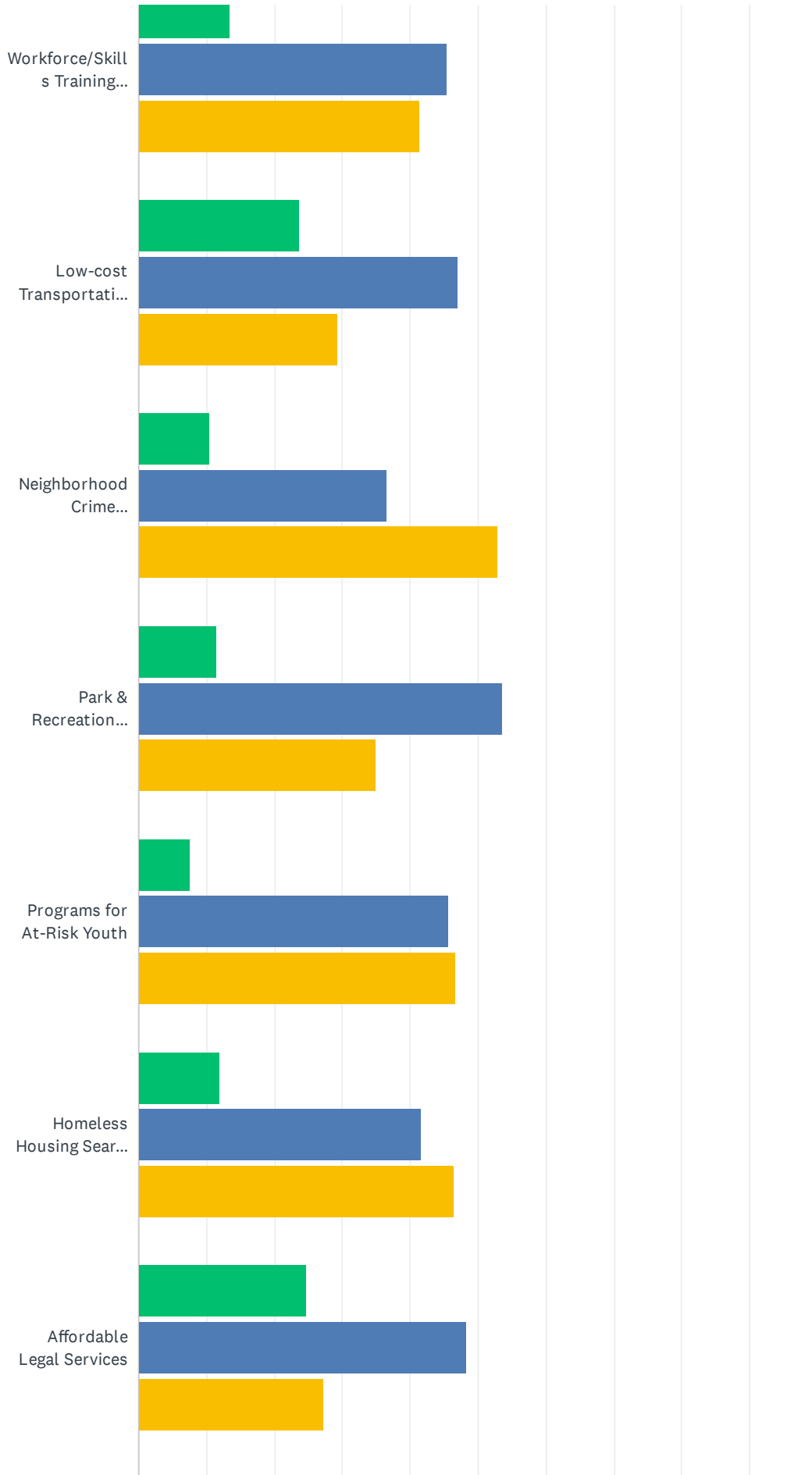
#	OTHER (PLEASE SPECIFY)
1	Installation of gas shut off valves on existing residences
2	Attempt to incorporate Graffiti "artist" into art around the city.
3	More bike lanes
4	Speed limits enforced on main streets. Bancroft and East 14th
5	Get bicycles, dogs and cars off the sidewalks.
6	Bike lanes
7	litter removal and prevention. Bulk trash dumps a big problem
8	cleanup of neighborhoods, ordinance enforcements with add ons and widening driveways
9	Flood prevention
10	Bike lanes
11	Street trees - planting and maintenance
12	fix roads, instead of "traffic calming"
13	Clear sidewalks of bicycles, dogs and cars.

## Q12 Public Service/Community Program Needs

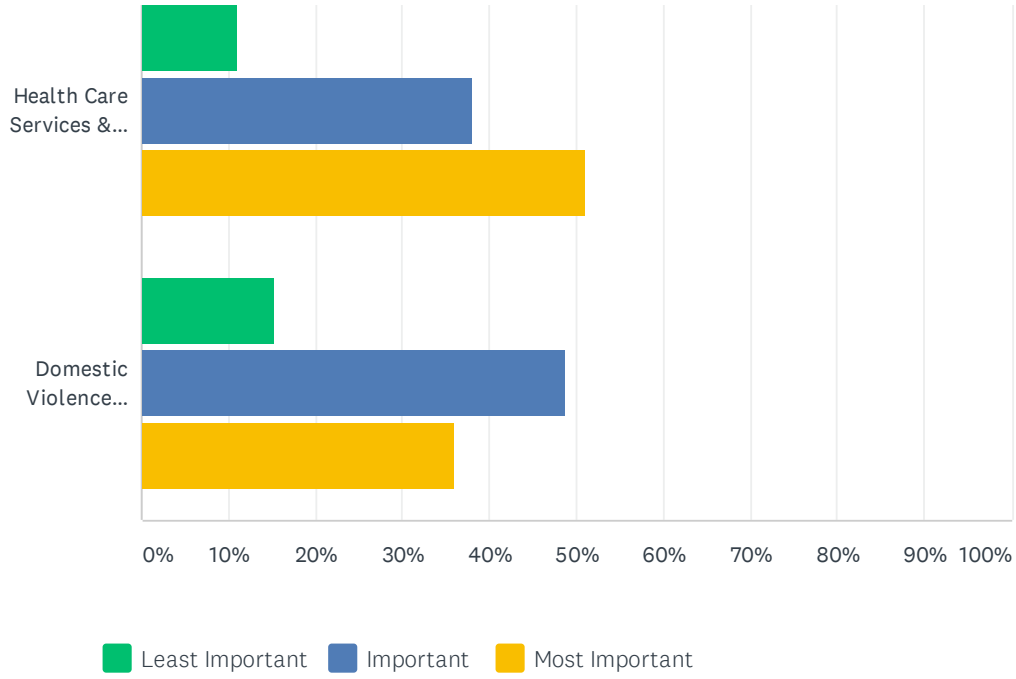
Answered: 210 Skipped: 18



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Priority Needs Survey



City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey



City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

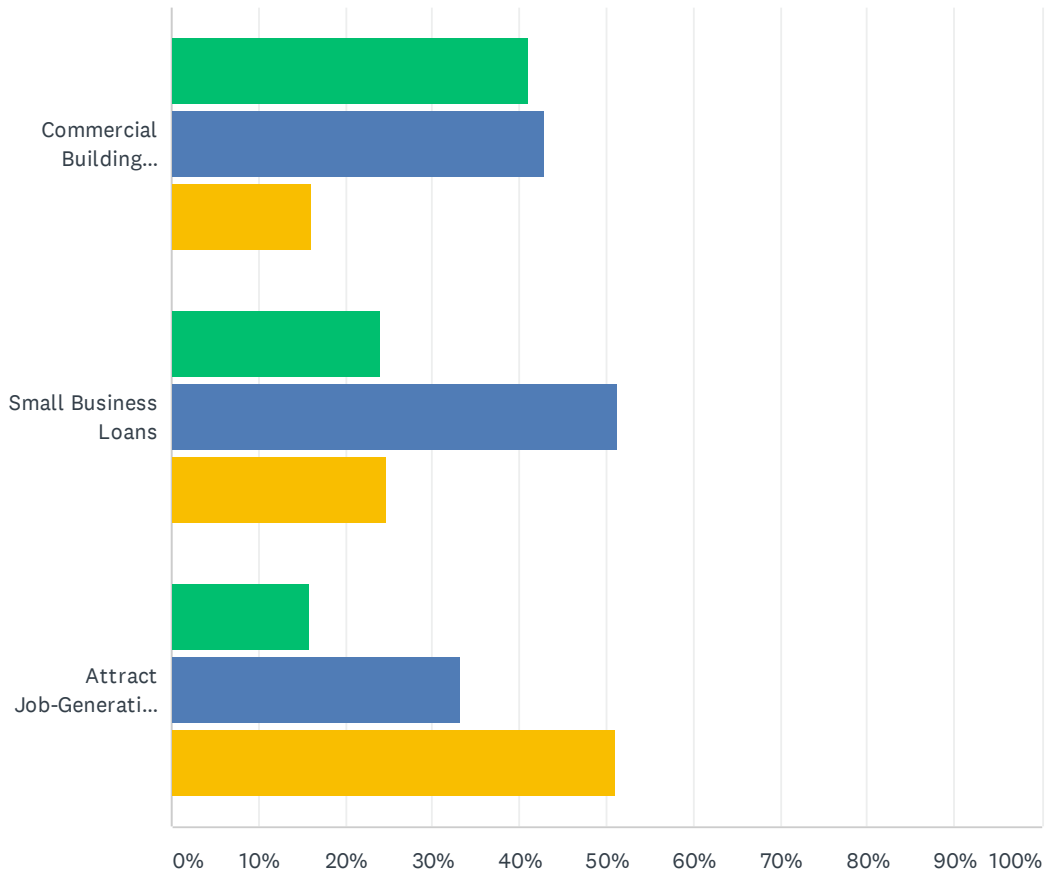
	LEAST IMPORTANT	IMPORTANT	MOST IMPORTANT	TOTAL
Children-Pre-K – Childcare Services & Facilities	15.00% 30	51.00% 102	34.00% 68	200
Children-Elementary & Middle School – Afterschool/Summer Camp Programs & Services	9.14% 18	53.30% 105	37.56% 74	197
Counseling/Emotional Support Services	15.58% 31	42.21% 84	42.21% 84	199
Disaster & Emergency Preparedness Services	9.55% 19	43.22% 86	47.24% 94	199
Drug & Alcohol Abuse Counseling/Treatment	14.07% 28	47.24% 94	38.69% 77	199
Food Services for Residents with Special Needs	11.73% 23	53.06% 104	35.20% 69	196
Workforce/Skills Training and/or Job Placement	13.30% 27	45.32% 92	41.38% 84	203
Low-cost Transportation Services (Taxi Coupons, Dial-a-Ride, Jitney Services)	23.74% 47	46.97% 93	29.29% 58	198
Neighborhood Crime Prevention Programs	10.40% 21	36.63% 74	52.97% 107	202
Park & Recreation Programs	11.50% 23	53.50% 107	35.00% 70	200
Programs for At-Risk Youth	7.61% 15	45.69% 90	46.70% 92	197
Homeless Housing Search Counseling/Street Outreach Services	11.88% 24	41.58% 84	46.53% 94	202
Affordable Legal Services	24.63% 50	48.28% 98	27.09% 55	203
Health Care Services & Facilities	11.00% 22	38.00% 76	51.00% 102	200
Domestic Violence Counseling	15.27% 31	48.77% 99	35.96% 73	203

#	OTHER (PLEASE SPECIFY)
1	Financial Literacy Programs for the Youth
2	Senior services
3	clean up of neighborhoods and plight. work with county, railroad, caltrans to clean up streets and neighborhoods-horrendous
4	Work with AC Transit and advocate for better bus service & routes to BART within all of San Leandro.
5	seems like we already have most of this



## Q13 Economic Development Needs

Answered: 207 Skipped: 21



■ Least Important 
 ■ Important 
 ■ Extremely Important

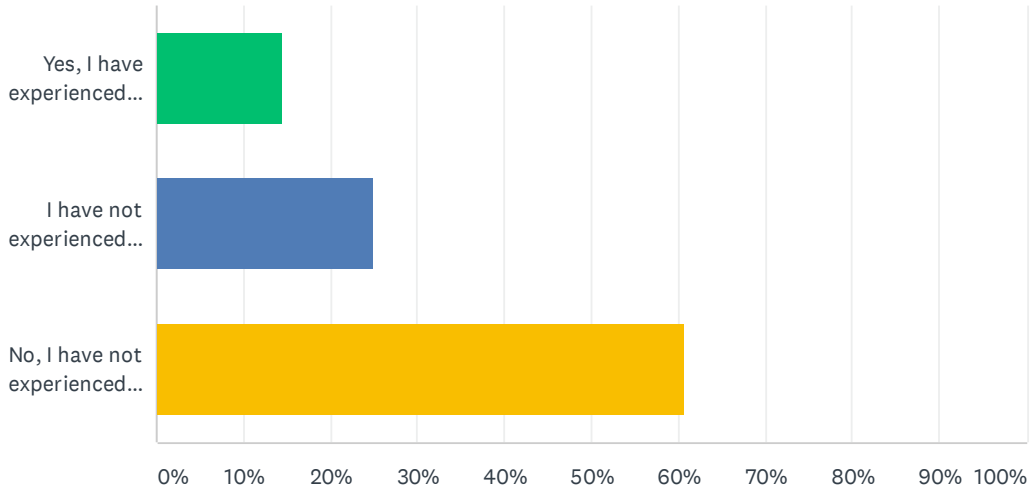
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Commercial Building Rehabilitation	40.91% 81	42.93% 85	16.16% 32	198
Small Business Loans	24.12% 48	51.26% 102	24.62% 49	199
Attract Job-Generating Businesses	15.84% 32	33.17% 67	50.99% 103	202

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
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#	OTHER (PLEASE SPECIFY)
1	I do not know
2	Training Centers for various trades
3	small local business participation at city festivals
4	Bldg Rehab -- GO GREEN, focus on sustainability and resiliency
5	Do something to revitalize downtown - even if it's totally redoing the Safeway plaza. Negotiate with property owners to keep their exterior sidewalks and parking lots clean. SL is a pit - let's make prop owners keep it clean!
6	Actually getting businesses in the city that we need - not just more hair and nail salons.

## Q14 Have you or someone you know ever encountered any of the forms of housing discrimination described above?

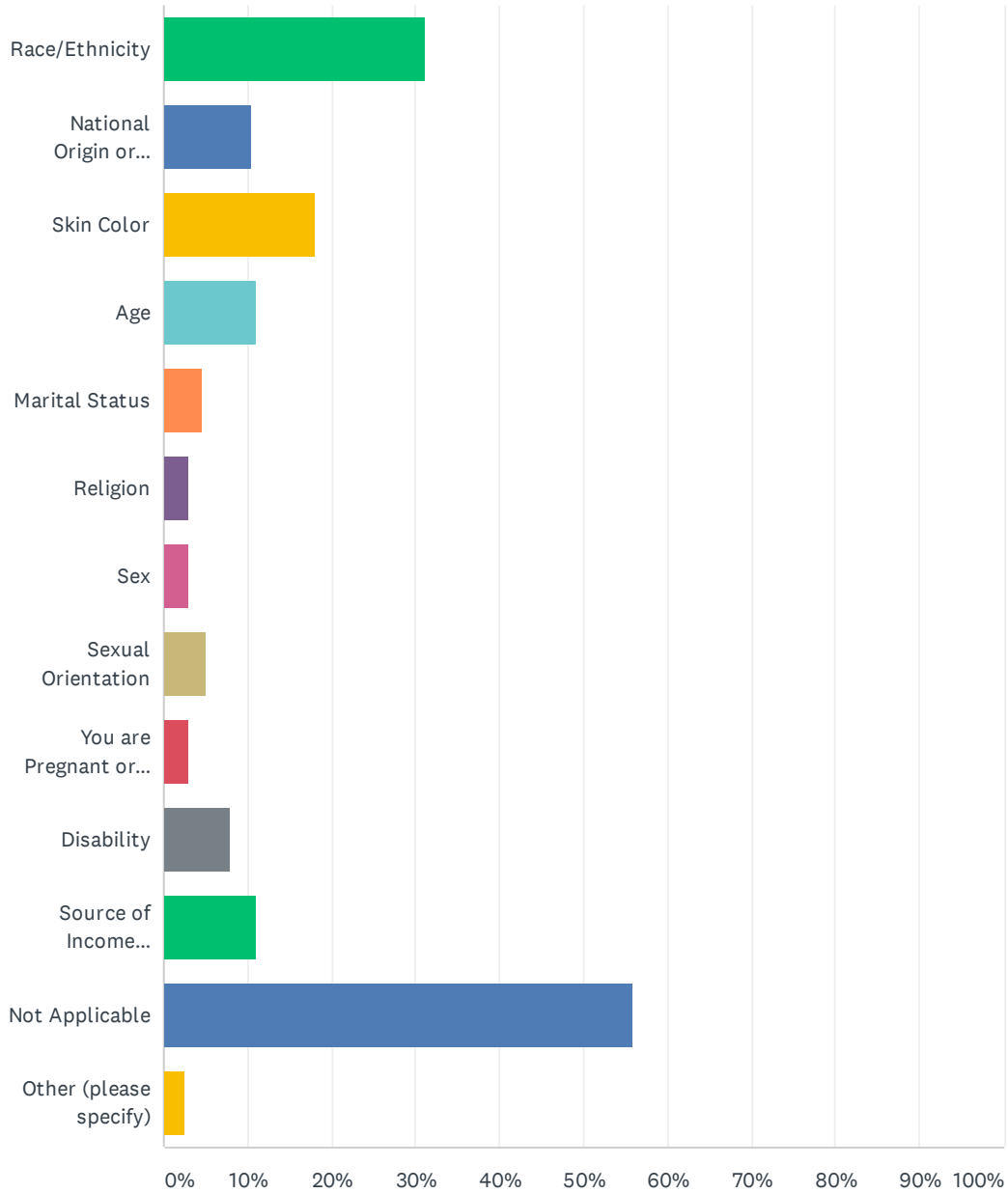
Answered: 209 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes, I have experienced discrimination.	14.35%	30
I have not experienced discrimination, but I know someone who has.	24.88%	52
No, I have not experienced discrimination.	60.77%	127
<b>TOTAL</b>		<b>209</b>

### Q15 If you or someone you know have experienced housing discrimination, what types of discrimination did you or your acquaintance experience? Please check all that apply.

Answered: 199 Skipped: 29



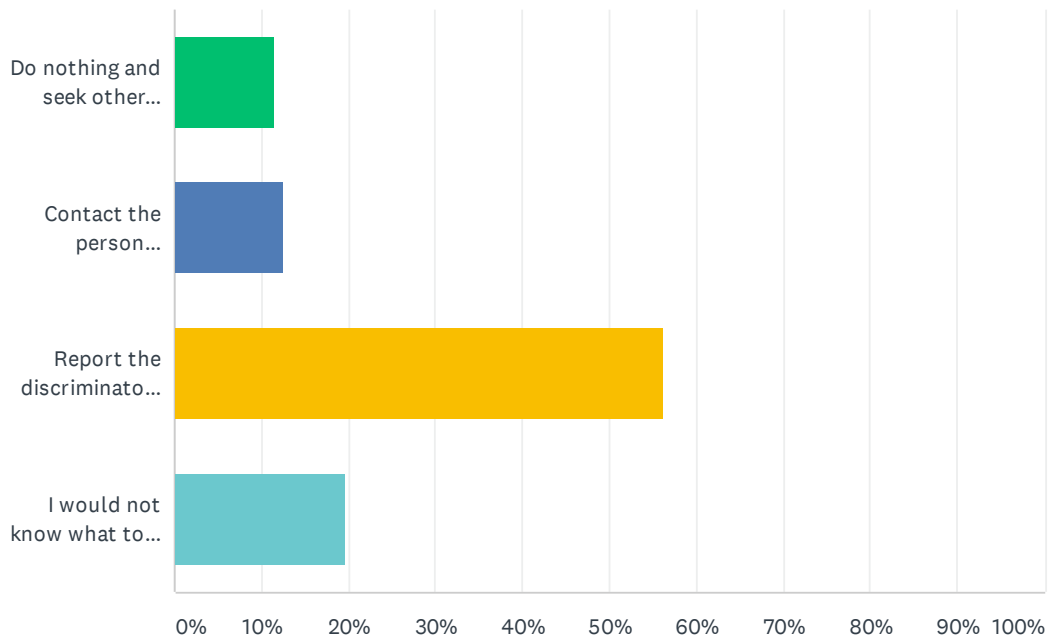
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

ANSWER CHOICES	RESPONSES	
Race/Ethnicity	31.16%	62
National Origin or Ancestry	10.55%	21
Skin Color	18.09%	36
Age	11.06%	22
Marital Status	4.52%	9
Religion	3.02%	6
Sex	3.02%	6
Sexual Orientation	5.03%	10
You are Pregnant or live in a household with Children	3.02%	6
Disability	8.04%	16
Source of Income (Example: Property Manager did not accept HUD Section 8 Voucher or other housing subsidy.)	11.06%	22
Not Applicable	55.78%	111
Other (please specify)	2.51%	5
Total Respondents: 199		

#	OTHER (PLEASE SPECIFY)
1	Pets
2	Military service
3	Forced to vacate because unable to pay high rent increase.
4	prior history (eviction/prison/jail/bankruptcy)
5	Domestic violence / sexual assault survivor

## Q16 What would you do if you encountered housing discrimination?

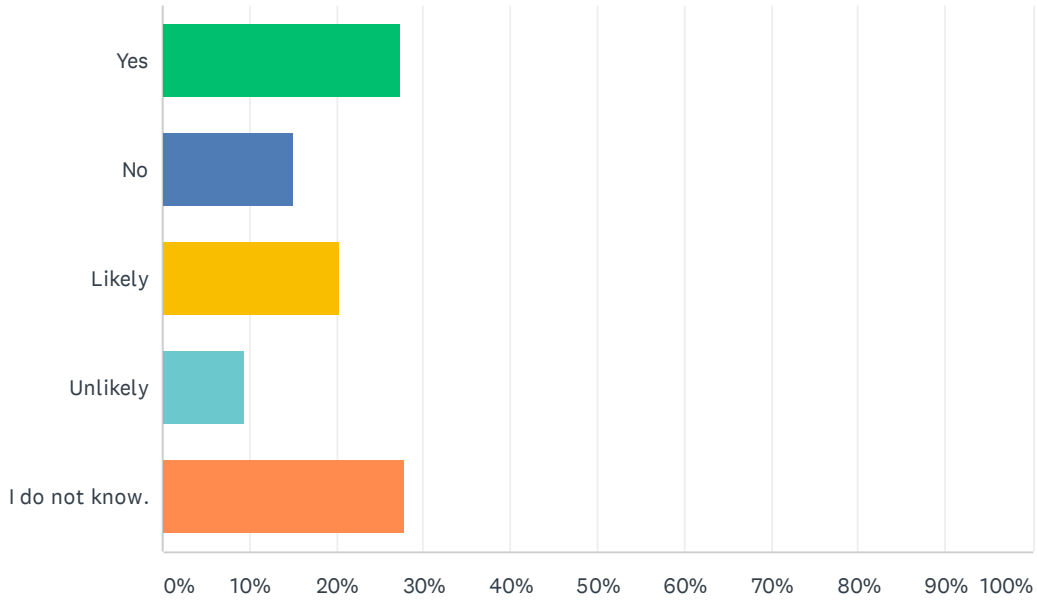
Answered: 208 Skipped: 20



ANSWER CHOICES	RESPONSES	
Do nothing and seek other housing options.	11.54%	24
Contact the person responsible and let them know that they are acting in a discriminatory manner.	12.50%	26
Report the discriminatory behavior.	56.25%	117
I would not know what to do.	19.71%	41
<b>TOTAL</b>		<b>208</b>

## Q17 Do you believe housing discrimination occurs in your neighborhood?

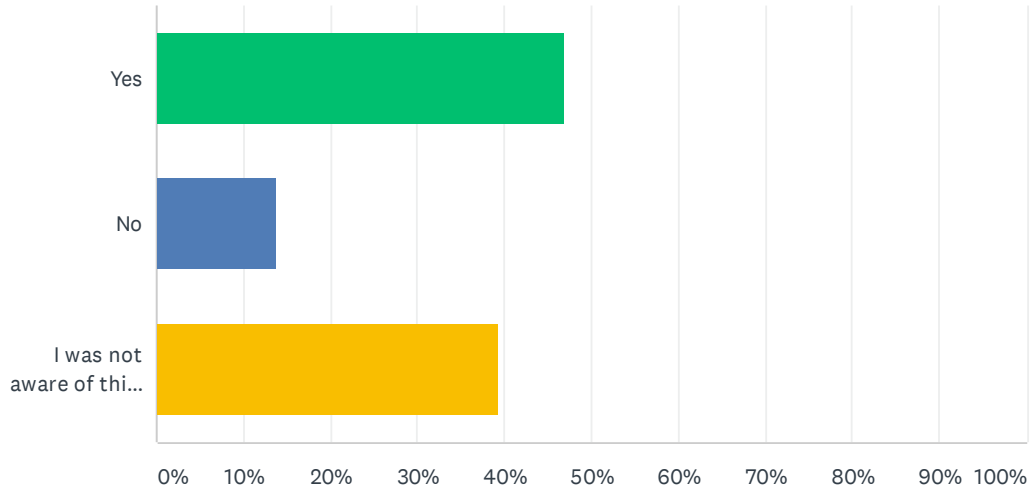
Answered: 212 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	27.36%	58
No	15.09%	32
Likely	20.28%	43
Unlikely	9.43%	20
I do not know.	27.83%	59
<b>TOTAL</b>		<b>212</b>

### Q18 Are you aware of a tenant’s right to request, from a property manager, a physical change to make a home more accessible if necessary due to a disability (called “reasonable accommodation”)?

Answered: 211 Skipped: 17

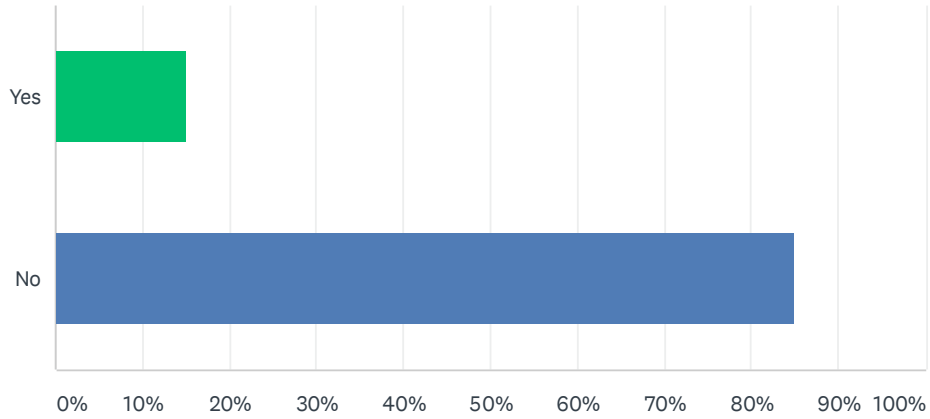


ANSWER CHOICES	RESPONSES	
Yes	46.92%	99
No	13.74%	29
I was not aware of this requirement.	39.34%	83
<b>TOTAL</b>		<b>211</b>



## Q19 Have you, or someone you know, ever made a request for a reasonable accommodation?

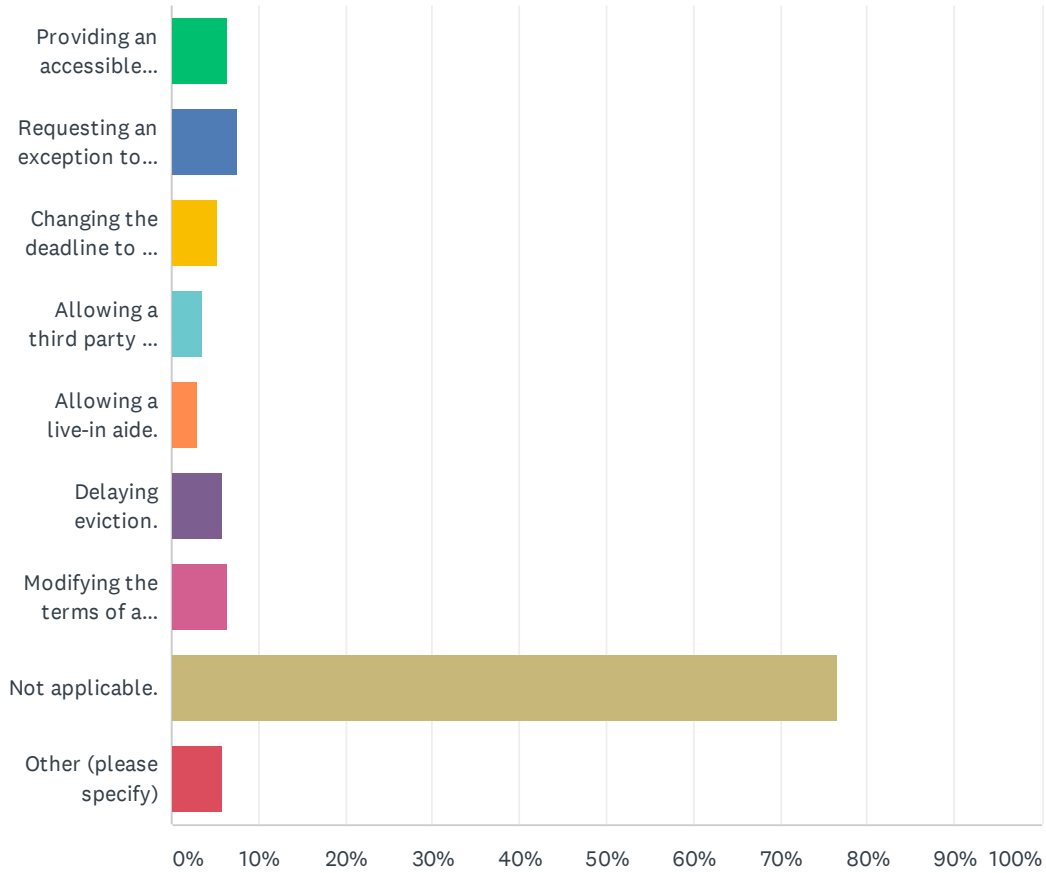
Answered: 211 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	15.17%	32
No	84.83%	179
TOTAL		211

## Q20 If yes, then what type of accommodation and /or modification did you or your acquaintance request? Please check all that apply.

Answered: 171 Skipped: 57



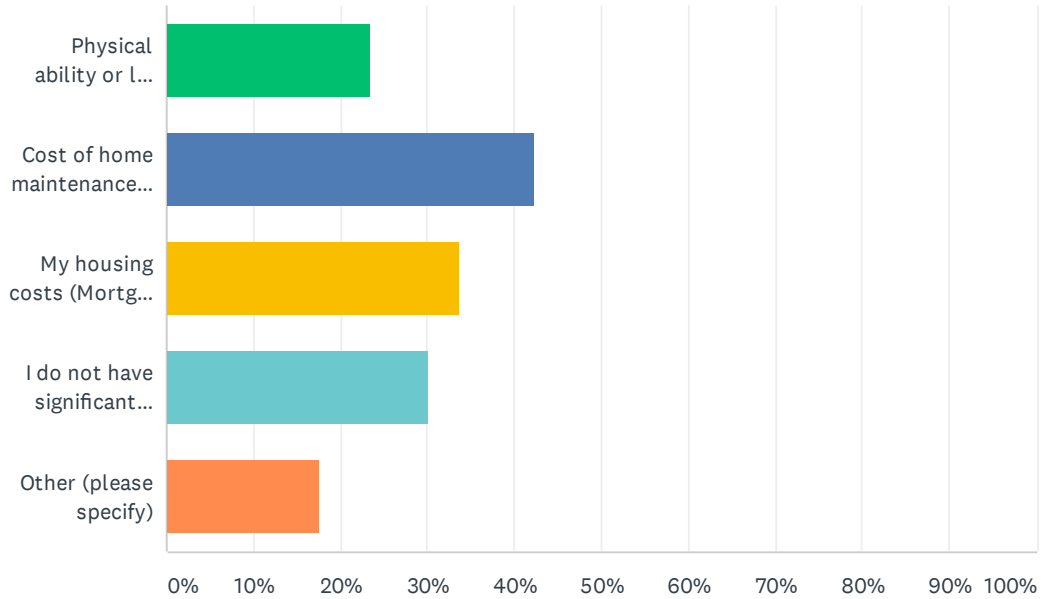
ANSWER CHOICES	RESPONSES	
Providing an accessible parking space.	6.43%	11
Requesting an exception to a no-pets policy.	7.60%	13
Changing the deadline to pay rent.	5.26%	9
Allowing a third party to cosign the lease or pay the rent.	3.51%	6
Allowing a live-in aide.	2.92%	5
Delaying eviction.	5.85%	10
Modifying the terms of a lease.	6.43%	11
Not applicable.	76.61%	131
Other (please specify)	5.85%	10
Total Respondents: 171		

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#	OTHER (PLEASE SPECIFY)
1	changing flooring from carpet to laminate to make it easier for a wheelchair
2	Install grab bars in bathroom area
3	Walk in shower
4	request housing renovation despite there being other available ada units
5	providing laundry
6	Wheelchair ramp, extra bars in apt to grab onto
7	Accessibility in bathrooms.
8	Request railings on stairs
9	requesting hand rails to a house with stairs for my mother
10	path of travel

## Q21 If you are a homeowner, what are the most pressing challenges you face with regard to your home? Please check all that apply.

Answered: 166 Skipped: 62



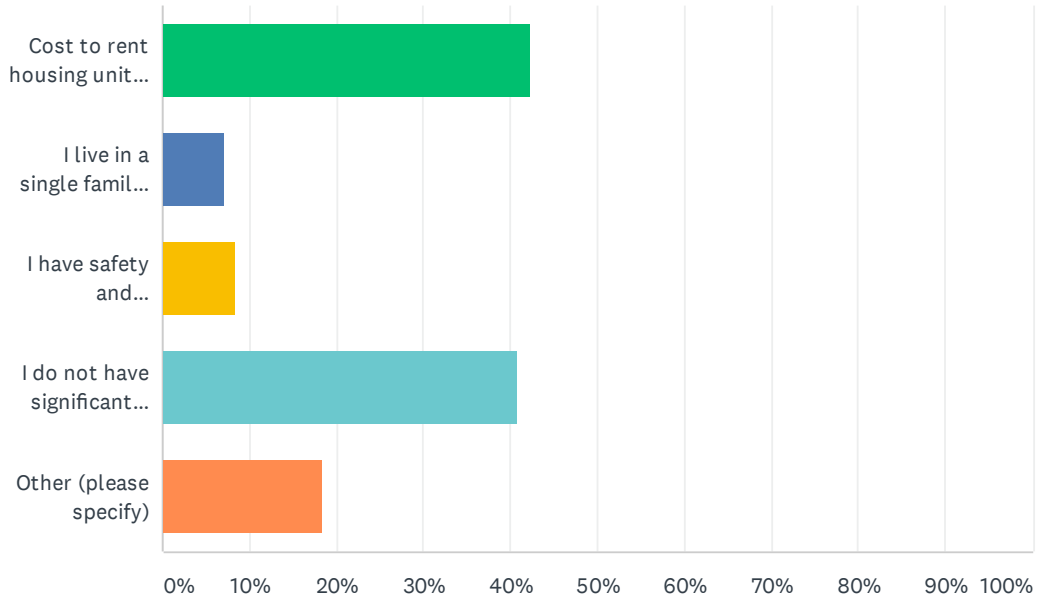
ANSWER CHOICES	RESPONSES	
Physical ability or lack of skills needed to maintain my home.	23.49%	39
Cost of home maintenance (example: cost of labor to hire someone and/or supplies to conduct repairs).	42.17%	70
My housing costs (Mortgage principal, interest, property taxes & insurance) make it difficult to afford any other needs in my household.	33.73%	56
I do not have significant challenges with regard to my home.	30.12%	50
Other (please specify)	17.47%	29
Total Respondents: 166		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
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#	OTHER (PLEASE SPECIFY)
1	I am a renter
2	N/A
3	N/A
4	I am not a home owner.
5	Not homeowner
6	n/a
7	I am not a homeowner
8	I am a renter. Not an owner
9	N/A
10	Not applicable
11	Continuing rise of taxes, utilities & food. Cannot afford retirement & had to return to work.
12	I don't own a home
13	Trailer park resident
14	Neighbors don't keep property clean and looks bad
15	Thanks to SL Mobilehome Rent Ordinance, pressure on rising rents has been diminished, but not abated.
16	All the crime that I have personally experienced at my home these last two years
17	Understanding the language my neighbors speak
18	We have not heater in the house. Only a gas fireplace. Doesn't keep the house warm.
19	Not a home owner
20	High rent increases
21	property taxes
22	Housing cost compared to other areas in the country.
23	Property taxes are too high!!!
24	Annual rent increases that exceed income increases
25	Parcel taxes
26	I am fortunate!
27	Using the steps/stairs to enter my house
28	Property Taxes
29	Not a homeowner

## Q22 If you are a tenant, what are the most pressing challenges you face with regard to your home? Please check all that apply.

Answered: 142 Skipped: 86



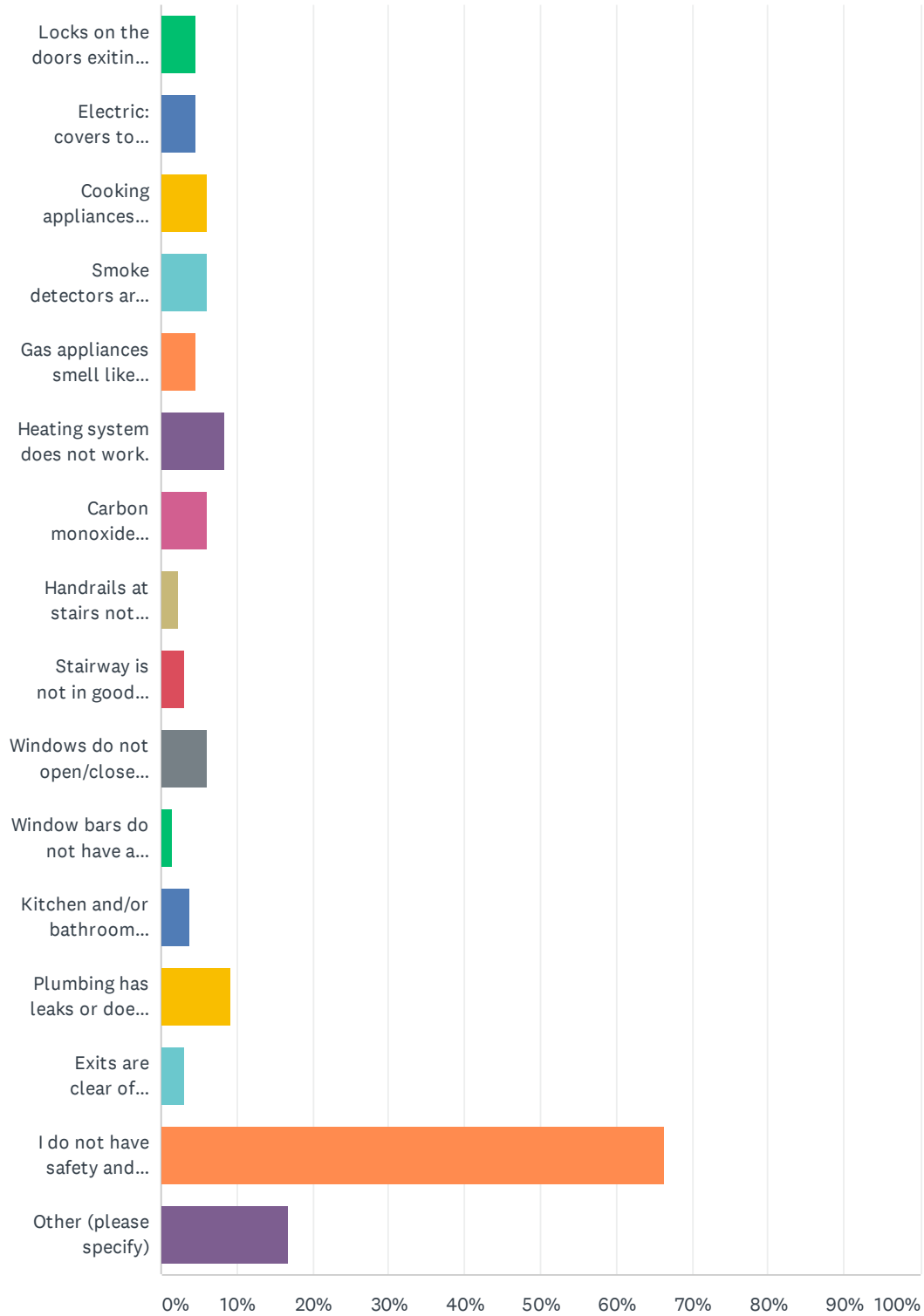
ANSWER CHOICES	RESPONSES	
Cost to rent housing unit is too high (more than 1/3 or 1/2 of my gross—before any taxes are taken out of your paycheck—household income).	42.25%	60
I live in a single family home that is not covered by any tenant protections (state or local).	7.04%	10
I have safety and habitability concerns.	8.45%	12
I do not have significant challenges with regard to my home.	40.85%	58
Other (please specify)	18.31%	26
Total Respondents: 142		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	"fear" of rent increase if request repair
2	I am rented an apartment
3	Not a tenant
4	Not applicable
5	Rent increase every year with no upgrades being done to the apt/building. The rent will far exceed what the apr is actually worth, but nothing I can do, every yr it just keeps going up.
6	Access to my shower.
7	N/A
8	People from the street can walk on my porch
9	Own my home.
10	my landloard wants to maintain the property
11	Park manager harassment of certain tenants
12	na
13	not a tenannt
14	I pay mortgage AND rent living in Mission Bay -- and the total cost is breaking some of my neighbors and impacting their ability to find buyers able and willing to pay mortgage and rent.
15	Not tennamt
16	NA
17	not a tenant
18	Not a tenant
19	Landlords drag their feet and take a long time to take care of needed repairs and other situations that should be taken care of in a reasonable amount of time.
20	I am not a renter
21	Not a tenant. I'm an owner.
22	not applicable
23	N/a
24	N/A - I am paying a mortgage not renting
25	not applicable
26	I am not a tenant

## Q23 If you are a tenant and have safety and habitability concerns, what are they? Please check all that apply.

Answered: 131 Skipped: 97





City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

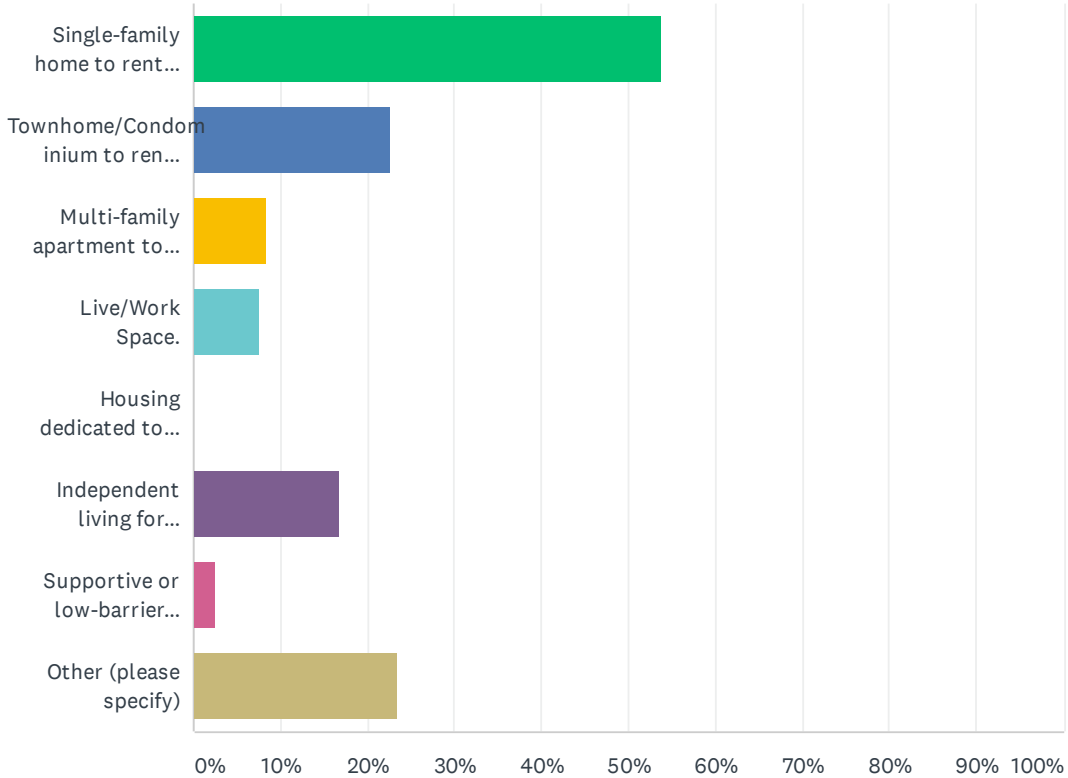
ANSWER CHOICES	RESPONSES	
Locks on the doors exiting to the outside are not operational.	4.58%	6
Electric: covers to switches and/or outlets are missing.	4.58%	6
Cooking appliances provided with rental do not work correctly.	6.11%	8
Smoke detectors are not present or are not functioning.	6.11%	8
Gas appliances smell like there is a gas leak.	4.58%	6
Heating system does not work.	8.40%	11
Carbon monoxide detector not present or indicates malfunction.	6.11%	8
Handrails at stairs not securely fastened.	2.29%	3
Stairway is not in good condition.	3.05%	4
Windows do not open/close properly.	6.11%	8
Window bars do not have a quick-release mechanism.	1.53%	2
Kitchen and/or bathroom without window does not have functioning ventilation system.	3.82%	5
Plumbing has leaks or does not function properly.	9.16%	12
Exits are clear of obstacles.	3.05%	4
I do not have safety and habitability concerns with my home.	66.41%	87
Other (please specify)	16.79%	22
Total Respondents: 131		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	N/A
2	Not applicable
3	Dry rotting and broken wood on my 2 back gates.
4	N/A
5	my landloard is always in the garden.
6	Elevator often is out of service
7	na
8	nto a tenant
9	The Park Owner sprays known toxic chemicals in public areas accessible to tenants, pets and wildlife. These toxins seep into Heron Bay adjacent to the Park.
10	2
11	not a tenant
12	Homeowner not a tenant
13	Heating system works poorly and is very inefficient and costs me a ton of money to run in the winter.
14	I am not a renter
15	I fought over several years and finally got a working water heater, safe microwave, front door lock that did not fall off, and electrical repairs which prevented multiple switches and outlets from functioning.. I asked to be allowed to let PGE put in some insulation in the attic and was told by management company that landlord would NOT allow PGE to do this. Because of frequent sewer system backups, I snaked out the main sewer line for my duplex building for years before I was told I was not allowed to do this either even if it means that I would be without a toilet for a few days. I had to do dishes in my bathtub for 3 weeks when the garbage disposal on the kitchen sink rusted shut and the sink would not drain. A new disposal was finally installed but I had to fight for it. At one point, neighbors were told that their rent was being raised because the management company had to do work on my unit. The property management company tried to force tenants to pay rent online with a credit card and I fought that for a year or so. Property management company has luckily changed recently.
16	not applicable
17	people from the street walk in front of my door to the outside, on my porch
18	N/a
19	not applicable
20	I am not a tenant
21	Balcony structure and house floors are uneven. Windows are old.
22	Heating system works, but poorly and inefficiently; filters never changed the entire time I've lived here (7 years); causing my electric bills to go through the roof in the winter since I also had to get space heaters.

## Q24 If you are looking for housing, what type of housing are you looking for? Please check all that apply.

Answered: 119 Skipped: 109



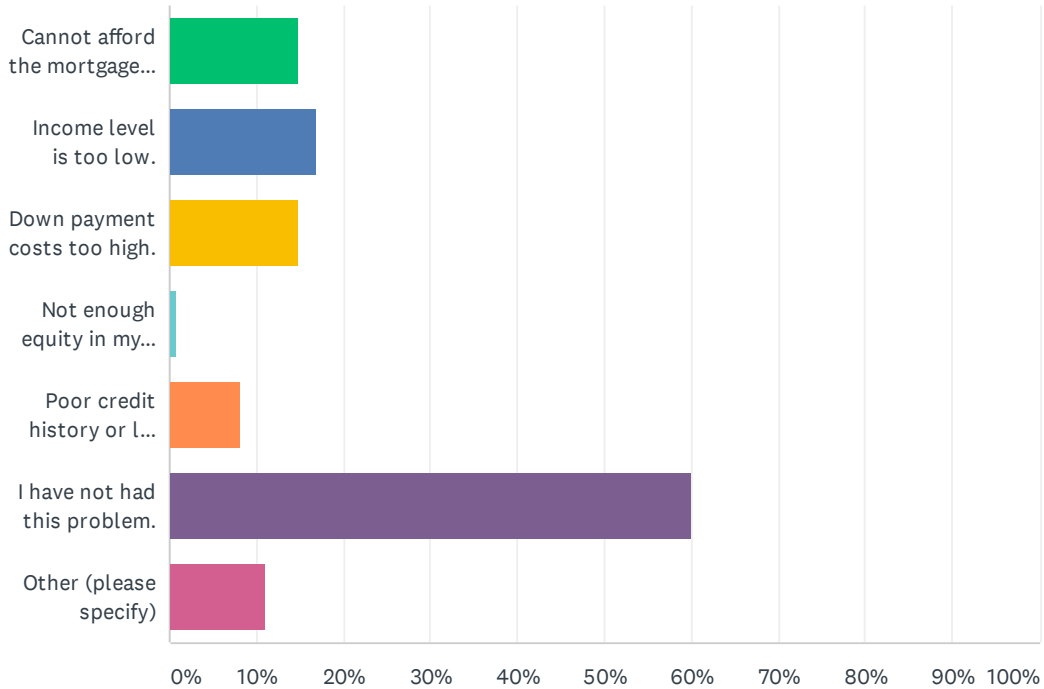
ANSWER CHOICES	RESPONSES	
Single-family home to rent or purchase.	53.78%	64
Townhome/Condominium to rent or purchase.	22.69%	27
Multi-family apartment to rent.	8.40%	10
Live/Work Space.	7.56%	9
Housing dedicated to those with mental or physical disabilities.	0.00%	0
Independent living for Senior Citizens.	16.81%	20
Supportive or low-barrier housing (for high needs or formerly homeless)	2.52%	3
Other (please specify)	23.53%	28
Total Respondents: 119		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
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#	OTHER (PLEASE SPECIFY)
1	N/A
2	I'm not looking for housing at the moment. I have a place.
3	already own a home
4	Not applicable
5	n/a
6	Housing with affordable rent in this current economy.
7	Not applicable
8	Not looking
9	Not applicable
10	Not looking
11	na
12	not lookign for housing
13	NA
14	not looking for housing
15	Not looking for housing
16	NA
17	Not looking
18	Housing that I can actually afford!!!!
19	Not looking
20	na
21	not applicable
22	NA
23	I am not looking for housing.
24	na
25	Not looking
26	N/A
27	no
28	I am not looking for housing

**Q25 If you are seeking to purchase a home or re-finance your home loan and your application was NOT approved, which of the following reasons were you given? Please check all that apply.**

Answered: 135 Skipped: 93



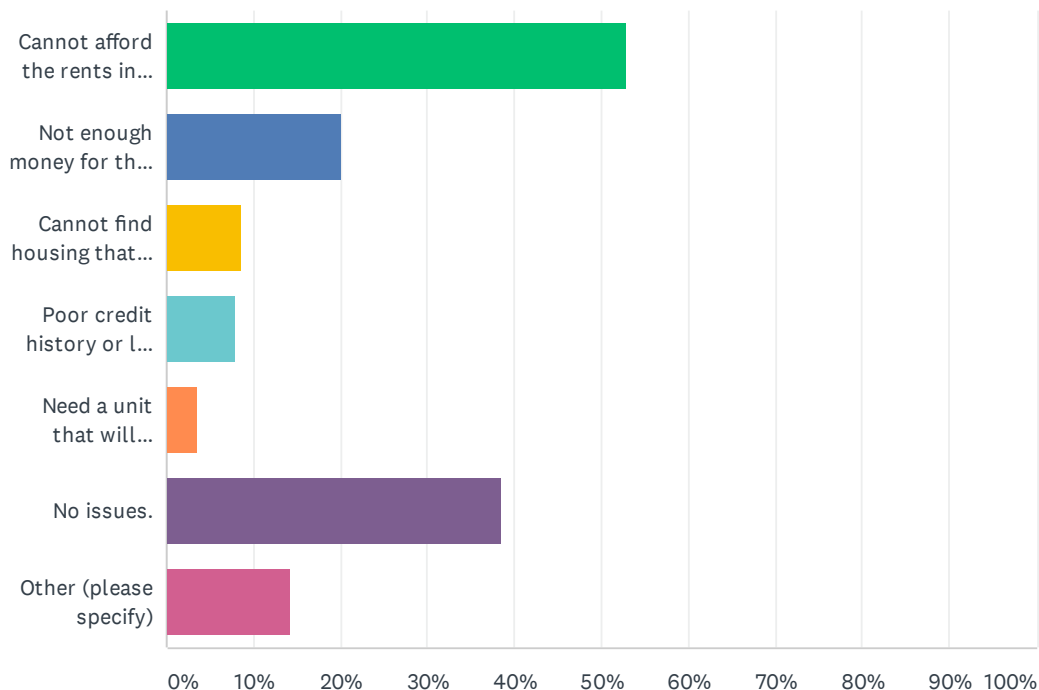
ANSWER CHOICES	RESPONSES	
Cannot afford the mortgage in my preferred neighborhood.	14.81%	20
Income level is too low.	17.04%	23
Down payment costs too high.	14.81%	20
Not enough equity in my property.	0.74%	1
Poor credit history or low credit score.	8.15%	11
I have not had this problem.	60.00%	81
Other (please specify)	11.11%	15
Total Respondents: 135		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
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#	OTHER (PLEASE SPECIFY)
1	Mo comments
2	I am rented an apartment
3	N/A
4	NA
5	n/a
6	Not applicable
7	Not looking
8	na
9	i have not tried to refinance
10	Not looking
11	N/A
12	not applicable
13	Not applicable
14	NA
15	Can't afford the average price of \$600,000 for a home.

## Q26 If you are seeking to rent housing, which of the following issues have limited your housing options? Please check all that apply.

Answered: 140 Skipped: 88



ANSWER CHOICES	RESPONSES	
Cannot afford the rents in the neighborhood that I prefer.	52.86%	74
Not enough money for the security deposit.	20.00%	28
Cannot find housing that is large enough for my family.	8.57%	12
Poor credit history or low credit score.	7.86%	11
Need a unit that will accommodate my disability.	3.57%	5
No issues.	38.57%	54
Other (please specify)	14.29%	20
Total Respondents: 140		

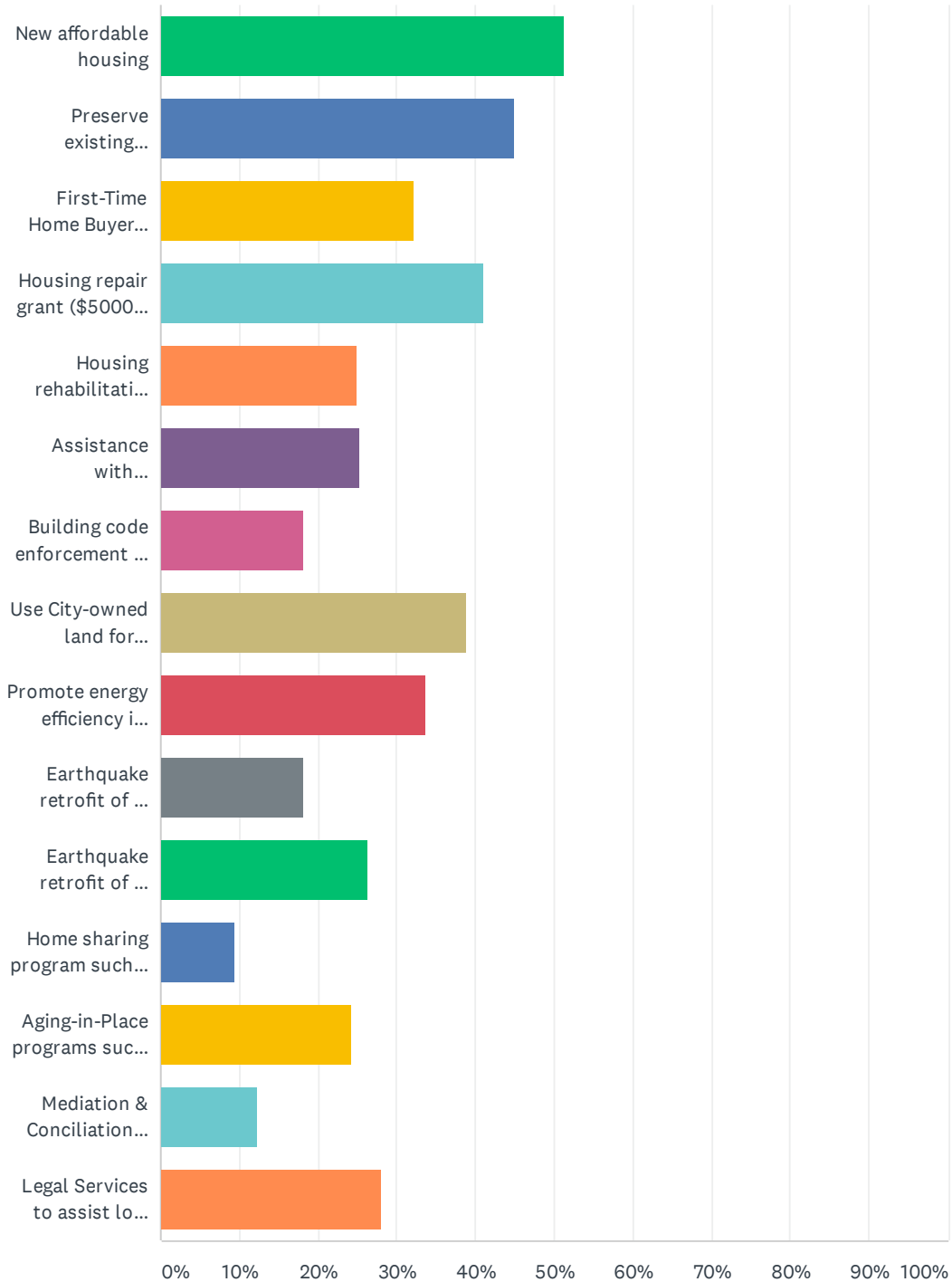
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	No comments
2	not looking at present time
3	N/A
4	desire work live space thats affordable
5	Ability to pay, however feel prices are too high, and have no credit score.
6	N/A
7	Not being able to afford rent in an area I prefer is not a real issue
8	Senior Housing "waiting lists" are years long.
9	Cannot afford rents anywhere despite working full time and 2nd job
10	na
11	not seeking housing
12	NA
13	not seeking
14	All the places I have looked at require income that is 3 times the monthly rent. My income is now Social Security. Savings are what keep me from being homeless, but savings are also what keep me from being able to apply for affordable housing. Unfortunately my savings are not enough to get me into market rate senior housing.
15	not applicable
16	Senior housing waiting lists extend to more than five years.
17	Not applicable
18	NA
19	Rents are too high and units need repair
20	Rent is very high, and looking on-line shows that there are no units available for less or not much less than I'm already paying. Landlords collude to keep rents very high.



### Q27 If you had to choose where to invest the City's resources to improve Housing options in San Leandro, what programs would be most helpful for your household? Please choose no more than five options.

Answered: 193 Skipped: 35



City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

ANSWER CHOICES	RESPONSES	
New affordable housing	51.30%	99
Preserve existing affordable housing	45.08%	87
First-Time Home Buyer loans	32.12%	62
Housing repair grant (\$5000 and under)	40.93%	79
Housing rehabilitation loan (low-interest loan paid when home is refinanced or sold)	24.87%	48
Assistance with design/build *OR* getting into compliance an Accessory Dwelling Unit (ADU; a.k.a.: Granny Flat, Casita, In-law unit, etc).	25.39%	49
Building code enforcement to ensure that housing stock is safe, healthy, and accessible	18.13%	35
Use City-owned land for affordable housing construction	38.86%	75
Promote energy efficiency in housing	33.68%	65
Earthquake retrofit of a multi-unit apartment building	18.13%	35
Earthquake retrofit of a single-family home	26.42%	51
Home sharing program such as Hip Housing	9.33%	18
Aging-in-Place programs such as the Village Movement	24.35%	47
Mediation & Conciliation between Tenants and Property Managers	12.44%	24
Legal Services to assist low income households with housing issues	27.98%	54
Total Respondents: 193		

**Q28 [OPTIONAL] Please provide any additional comments or recommendations for housing and community development needs in the City of San Leandro.**

Answered: 39 Skipped: 189

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

#	RESPONSES
1	Need senior housing and small studios for the homeless
2	please do it for the street improvement. The street was very very bad shape.
3	When thinking about what makes a great community, affordable housing is a priority. Keep people housed so they don't become homeless.
4	Encourage options for older residents to downsize and stay in the local community to free up existing housing stock.
5	The disaster council should prioritize studying effective ways of preventing the spread of fire from existing home to existing home and recommend to the city council the implementation of resilience measures. Perhaps based on recent fires such as in Paradise this might include automatic gas shutoff valves, attic screens, removal of wood shake roofing, trimming of trees. Also the city should be aware of the East Bay Subbasin plan by East Bay MUD which will add treated water to the
6	San Leandro like most of the bay area has gotten much more expensive to live in as I have grown older. My grandfather was able to buy a house in San Leandro in the 70's and that gave my family access to generation wealth. I have been very lucky however am very concerned about the current state of things as others have not. I remember visiting my grandfather in the neighborhood of bay-o-vista, and later learned about red-lining practices, that keep people like me (who are black) out of neighborhood my grandfather lived in (he was white). I think San Leandro has a lot to answer and a lot it can do for its more vulnerable populations and communities of color. More robust services for the homeless would be a great start, working in the San Leandro library it is clear to see the homeless in San Leandro do not have enough support. Some folks at the library complain about homeless people coming to the library, however in my mind this is a logical place to come as it is warm, and a public good. If there were more options, or our homeless populations that would be a great start. Also preventing homelessness by building new low cost housing or utilizing city property for low cost housing would be awesome. There are a lot of systemic issues at play that make it hard for San Leandro to make large sweeping changes, however I think there is a lot that can be done within our city government and in the community that can be small steps towards more humane treatment and conditions for others.
7	Keep San Leandro quaint. Do NOT allow those monstrosities like those going up in Oakland. New multi-family dwellings should have a certain no. of units for LOW INCOME people. Not below market! If contractor won't allow some units in their buildings for those living in poverty or homeless to rent, then BAN them from building in SL.
8	Develop energy efficient buildings.
9	A lot of these programs do nothing for the working middle class, of whom can't afford to live the city they work for
10	High cost of living, taxes, mentally ill, homeless encampments are huge problems. Folks on drugs should be placed in rehab and released only to their families. Statewide program to relocate folks to cheaper areas that are cooperatively funded to build facilities to address these people's problems. No one should be allowed to do whatever they want, which is what the homeless are doing. Stop the madness. We are creating and allowing chaos. Stop asking us for money and do something!
11	rent control does not help tenant /landlord relations or rents
12	Rent control. Make it so landlords can't raise rent more than once a year and at a minimum rate.
13	you need to make sure there is sufficient parking for apartments/condos/homes/AUD's
14	My mom is a senior with many disabilities, and the place we currently live can't help us.
15	No rent control for single family homes it only encourages raising rents. puts a strain on homeowners because that is only source of retirement income and owner of additional home is low-income themselves. do something about the homeless issue . enforce cleanup of areas, cars parked on lawns, illegal units being built in backyard, illegal driveways being made,
16	ADU's offer most effective way of mobilizing local property owners to increase density and

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

property values. Need City to focus on enabling policy.

17	HELP HELP HELLLLLL. BAREly hanging, being froced out, should have left already. Been in my place more than 10 years & when new owner purchsed increases every year for no good reason other than greed.
18	I wish my children can afford to live here
19	It should be mandatory that rental property owners provide energy efficient rentals. As a renter I am not I am not able to upgrade my unit to reflect energy efficiency. Landlords do not benefit from energy efficient properties because the cost to do all units is not cost efficient. Therefore, tenants are left with their hands tied, paying extremely high rents combined with high utility costs. My PGE during winter is \$250-275 per month due to heat escaping through ancient windows that rattle when the wind blows as well as doors that need weather stripping. I've bought energy efficient window coverings but that is not enough. In the summer the same issue of cost with air conditioner. Rental property owners should be mandated by the state to upgrade and maintain energy efficient properties or give up their right to own. Incentives currently offered for efficiency are ignored by rental owners as they are not cost efficient. Renters are treated like second class citizens force to compromise their well being because landlords don't care. Our state suffers as well making a profit off of rent and not contributing to making our state green.
20	The hotel planned for the Marina is an ugly, basic design. The Marina area should be planned for upscale housing and services. Make it a destination point for people visiting as well as a go to area for people all over the Bay Area. It is a one time opportunity with a beautiful venue to do something grand Think big!
21	Code enforcement needs to do something to clean up the dilapidated houses in Washington Manor area.
22	Rents are too HIGH, utilize and update empty buildings for homes and businesses, communities should be of equal businesses and not just one culture. Too many businesses are being over-run with unnecessary stores and stuff and not being provided what San Leandro really needs.
23	Build more townhomes
24	Make homes cheaper for low income families.
25	help the homeless and enforce littering, loitering and camping laws
26	Affordable housing and support for homeless
27	This city caters to the white, privileged homeowners, and doesn't give a damn about renters or people at the bottom of the economic ladder.
28	I'm really against in more building in the Manor. We were a small community now with the new residential building that's going to be where Manor Bowl is currently. So sad
29	The City should know about and care about the conditions of rental housing. Tenants should not have to sue their landlords in order to have living conditions that meeting the State of California's Warranty of Habitability. There has to be a way to keep existing housing affordable other than building a lot of market rate units hoping to force landlords of older buildings to not charge 'market rates' or just stop doing maintenance or repairs.
30	We need rent control. 5 -7% is too high for existing high rents.
31	encourage improvement of "eyesore" vacant lots suc as near Fargo & Washington and Lewelling & Washington. Fix the sidewalks, even in the southern end of the city, and fix the streets. There are terrible potholes on Manor, E. 14th, and Halcyon (to name just a few)
32	Low-income tenants in mobile home parks seem especially vulnerable to sudden rent hikes. Would like to see the city provide aid and support to this issue.
33	Enact rent control for exiting tenants and protection from eviction on grounds of " rehab" as a ploy to raise rents;
34	San Leandro needs rent control.
35	Land is very scarce in SL - need to build mid-rise immediately adjacent to BART (both stations)

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan:  
Priority Needs Survey

but NOT allow high end rentals to be built which will leave more people out of housing in this city

36	Affordable housing for seniors.
37	This city caters to greedy landlords, letting them charge ridiculous rents for housing stock that mostly is 50+ years old. City Hall gets campaign \$\$ from landlords, and doesn't give a sh*t about renters, and treats us like we're dirt because "we don't vote". Well, I do, and I don't vote for any of these landlord *sskissers.
38	Real inclusionary ordinance fully enforced.
39	investment in solutions to ending homelessness - shelter and housing



***PUBLIC REVIEW DRAFT***

**CONSOLIDATED PLAN  
NON-HOME FUNDS  
FY 2020-2024**

*includes*

**FY 2020-2021 Action Plan**

**CITY OF SAN LEANDRO**

***ALAMEDA COUNTY  
HOME CONSORTIUM***

**Review Period: March 17 to April 17, 2020**

## Executive Summary

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Draft FY 2020-2024 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. It updates the existing FY 2020-2024 Five-Year Consolidated Plan. The Draft FY 2020-2021 Annual Action Plan (Action Plan) represents the first year of the FY 2020-2024 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).

San Leandro receives CDBG funds 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, which is made up of Alameda County and Alameda County cities, excluding Berkeley and Oakland. As such, the City must apply to the County to receive its annual share of HOME funding. As part of this process, the City's Annual Action Plans must be submitted to Alameda County. The County serves as the lead agency for the Consortium and the HOME Program and is responsible for submittal to HUD of the Annual Action Plan documents 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 by increasing and maintaining the supply of affordable housing for low-income and special needs populations, including the homeless, 2) Create a suitable living environment through neighborhood revitalization and improvements to public facilities and services, and 3) Expand economic opportunities for lower income households.

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.

HUD's CDBG allocation to the City was announced on February 14, 2020. The FY 2020-2021 CDBG allocation is \$768,310 for CDBG and represents an increase of 8.5% from last year's amount (\$707,517).



The FY 2020-2021 HOME funding amount increased 7.5% from last year's pro-rata share from Alameda County HOME consortium of \$221,998 to a total allocation of \$238,792. HOME funds are available for general administration and affordable housing projects as part of the Alameda County HOME Consortium.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City's Con Plan is divided into 4 Priority Needs: Affordable Housing, Homelessness, Supportive Housing, and Community Development Needs. Community Development Needs include public services, public facilities improvements, and economic development. The following section provides a brief overview of the proposed needs, objectives and activities in the Con Plan.

### *Affordable Housing Needs*

In the Con Plan, the City proposes to take actions to address the need for affordable housing. The City will continue to allocate CDBG funds for fair housing services and to preserve affordable housing, primarily through the Single-Family Housing Rehabilitation Grant Program. When available, HOME funds will be used for affordable rental or ownership housing projects, including new construction or acquisition and rehabilitation.

### *Homelessness Needs*

Homelessness remains one of the most difficult problems facing Alameda County. The January 2019 Point-in-Time (PIT) Count found that there were 8,022 people experiencing homelessness—this is nearly double what was found in the 2015 PIT Count. For the City the count nearly quadrupled since 2017 from 109 to 418 persons experiencing homelessness. The PIT Count found that 78% of those interviewed were people who lived in Alameda County prior to becoming homeless; 28% of those who are homeless are families with minor children; 32% of people homeless are aged 50 years or older; 42% have one or more disabling condition. The top six responses to the primary causes of homelessness for those surveyed were: 1) loss of employment-13%, 2) mental health issues-12%, 3) substance-use issues-10%, 4) eviction or foreclosure-9%, 5) rent increase-9%, 6) incarceration-8%.

The City has traditionally used the CDBG Program to support a number of homeless-serving activities. Proposed activities include operational funding for programs, specifically the Davis Street Family Resource Center, which is a community social service agency that provides homeless services.

### *Supportive Housing Needs*

Other sub-populations in Alameda County with high needs are persons with physical or mental disabilities and seniors who need affordable housing integrated with available support services. The City

intends to use available HOME funds for transitional or permanent supportive housing projects serving residents with special needs.

#### *Economic Development*

If feasible, the City may seek to allocate CDBG funds to provide loans to eligible small businesses for property upgrades. Again, if feasible, CDBG funds may be used to develop and implement a neighborhood strategy or plan for commercial corridor revitalization. Historically, the City has focused CDBG allocations on public services, capital improvements and affordable housing needs due to greater demand for those needs.

#### *Public Services*

The City proposes to continue providing operational grants to non-profit social services providers serving residents. During the next five years, the priorities for CDBG funding will likely include basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and shelter programs. Consistent with HUD regulations, the City cannot commit more than 15% of its annual CDBG allocation (plus any CDBG generated program income) toward public services.

#### *Public Facilities & Improvements*

Over the next five years, the City will use available CDBG funds to fund ADA improvements to public facilities, install ADA curb ramps, and assist non-profit social service agencies with necessary facility improvements. The City will also use CDBG funds for principal and interests payments in accordance to the repayment schedule for a \$2.5 million HUD Section 108 Loan used to build the senior center.

### **3. Evaluation of past performance**

The City's HUD-approved Consolidated Annual Performance and Evaluation Reports (CAPERS) for each of the last four fiscal years covering the FY 2020-2024 Consolidated Plan period (July 1, 2015 through June 30, 2020) assess the effectiveness of the CDBG-funded programs and activities in meeting the priority needs for San Leandro.

### **4. Summary of citizen participation process and consultation process**

The Con Plan regulations provide guidelines for the City to develop a Citizen Participation Plan that governs the public input and noticing process for creating the Con 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 proposed Con Plan and Annual Action Plan are published for public comment.

The City conducted two (2) community meetings in geographically dispersed locations to enable more citizens to attend the meetings. They were held on January 21st and 29th of 2020. These meetings were advertised through many outlets including the City website, Twitter, “San Leandro NEXT,” Nextdoor.com, the City’s Facebook page, posted flyers at venues such as City Hall, public libraries, and community centers, emailed to the City Manager’s “Weekly Update” list serve (circulation approximately 500 addresses including City employees, Board & Commissioners, City Council Members, and the San Leandro Unified School District employees). A press release to the City’s local newspaper *San Leandro Times* prompted a news article further increasing citizen participation and input. In addition, public service providers and other organizations on the CDBG mailing list, the City’s homeowners associations, and other interested parties and individuals were notified of the community meetings via both email notices and mailings. The community meetings were held to elicit public comments on what the City’s housing and community development priority needs and objectives should be for the next five (5) years. Finally, staff presented the information on the Con Plan process to three City Commissions: Senior Commission (1/16/2020), Recreation and Parks Commission (2/5/2020), and the Human Services Commission (2/26/2020). A Priority Needs survey was distributed to participants of the two (2) City-wide public meetings in addition to being distributed to the above Commission members. Surveys were available both in paper format as well as online. A web link to a surveymonkey.com version of the Priority Needs survey was also emailed to the City’s CDBG distribution list, which includes the African American, Asian, and Latino Business Councils, community-based organizations (CBOs), Below Market Rate (BMR) property managers, and San Leandro and San Lorenzo School Districts, and posted on the City’s website to allow those who could not attend the public meetings the opportunity to voice their opinions and concerns regarding the housing and community development needs of the City. In all, City staff received a total of 208 survey responses (14 paper survey responses and 194 surveymonkey.com responses).

Notice of the availability of the Draft Con Plan for a 30-day public comment period was published in the *East Bay Daily Review* newspaper on February 20, 2020. The City Council held a public hearing on March 16, 2020 to receive initial public input on the draft Con Plan and draft Annual Action Plan and to begin the 30-day comment period from March 17 through April 17, 2020. Both drafts shall be available for review at City Hall (at the City Clerk’s office and 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> during the 30-day period. The public notice for the April 20 public hearing will be published in a locally circulated newspaper *East Bay Daily Review* on March 27, 2020. The Council will hold a public hearing on the final version of the Five Year Con Plan and the Annual Action Plan on April 20th, 2020 City Council Meeting.

## **5. Summary of public comments**

The public comment period commenced on March 17 through April 17, 2020. In the final version of this document, this section will be updated with public comments received.

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

Not applicable.

## **7. Summary**

As with the previous Consolidated Planning period, the City of San Leandro will continue to fund CDBG-eligible programs and activities that meet the housing and community development needs in San Leandro that are identified in the City's FY 2020-2024 Consolidated Plan.

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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**

### Narrative

The City of San Leandro is the Lead Agency for the United States Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) Program. The City's Senior Housing Specialist in the Community Development Department Housing Services Division is responsible for administering the CDBG program, which includes developing the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPERs), and is the liaison to Alameda County for matters related to the HOME Investment Partnerships (HOME program) (the City of San Leandro is a member of the Alameda County HOME Consortium).

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The FY 2020-2024 Con Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Con Plan focuses attention on housing and community development needs and resources available to meet these 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)).**

The Con Plan will be prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from HOME Consortium members, meets bi-monthly to provide policy input into the Con Planning process.

The City will continue to administer CDBG, HOME, and local funds to provide housing programs, public service assistance, capital improvements, and economic development activities for eligible residents and neighborhoods. Housing-related activities are coordinated among City divisions, including Planning and Housing Services. The City also coordinates with Alameda County, HOME Consortium members, 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, tenant/landlord counseling and legal services, and first-time homebuyer services. The City staff will continue to work closely with local non-profit agencies, the County, and 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, job preparation and placements, case management, and other 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 residents, and will continue support for the HACA in its efforts to maintain the current level of vouchers for eligible San Leandrans.

Since 2010, public services have been supported by CDBG funds and General Funds through the Community Assistance Grant Program (CAP). Efforts will continue to include the Human Services Commission (HSC) and non-profit agencies to improve and evaluate the needs assessment and funding process. The City's Recreation and Human Services Department hired Urban Strategies Council to conduct a Human Services Gap Analysis that was completed in April 2017. In October 2018, Staff proposed to City Council targeted areas of implementation based on the Gap Analysis and have

proceeded to use it to prioritize expenditures of CDBG and CAP funds. Gaps were identified in the following services offered to residents: high-level mental and behavioral health needs, child and family enrollment in CalFresh, cuts to critical safety net programs, and domestic and intimate partner violence.

CDBG funds are expected to be made available for City-initiated and/or non-profit capital improvement projects. If feasible, 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, will continue through 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.

**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**

EveryOne Home is the Alameda County-wide Continuum of Care coordinating agency working to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS. The first County-wide planning efforts began in 2004 that resulted in the EveryOne Home Plan. The planning effort was 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 those at-risk of becoming homeless-- in 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. In 2018 EveryOne Home completed the Strategic Update to this plan that has been endorsed and/or adopted by 136 Cities, other Governmental Agencies and non-profit organizations.

Implementation of the EveryOne Home Plan 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.

The original vision for the EveryOne Home Plan was a comprehensive region-wide solution to end homelessness by 2020. The 2018 update identified extenuating circumstances that required a revisit of the Plan including shortages of affordable housing, gentrification, disparities in opportunities for all with regard to income, deinstitutionalization, and an inadequate social safety net are among many of the factors contributing to the recent increases in homelessness. 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.

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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

**\*THIS SECTION TO BE UPDATED IN FINAL VERSION\***

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 2015-2016 ESG funding.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of San Leandro Senior Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On January 16, 2020 staff presented the information on the Consolidated Planning process to the Senior Commission and requested feedback on the 5 Year Consolidated Plan Priority Needs with regard to public services.
2	<b>Agency/Group/Organization</b>	City of San Leandro Recreation and Parks Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On February 5, 2020 staff presented the information on the Consolidated Planning process to the Recreation and Parks Commission and requested feedback on the 5 Year Consolidated Plan Priority Needs with regard to public services.
3	<b>Agency/Group/Organization</b>	City of San Leandro Human Services Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On February 26, 2020 staff presented the information on the Consolidated Planning process to the Human Services Commission and requested feedback on the 5 Year Consolidated Plan Priority Needs with regard to public services.

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

The City made efforts to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

**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	Alameda County-wide plan to address homelessness, HIV/AIDS housing & services, rapid rehousing and those activities to eliminate homelessness.
Housing Element	City of San Leandro, Community Development Department, Housing Division	The City of San Leandro's Housing Element for 2015-2023 provides direction on the production of new market-rate and affordable homes and guides the city's housing programs and activities. It includes policies and actions related to new construction and rehabilitation, affordable housing development, first-time homebuyer programs, housing for seniors and others with special needs and fair housing practices in San Leandro.
Human Services Gap Analysis	City of San Leandro, Recreation and Human Services Department	Completed in April 2017, the Human Services Gap Analysis report provides an analysis of human service needs, current human services assets with the City of San Leandro and region and areas of unmet need. The purpose of the analysis and policy recommendations is to inform the development of priorities and criteria for the City's human services program direction and decisions.
2019 Alameda County Homeless Point in Time Census	EveryOne Home	Homeless population census and analysis of existing need.
2017 Local Hazard Mitigation Plan	City of San Leandro Community Development Department	Under the San Leandro General Plan 2035 adopted by City Council in 2016, there were two sections added: emergency preparedness and hazard mitigation. The 2017 Local Hazard Mitigation Plan is an effort by the City to address these important issues in the City Planning efforts.
San Leandro Climate Hazard Assessment (May 22, 2018)	City of San Leandro Public Works Department	In response to Senate Bill No. 379 - Land Use: general plan: safety element (Jackson), this report informs that public on the City's effort to incorporate climate hazards and adaptation strategies into its local hazard mitigation plan, General Plan Safety Element and other relevant plans such as the Climate Action Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
San Leandro ADA Facilities Transition Plan Update	City of San Leandro Engineering and Transportation Department	The 2010 ADA Facilities Transition Plan Update is the City of San Leandro's effort to comply with the American with Disabilities Act (ADA) that requires the City to reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. The report identifies physical barriers to accessibility in City-owned facilities and how the City may remove those barriers to facilitate the opportunity of access to all individuals.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The Alameda County HOME Consortium, which consists of the Alameda County Housing and Community Development Department (HCD) as the lead agency and the following cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County, met to coordinate planning efforts for the adoption of the Consolidated Planning cycle starting July 1, 2020 through June 30, 2025 and the Annual Action Plan for FY 2020-2021.

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

**\*THIS SECTION TO BE UPDATED IN FINAL VERSION\***

HUD Consolidated Plan regulations 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 2 public hearings are required with at least 1 hearing to be held before the proposed Consolidated Plan and Proposed Annual Action Plan are published for public comment.

The City conducted 2 community meetings in geographically dispersed locations to enable more citizens to attend the meetings. They were held on January 21st and 29th of 2020. These meetings were advertised through many outlets including the City website, Twitter, "San Leandro NEXT," Nextdoor.com, the City's Facebook page, posted flyers at venues such as City Hall, public libraries, and community centers, emailed to the City Manager's "Weekly Update" list serve (approx. 500 addresses including City employees, Board & Commissioners, City Council Members, and the San Leandro Unified School District employees). A press release to the City's local newspaper San Leandro Times prompted a news article further increasing citizen participation and input. In addition, public service providers and other organizations on the CDBG mailing list, the City's homeowners associations, and other interested parties and individuals were notified of the community meetings via both email notices and mailings. The community meetings were held to elicit public comments on what the City's housing and community development priority needs and objectives should be for the next 5 years. Finally, staff presented the information on the Consolidated Planning process to three City Commissions: Senior Commission (1/16/2020), Recreation and Parks Commission (2/5/2020), and the Human Services Commission (2/26/2020). A Priority Needs survey was distributed to participants of the 2 City-wide public meetings in addition to being distributed to the above Commission members. Surveys were available both in paper format as well as online. A web link to a surveymonkey.com version of the Priority Needs survey was also emailed to the City's CDBG distribution list, which includes the African American, Asian, and Latino Business Councils, community-based organizations (CBOs), Below Market Rate (BMR) property managers, and San Leandro and San Lorenzo School Districts. Finally, links to the survey was posted on the City's website to allow those who could not attend the public meetings the opportunity to voice their opinions and concerns regarding the housing and community development needs of the City. In all, City staff received a total of 208 survey responses (14 paper survey responses and 194 surveymonkey.com responses).

Notice of the availability of the Draft Consolidated Plan for a 30-day public comment period was published in the East Bay Daily Review newspaper on February 20, 2020. The City Council held a public hearing on March 16, 2020 to receive initial public input on the draft Consolidated Plan and draft Annual

Action Plan and to begin the 30-day comment period from March 17 through April 17, 2020. Both drafts shall be available for review at City Hall (at the City Clerk's office and 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> during the 30-day period. The public notice for the April 20 public hearing will be published in a locally circulated newspaper East Bay Daily Review on March 27, 2020. The Council will hold a public hearing on the final version of the Five Year Consolidated Plan and the Annual Action Plan on April 20th, 2020 City Council Meeting.

**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)
1	Public Meeting	Senior Citizens	Senior Commission Meeting, Thursday January 16, 2020 at 10am at the San Leandro Senior Center (13909 East 14th Street). There were 9 commissioners in attendance, two City staff members, and one member of the public in attendance.	All but one meeting attendee commented on their observed needs in the City of San Leandro.	All comments were accepted.	

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)
2	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish and Chinese  Persons with disabilities  Non-targeted/broad community  Homeowner's Associations	The City of San Leandro held two community meetings to present the Five Year Consolidated Planning Process and receive comments on what the public observed as priority needs in the City of San Leandro. This first meeting was located at the Marina Community Center (15301 Wicks Blvd) on January 21, 2020. There were 5 community members in attendance at the meeting.	All but one meeting attendee commented on their observed needs in the City of San Leandro.	All comments were accepted.	



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)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish and Chinese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Homeowner's Associations</p>	<p>The City of San Leandro held two community meetings to present the Five Year Consolidated Planning Process and receive comments on what the public observed as priority needs in the City of San Leandro. This second meeting was located at the San Leandro Senior Center (13909 East 14th St). There were 8 community members in attendance at the meeting.</p>	<p>Most meeting attendees commented on their observed needs in the City of San Leandro.</p>	<p>All comments were accepted.</p>	

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)
4	Public Meeting	Non-targeted/broad community	<p>Recreation and Parks Commission Meeting, Wednesday February 5, 2020 at 7pm at the San Leandro City Hall (Sister Cities Conference Room, 835 East 14th Street). There were 9 commissioners in attendance, two youth commissioners, one City staff member and two members of the public in attendance.</p>	<p>A few commissioners commented on their observed needs in the City of San Leandro.</p>	<p>All comments were accepted.</p>	

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)
5	Internet Outreach	Non-targeted/broad community	<p>The City created a Community Priority Needs Survey through the internet portal SurveyMonkey.com. The City also distributed hard copy versions of the survey to the following community locations: San Leandro Senior Center, Marina Community Center, San Leandro Main and all branch libraries, history museum, and affordable housing site managers. Additionally, the City posted the link to the survey to its social media accounts on Facebook, Twitter and Nextdoor.</p>	<p>The City has received XX survey responses from this website.</p>	<p>All comments were accepted.</p>	<p><a href="https://www.surveymonkey.com/r/S_L_FY2020-2024_Consolidated_Plan_Survey">https://www.surveymonkey.com/r/S_L_FY2020-2024_Consolidated_Plan_Survey</a></p>

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)
6	Email Outreach	Non-targeted/broad community	The City distributed via email the link to the Community Priority Needs Survey SurveyMonkey.com website to a wide range of recipients. Email distribution lists included Housing Services Division interested parties, Homeowner's Associations, social service agencies, and everyone who has contacted the City with housing and community development questions. In total approximately 750 emails were sent a link to this Survey.	The City has received XX survey responses from this website.	All comments were accepted.	<a href="https://www.surveymonkey.com/r/S_L_FY2020-2024_Consolidated_Plan_Survey">https://www.surveymonkey.com/r/S_L_FY2020-2024_Consolidated_Plan_Survey</a>

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment of the Consolidated Plan outlines San Leandro's priority needs related to affordable housing, homelessness, supportive housing, and community development needs. The City's consultations, community meetings, priority needs survey, and public comment period all contributed in identifying which among these needs have the highest priority. Consequently, in the next Consolidated Planning period (July 1, 2020 through June 30, 2025), the City will provide CDBG funds only to programs and projects that address the City's highest priority needs.

During the development of the Consolidated Plan and to assist the City in identifying the City's highest priority needs, the City invited residents, non-profit agencies, and other general public to complete a Priority Needs Survey. Significant outreach efforts were made to ensure the broad distribution of the survey. The survey was 1) distributed to the second community meeting the City held to discuss the City's Consolidated Plan (the survey was emailed to participants of the first community meeting since it was not yet available for that meeting); 2) emailed to multiple email distribution lists including various sectors of the City (social service agencies, chamber of commerce, homeowners associations, affordable housing developments, among many others); 3) posted on the City's website; and 4) online via SurveyMonkey.com to further improve outreach and to provide respondents a much simpler and more efficient way to submit their survey responses to the City.

In all, City staff received a total of 208 survey responses (14 paper survey responses and 194 surveymonkey.com responses) that identified the following highest priority needs (selection rate of at least 60% by survey respondents): a) increasing the availability of and preserving existing affordable rental housing; b) preserving existing homeownership; c) preventing those currently housed from becoming homeless; and d) pursuing economic development activities.

In general the survey results are consistent with the cost burdens and other housing problems that resulted from the economic recession of last decade and recent housing affordability/supply crisis. Housing rental rates have consistently increased in the last decade in San Leandro as well as throughout Alameda County.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City of San Leandro owns a number of different types of facilities including parks and recreation centers, aquatic centers, public libraries, fire stations, a museum, and the San Leandro Senior Center. All of these community assets provide access to improve the population's physical health, resources for information, and displays of local history. They are all important and critical public resources.

Additionally, there are a number of public-serving facilities owned and operated by non-profit agencies including child care and child development centers, youth centers, domestic violence shelters, homeless shelters, and facilities and housing that serve the special needs population.

Both public and non-profit public facilities are well-used and in high demand among the City's residents.

A selection of Public Facility needs identified include:

- City facility infrastructure resilience and accessibility improvements,
- Maintenance and expansion of City recreational facilities (e.g.: adult recreational facilities and youth sports fields such as basketball courts, baseball fields, football fields),
- Homeless shelters,
- Graffiti abatement.

Lastly, the City must dedicate CDBG funds for annually (until FY 2029-2030) repaying the City's \$2.5 million HUD Section 108 loan in accordance to HUD's 20-year repayment schedule.

### **How were these needs determined?**

The needs for public facilities have been determined in the following ways: 1) studies and ongoing stewardship of public facilities by City staff, 2) by comments on public facility needs and priorities noted by the members of the City Council and the Mayor, and 3) by responses to the Community Development Department's Priority Needs Survey conducted to gather input for the FY 2020-2024 Consolidated Plan.

The City of San Leandro's Engineering and Transportation Department-Project Development Division provides engineering services in support of various public facilities and provides engineering related services to staff in all City departments. The division implements the City's Capital Improvement Program, which includes contract development, project oversight, and design services for capital projects within the City. This division maintains a prioritization list for capital improvements of City facilities that is reviewed and funded incrementally through the annual budget process approved by City Council.

The City's The 2010 ADA Facilities Transition Plan Update is the City of San Leandro's effort to comply with the American with Disabilities Act (ADA) that requires the City to reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. The report identifies physical barriers to accessibility in City-owned facilities and how the City may remove those barriers to facilitate the opportunity of access to all individuals.

The Community Development Department's Priority Needs Survey solicited comments on community facility infrastructure needs and community infrastructure provided by non-profit social service agencies serving San Leandro residents. The City is committed to assisting in these facility improvements in order to assist these agencies provide better services to their clients and/or serve more clients.

### **Describe the jurisdiction's need for Public Improvements:**

The City of San Leandro's Engineering and Transportation Department and Public Works Department are stewards of significant public infrastructure service the City of San Leandro. With City's population growth and concurrent residential housing construction, booming economy driving a very low commercial building vacancy rates, and proximity to the very strong job centers of Oakland, San Francisco, San Jose and Silicon Valley, there is significant need to maintain the public infrastructure. Both these City Departments maintains important infrastructure such as streets and traffic signals, sidewalks, bicycle lanes, parks, emergency service, sewers, storm drains, water treatment, public buildings, the urban forest, access to the San Francisco Bay through the marina and various boat launches, and a state of the art fiber optic installation. All of this infrastructure requires ongoing stewardship and maintenance that employs a significant workforce with expertise and service provision work ethic.

A selection of Public Improvement needs identified include:

- Improved and added bicycle infrastructure,
- Traffic calming,
- ADA Sidewalk accessibility including curb ramps and sidewalk widening,
- Flood prevention,
- Improved Maintenance and added Street trees.

### **How were these needs determined?**

The needs for public improvements have been determined in the following ways: 1) studies and ongoing stewardship of public infrastructure by City staff, 2) by comments on public infrastructure needs and priorities noted by the members of the City Council and the Mayor, and 3) by responses to the Community Development Department's Priority Needs Survey conducted to gather input for the FY 2020-2024 Consolidated Plan.

The City of San Leandro's Engineering and Transportation Department -Project Development Division provides engineering services in support of various public improvements and provides engineering related services to staff in all City departments. The division implements the City's Capital Improvement Program, which includes contract development, project oversight, and design services for capital projects within the City. This division maintains a prioritization list for capital improvements of City infrastructure that is reviewed and funded incrementally through the annual budget process approved by City Council.

The Community Development Department's Priority Needs Survey solicited comments on neighborhood infrastructure needs within the San Leandro City limits. The City is committed to maintaining and improving public infrastructure and improvements in order to provide important urban infrastructure for the needs of San Leandro residents and commercial businesses operating within the City of San Leandro.

### **Describe the jurisdiction's need for Public Services:**

Public and private resources for services designed for those populations who are economically marginalized and who have high needs (educational, mental health and physical health) are overshadowed by the extreme needs and high demand for these services in the community. The high cost of living and the shrinking safety exacerbate these high-need community members.

The needs for public services have been determined in the following ways: 1) by comments on public service needs and priorities noted in public comments at public meetings, public commissions, and by the members of the City Council and the Mayor, and 2) by responses to the Community Development Department's Priority Needs Survey conducted to gather input for the FY 2020-2024 Consolidated Plan, and 3) the Human Services Gap Analysis completed in April 2017 conducted by the City's Recreation and Human Services Department.

A selection of Public Service needs identified include:

- High-level Mental and Behavioral Health Services,
- Child and Family Enrollment in Cal Fresh,
- Service Gaps with Anticipated Cuts to Social Safety Net Programs (e.g.:
- Domestic and Intimate Partner Violence,
- Services for senior citizens,
- Services for those with physical disabilities,
- Legal Services
- Youth services,
- Financial literacy for adults and youth,
- Job training,
- Crime awareness and prevention,
- Tenant/Landlord Counseling,



- Support for small and local businesses,
- Neighborhood Revitalization,
- City investment in Sustainability and Resiliency.

### **How were these needs determined?**

Since 2010, public services have been primarily supported by CDBG funds and the City General Funds through the Community Assistance Grant Program (CAP). Efforts will continue to include the HSC and non-profit agency directors/members to improve and evaluate the needs assessment and funding process. The City's Recreation and Human Services Department hired Urban Strategies Council to conduct a Human Services Gap Analysis that was completed in April 2017. At the October 1, 2018 City Council meeting Staff proposed targeted areas of implementation based on the Gap Analysis and have proceeded to use it to prioritize expenditures of CDBG and the City's Community Assistance Grant Program (CAP) funds. Gaps were identified in the following services offered to San Leandro residents: high-level mental and behavioral health needs, child and family enrollment in CalFresh, cuts to critical safety net programs, and domestic and intimate partner violence. Efforts will continue to include the HSC and non-profit agency directors/members to improve and further evaluate those programs funded to address these identified gaps in service needs. HSC identifies social service needs in the community, reviews requests for funds, and makes recommendations for City financial support to social service agencies. The HSC identifies social service needs in the community and recommends to the City Council possible ways to meet those needs. HSC also evaluates and encourages the provision of social services in the City, reviews requests for funds, and makes recommendations for City financial support to social service agencies.

Additionally, the Community Development Department's Priority Needs Survey solicited comments on public service needs by City programs and programs offered by non-profit social service agencies serving San Leandro. The City is committed to assisting in these facility improvements in order to assist these agencies provide better services to their clients and/or serve more clients.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

San Leandro is located on the east shore of San Francisco Bay approximately 8 miles south of Oakland, 15 miles southeast of San Francisco, and 35 miles north of San Jose. It is the fifth largest of Alameda County's 14 cities in population the sixth largest in number of jobs. It is bounded on the north by Oakland and on the south by the unincorporated communities of San Lorenzo and Ashland. The western edge of the city is defined by San Francisco Bay, while the East Bay hills define the eastern edge.

The Bay Area is one of the most expensive housing markets in the United States though San Leandro has maintained relatively affordable compared to the Bay Area's larger Cities and job centers. The following is an excerpt from the City's Housing Element Needs Assessment and Local Housing Costs for the period 2015-2023 (based on an analysis done using available data as of ~2014).

Home prices and rents in San Leandro have fluctuated at dramatic rates between 1999 and 2014, as they had throughout the Bay Area as a whole. The City experienced a rapid run-up in home prices between 1998-2000, continued price inflation (although at a slower rate) through 2006, a steep and unprecedented decline between 2007-2011, and a rapid increase in 2012-2014.

According to American Community Survey 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) data the current population of the City of San Leandro is 84,950 in approximately 31,360 households. Of those households, there are approximately 55.5% homeowners and 45.5% renters. There are approximately 18,845 households making below the HUD Area Median Family Income (HAMFI) level or approximately 60% of households. For a family of four, the HAMFI is approximately \$112,000. Of those households making below HAMFI, 22% have at least one person above the age of 62 years old and 10% have at least one person under the age of 6 years old. The number of households headed by senior citizens and who own and live in their homes is very high compared to the rest of the population in the City—68% compared to the general population of owner-occupied residences.

According to CHAS data 38% of all San Leandro households are "cost burdened" paying more than 30% of their gross income on housing and 18% of households "severely cost burdened" paying more than 50% of their gross income on housing. Renter households have significantly higher cost burden at 48% of households and severe cost burden at 23% of households.

An analysis of housing costs that was conducted for the FY 2015-2019 Consolidated Plan was compared to a survey conducted in the Fall of 2019. Both surveys conducted used local resources (e.g.: Craigslist,

Apartments.com, Trulia, Rent.com, San Leandro Times, and Zillow) and an attempt to use similar data was generally achieved. The following dollar figures have not been adjusted for current year data.

#### San Leandro Median Rents

- Studio - \$ 1,767 (in 2015 = \$1,033—an increase of 71%)
- 1-bedroom - \$ 1,869 (in 2015 = \$1,229—an increase of 52%)
- 2-bedroom - \$ 2,235 (in 2015 = \$1,375-1,619—an increase between 38% and 63%)
- 3-bedroom - \$3,052 (No data from 2015.)

#### San Leandro Median Home Sales Prices

- Condo/Townhouse - \$440,000 (in 2015 = \$282,500—an increase of 56%)
- Single-Family - \$670,000 (in 2015 = 466,000—an increase of 44%)

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

With one of the most diverse populations in California, San Leandro is centrally located in the Bay Area near Oakland international airport, two BART stations, two highways, the Port of Oakland, Silicon Valley, and a highly-skilled workforce.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	272	0	1	0	-1
Arts, Entertainment, Accommodations	4,748	3,280	13	8	-5
Construction	2,088	4,584	6	11	5
Education and Health Care Services	7,564	10,133	21	24	3
Finance, Insurance, and Real Estate	1,968	1,362	5	3	-2
Information	1,078	595	3	1	-2
Manufacturing	3,546	5,383	10	13	3
Other Services	1,661	1,512	5	4	-1
Professional, Scientific, Management Services	4,659	1,972	13	5	-8
Public Administration	0	0	0	0	0
Retail Trade	4,525	6,805	13	16	3
Transportation and Warehousing	1,869	2,234	5	5	0
Wholesale Trade	2,198	3,675	6	9	3
Total	36,176	41,535	--	--	--

**Table 5 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	48,465
Civilian Employed Population 16 years and over	44,515
Unemployment Rate	8.16
Unemployment Rate for Ages 16-24	25.37
Unemployment Rate for Ages 25-65	5.74

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	9,650
Farming, fisheries and forestry occupations	2,275
Service	5,045
Sales and office	11,930
Construction, extraction, maintenance and repair	3,449
Production, transportation and material moving	2,650

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,500	52%
30-59 Minutes	14,660	35%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
60 or More Minutes	5,405	13%
<b>Total</b>	<b>41,565</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	5,340	625	2,360
High school graduate (includes equivalency)	8,640	925	2,770
Some college or Associate's degree	11,390	780	2,375
Bachelor's degree or higher	12,410	545	1,905

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	<b>Age</b>				
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	210	665	1,335	2,570	1,665
9th to 12th grade, no diploma	750	645	1,220	1,890	920
High school graduate, GED, or alternative	2,285	3,115	2,605	6,640	3,785
Some college, no degree	3,705	1,965	2,535	5,685	2,210
Associate's degree	125	1,045	1,045	2,270	670
Bachelor's degree	675	3,230	2,570	4,720	1,700
Graduate or professional degree	10	790	1,390	2,185	1,000

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,645
High school graduate (includes equivalency)	31,239
Some college or Associate's degree	39,075
Bachelor's degree	52,152
Graduate or professional degree	73,243

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to the most recent published U.S. economic census, business activity in San Leandro has shifted since the last 5 Year Consolidated Plan analysis. With the construction of a Kaiser Permanente hospital and related medical center activities, the sector with the highest number of jobs in the City is Education and Health Care Services with over 10,100 jobs. San Leandro continues to have a relatively large blue-collar workforce with 5,383 manufacturing jobs, 4,584 construction jobs and 3,675 wholesale trade jobs. Many of the city's jobs are in relatively low wage sectors. For example, San Leandro has 6,805 retail sales jobs. However, it also supports a growing number of jobs in higher wage sectors, such as professional, scientific and technical services (1,972 jobs), and finance, insurance and real estate (1,362 jobs).

**Describe the workforce and infrastructure needs of the business community:**

Businesses in San Leandro and across the Bay Area face a number of different pressures and challenges that they must address on an ongoing basis in order to succeed and continue to operate in the area. Despite (or because of) the region's strong economy, businesses face a number of common challenges. As identified in the Comprehensive Economic Development Strategy of the San Francisco Bay Area, the top challenges are related to: housing, workforce training, transportation and infrastructure, business resilience and opportunities, and community health and equity. Among the top concerns expressed by businesses in San Leandro are challenges in hiring and retaining workforce with a low level of region-wide unemployment, finding affordable housing options for employees within reasonable commute distances, and the high costs of doing business, including the high cost of land, high cost of construction and tight construction labor market, and high labor costs due to the high cost of living. While San Leandro has a convenient location for businesses with close proximity to transportation, and a strong physical and business infrastructure, infrastructure challenges that businesses and the City face are related to the aging and heavily trafficked street system and needs to update aging and highly-utilized potable water and electrical infrastructure managed by the East Bay Municipal Utility District and Pacific Gas and Electric.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

A recently installed high-speed broadband network—Lit San Leandro—not only improves opportunities of residents and students and improves infrastructure offered within the City limits. Lit San Leandro has made San Leandro an ideal location for both established tech businesses and start-ups to be more productive and successful. San Leandro is actively working to update its municipal infrastructure, with ambitious annual Capital Improvement Plans, including \$14 Million of street rehabilitation work



beginning in 2018, major updates to the Water Pollution Control Plant, and the installation of new bike lanes and upgrading of traffic signals.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Relative to the County and the region, San Leandro has a lower percentage of residents with bachelor's degrees or higher and a higher percentage of residents who did not finish high school. The city also has a higher percentage of residents with a high school degree only. The largest employment sector in the city, Education and Health Care Services, largely requires bachelor's degrees or higher. However, the other largest sectors, Manufacturing, Construction, Wholesale Trade, and Retail Trade do not necessarily require a bachelor's degree for most of their workforce. The data suggests significant opportunities for vocational and workforce development programs, providing a pathway to employment or better jobs for those who did not pursue higher education.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

San Leandro participates in various initiatives that support San Leandro's Consolidated Plan by providing the employment training and support to align the city's residents with its employment opportunities.

San Leandro works with the business community, community colleges, local universities, and employment development organizations to address shortages in the local labor market. The City is committed to working with its school districts to increase educational quality and to produce graduates who can fill the more than 12,000 jobs expected to be created in San Leandro over the next 20 years. Programs that help low-wage workers move up career ladders and encourage the growth and retention of skilled workers are strongly encouraged. Such efforts can improve the quality of life for residents and reduce the need for local employers to retain graduates from outside the region to fill jobs that could be filled instead by talented, well-educated San Leandro workers. Other barriers to achievement, including access to the internet, are being addressed through new programs to provide public access to technology through the schools, public libraries, and other community institutions.

San Leandro participates in various Alameda county-wide workforce development initiatives, working with the Alameda County Workforce Development Board, the Eden Area Regional Occupation Programs (ROP), and Chabot College; as well as local programs through the San Leandro Unified School District, Chamber of Commerce, and private/non-profit educational and training providers, such as PilotCity, which connects local students with employers through fellowship and internship programs.

One such initiative is the Career Pathways Trust, a \$15 million, two-tiered workforce training initiative. Partners include community colleges, state universities, school districts, workforce investment boards and independent organizations. It is an innovative regional grant with strong employer engagement,

including commitment to internships and job placement, throughout the education/training continuum. This initiative implemented an integrated and accelerated system of K-14 career pathways that are targeted to high demand careers in computer science, engineering technology and advanced/biotech fields and that address critical gaps in current educational and career pathways.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Yes, San Leandro is a part of the Comprehensive Economic Development Strategy for the San Francisco Bay Area, led by the Association of Bay Area Governments (ABAG). More information can be found at <https://abag.ca.gov/our-work/land-use/economic-development-district>.

The City's highest economic development priority is to support existing businesses, the majority of which are small businesses, so that they can succeed and prosper in San Leandro. San Leandro takes pride in being a "business friendly" city. The City helps businesses with expansion and renovation by providing an efficient, streamlined building permit process for tenant improvements and the construction of new commercial and industrial space. A number of financial assistance programs have been developed to assist local businesses. The Commercial Rehabilitation Program and the Awning, Sign, and Paint Program both provide forgivable loans and help small businesses improve their properties. Loan programs have also been created to help businesses connect to the Lit San Leandro fiber optic network and to facilitate energy efficiency improvements. The City also offers design assistance and professional architectural services to help businesses redesign older commercial spaces.

The City also supports local businesses through transportation investments. Most San Leandro employers are more than a mile from BART, and public transit service between BART and these areas is limited. More than a decade ago, the City facilitated the creation of a Business Improvement District that funds a free shuttle bus (LINKS) connecting local workplaces to BART. LINKS service was significantly expanded in 2015. San Leandro is also investing in streetscape improvements, bike lanes, sidewalks, and other features that make walking and cycling easier in the industrial area and that improve connections to BART and nearby shopping areas.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

According to the Department of Housing and Urban Development, Office of Community Planning and Development, CPD Mapping tool there are 21 Census Tracts in the City of San Leandro. Contained within those Census Tracts are 69 Census Blockgroups. Of those Blockgroups, there are 31 that, under the Community Development Block Grant (CDBG) program definition, are Low-Mod Census Blockgroups. The CDBG program defines Low-Mod Census Blockgroups as tract where more than 50% of residents earn 80% or less of the median family income (for a family of 4 this is \$112,000). There are a total of 429 Low-Mod Census Blockgroups in Alameda County as a whole. The Census Tracts that contain Low-Mod Census Blockgroups are as follows:

- 4093.00
- 4322.00
- 4324.00
- 4326.00
- 4331.03
- 4331.04
- 4332.00
- 4338.00

HUD Comprehensive Housing Affordability Strategy (CHAS) defines the four main "housing problems" as being 1) overcrowded housing conditions (with more than one person per room), 2) cost burden (paying more than 30% of income toward housing costs, including utilities), 3) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities. Additionally, HUD defines "severe housing problems" as being 1) severely overcrowded housing conditions (with more than one and a half persons per room), 2) severely cost burdened (paying more than 50% of income toward housing costs, including utilities), 3) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities.

According to the CHAS based on American Community Survey 5-Year Estimates for 2011-2015 San Leandro has approximately 31,360 households. Of those households, there are approximately 55.5% homeowners and 45.5% renters. Another common housing problem for households in San Leandro is the percent of gross income paid toward housing costs. According to CHAS data 38% of all San Leandro households are "cost burdened" paying more than 30% of their gross income on housing and 18% of households "severely cost burdened" paying more than 50% of their gross income on housing. Renter households have significantly higher cost burden at 48% of households and severe cost burden at 23% of households. Most all of the Census Tracts with Low-Mod Blockgroups are where households with "housing problems" and "severe housing problems" are concentrated.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to the Affirmatively Furthering Fair Housing mapping tool offered by the Department of Housing and Urban Development, there are no areas in the City of San Leandro where there are concentrations of racial or ethnic minority households.

**What are the characteristics of the market in these areas/neighborhoods?**

Approximately half of the Low-Mod Census Blockgroups are along the East 14th Street commercial corridor. Four Low-Mod Census Blockgroups are located South West of the Bay Fair BART station with the remaining nine Blockgroups scattered on the borders of West San Leandro's commercial/industrial properties and waterfront. All of the Low-Mod Census Blockgroups are relatively evenly distributed throughout the city. Given this, the market characteristics in these neighborhoods are in many ways similar to the market characteristics of the City as a whole.

**Are there any community assets in these areas/neighborhoods?**

There are various community assets interspersed and proximate to all of the Low-Mod Census Blockgroup concentrations. For example, along the East 14th Street commercial corridor there are a number of affordable housing developments, grocery stores, the San Leandro Senior Center, schools, the hospitals and health centers, and the retail commercial center of the Bay Fair Shopping Center. In the Western portion of the City there is the Marina Community Center, a number of parks and sports fields, Marina and Manor Branch Libraries and schools, and retail shopping areas.

**Are there other strategic opportunities in any of these areas?**

The strategic opportunities in these areas align with the strategies of the Consolidated Plan as a whole.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**To be included in final version of the 5 Year Consolidated Plan.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

**To be included in final version of the 5 Year Consolidated Plan.**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

San Leandro is located on the shoreline of the San Francisco Bay and sits at an average elevation of 56 feet. Located between Oakland and Hayward with a population of about 88,000 people, it is highly urbanized, made up of residential properties with industrial and manufacturing uses in the west, mixed use areas in the southern portions of the city, and the downtown core to the northeast. Due to its geographic span from the Bay into the hills, San Leandro is susceptible to a variety of climate hazards. San Leandro will likely be most affected by the combination of sea level rise, high tides and flooding along the shoreline and throughout the southwest portion of the city, which threaten to limit mobility and damage amenities and industry that are important to San Leandro and the regional economy. However, the most severe impacts will be seen in the long-term, when projected temperature increases and the frequency of very hot days will impact a broader set of the city's assets and population, resulting in greater occurrence of heat related illness.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

According to the City of San Leandro's Climate Hazard Assessment dated July 2017 and a review of the updated 2018 FEMA flood maps, San Leandro has a significant number of affordable housing assets located in areas that have a one percent and 0.2 percent chance of flooding in a given year. Note that the citywide assets addressed in this report did not consider the City's affordable housing but rather staff reviewed this report and overlaid address data for known affordable housing assets. The section of the report used for this analysis, Climate Hazard Analysis, cited important direct effects of inland flooding that exist for vital community assets.

Areas that have a one percent chance of flooding in a given year include the shoreline and southern edge of the city up to Bay Fair Center. Most critically the largest privately held low income housing tax credit development in the City, half of Lakeside Village property containing a total of 830 housing units affordable to households under 60% of Area Median Income are located in this flood zone. Additionally, Eden Lodge, a non-profit owned and operated housing complex with 143 residential units available to senior citizens is also located in this flood zone. Finally, three of the City's recently rent-regulated privately owned affordable housing stock in the form of mobile home parks are located in or in very close proximity to the flood zone—this represents approximately 500 mobile homes at-risk of flooding.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The U.S. Department of Housing and Urban Development allocates funds to the City of San Leandro as an entitlement jurisdiction for housing and community development activities. These funds are allocated through the Community Development Block Grant (CDBG) program. As a condition of receiving these grant funds, the City prepares a Consolidated Plan to assess the affordable housing and community development needs, and present priorities and strategies for addressing those needs. As a part of this Five-Year planning document is the Annual Action Plan that provides a summary of the actions and activities slated to address those needs. The priority needs and goals of the FY 2020-2024 Consolidated Plan are outlined in the following charts: “SP-28 Priority Needs Summary” and “SP-48 Goals Summary”.

The allocation priorities for the City are designated to address these priority needs.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 12 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City-Wide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City has not established a specific target area to focus the investment of CDBG funds. The City will continue to fund programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefitting at least 51% low- and moderate-income individuals and families. The City will also continue to fund programs whose headquarters might be located in other jurisdictions so long as the agency receiving CDBG funds serves San Leandro residents.



## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Produce and Preserve Affordable Housing
	<b>Description</b>	To address the need for affordable housing in the City of San Leandro, the Community Development Department's Housing Division proposes to take the following actions: <ul style="list-style-type: none"> <li>• Increase the availability of affordable rental housing for extremely low- (30% AMI), very low- (50% AMI), and low-income (80% AMI) households.</li> <li>• Preserve existing affordable rental housing for households at or below 80% Area Median Income (AMI).</li> <li>• Preserve existing ownership for households at or below 80% Area Median Income (AMI).</li> <li>• Assist low- and moderate-income first-time homebuyers.</li> <li>• Reduce housing discrimination.</li> </ul>
	<b>Basis for Relative Priority</b>	Documented lack of affordable rental housing in the Alameda County. The City historically allocated and will continue allocate CDBG funds to provide fair housing services and preserve affordable housing. The City will use its HOME funds to support the new construction or acquisition/rehabilitation of affordable rental and/or ownership housing.

<b>2</b>	<b>Priority Need Name</b>	Homeless Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	To address the homelessness needs of the City of San Leandro, the City will continue to support homeless-serving activities that: <ul style="list-style-type: none"> <li>• Maintain, improve, and expand (as needed) the capacity of housing, shelter, and services for homeless individuals and families including integrated healthcare, employment services, and other services.</li> <li>• Maintain and expand activities designed to prevent those currently housed from becoming homeless.</li> <li>• Build on inter-jurisdictional cooperation to achieve housing and homeless needs.</li> </ul>
	<b>Basis for Relative Priority</b>	Reducing homelessness is a high priority for the City of San Leandro and the Alameda County HOME Consortium.

3	<b>Priority Need Name</b>	Community Development Needs - Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	The City will continue to provide operational grants to non-profit social service providers serving San Leandro residents. The types of services considered priorities for City funding include social and health services for low-income women, children, and families in crisis; seniors; persons with disabilities; shelter programs; tenant-landlord counseling; and fair housing.
	<b>Basis for Relative Priority</b>	The City has prioritized the allocation of CDBG funds towards the operational funding for the non-profit social service providers serving San Leandro residents. Assisting San Leandro residents in need is a top priority for the City.

<b>4</b>	<b>Priority Need Name</b>	Community Development Needs - Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure
	<b>Description</b>	<p>The City's capital improvement projects include accessibility improvements to public facilities, installing wheelchair curb ramps throughout the City, and assisting non-profit social service agencies serving San Leandrans with necessary facility improvements.</p> <p>The City will also continue to make principal and interest payments for the \$2.5 million HUD Section 108 Loan the City used to construct the senior community center.</p>
	<b>Basis for Relative Priority</b>	One of the City's top and high priority is using CDBG funds to both fund ADA improvements and to repay the City's HUD Section 108 Loan. Improving the quality of life in the neighborhoods is also a top priority for the City. There is significant need for and support for public-serving facilities owned and operated by non-profit agencies including child care and child development centers, youth centers, domestic violence shelters, homeless shelters, and facilities and housing that serve the special needs population.

<b>5</b>	<b>Priority Need Name</b>	Supportive Housing Needs
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	The City intends to support future transitional or permanent supportive housing projects that will serve San Leandro residents with special needs, which includes persons with physical or mental disabilities and seniors who need affordable housing integrated with available support services.
	<b>Basis for Relative Priority</b>	Many of the homeless population also have supportive services needs. The City has primarily used available HOME funds for transitional or permanent supportive housing projects that will serve residents with special needs. However, due to the consistently declining funding level for the HOME program, the City is unable to prioritize supportive housing needs hence the low priority level.

6	<b>Priority Need Name</b>	Community Development Needs - Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	If funding is available, the City may provide loans to eligible small businesses for property upgrades, and if the need arises, to develop and implement a neighborhood strategy or plan that includes commercial revitalization.
	<b>Basis for Relative Priority</b>	Increased income can improve and increase the quality of life for San Leandro residents. However, due to inadequate CDBG funding, the City is unable to prioritize economic development hence the low priority level.
7	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	The City will continue to allocate 20% of its annual CDBG entitlement fund amount to the administration of the City's CDBG program and to fair housing services that affirmatively further fair housing.
	<b>Basis for Relative Priority</b>	The City considers it a high priority to ensure that the CDBG program is administered in accordance to the CDBG program regulations and to ensure the City continues to affirmatively further fair housing throughout the City.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The Consolidated Plan must identify federal, state and local resources expected to be available to the City of San Leandro to address priority needs and specific objectives identified in the Strategic Plan. In FY 2020-2021 the City of San Leandro will receive an allocation of \$768,310. The HOME allocation for the same period \$238,792.

**Anticipated Resources**

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	\$768,310	0	0	\$768,310	\$2,700,000	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of San Leandro.

**Table 14 - Anticipated Resources**

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

CDBG funds will be leveraged with other funding available within the City of San Leandro, the region and the State of California. Local resources include San Leandro's Affordable Housing Trust Fund, the Low/Mod Housing Asset Fund (repayments or income generated by former Redevelopment Agency Assets), General Fund commitments and other non-financial resources. One non-financial resource for affordable housing includes the City's Inclusionary Zoning that requires new residential development to provide a percentage of its residential units be affordable to lower income households. The City's Affordable Housing Trust Fund mainly receives deposits of in-lieu fees when a developer chooses to pay instead of providing inclusionary affordable housing units.

Other regional funding include Alameda County Measure A-1 bond funds. In the Fall of 2016 Alameda County 73% of the voters approved measure A1, a \$580 million general obligation bond measure designated to support regional efforts to address the lack of affordable housing. The City of San Leandro has a base allocation of these funds in the amount of over \$10 million that is earmarked for affordable rental housing development in San Leandro.

There are significant efforts both regionally and at the State level to address decreased funding for affordable housing and community development. The 2017-18 Regular Session of the California State Legislature passed two bills (of many other housing-related legislation) seeking to generate funds for new affordable housing production. The Building Homes and Jobs Act (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. The Affordable Housing Bond Act (SB 3: Beall) allowed the State of California to place a \$4 billion statewide general obligation bond for affordable housing on the November 2018 ballot. Proposition 1: Housing Programs and Veterans' Loan Bond was approved and will fund existing critical and successful affordable housing programs operated by State agencies.

Additionally, the statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City staff will continue encouraging affordable housing developers and area transit agencies to collaborate in an application to AHSC for funding when a viable and competitive housing and transportation development is ready to move forward.

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.



City staff continue to monitor developments in these regional and state funding initiatives and will work to position affordable housing and community development projects in the City to be competitive in securing those funding resources.

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

The 2018-19 Session of the California State Legislature passed multiple bills regulating the City's supply of surplus land (AB 1486: Ting; AB 1255: Rivas; SB6: Beall). The City will work to be in compliance with State law regarding City-owned property used to address the needs identified by the 2020-2024 Consolidated Plan if any becomes available during this planning period.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of San Leandro	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CALICO Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Davis Street Family Resource Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
SOS / Meals on Wheels	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
SPECTRUM COMMUNITY SERVICES	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
ECHO HOUSING	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
BOYS AND GIRLS CLUB of San Leandro	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
BUILDING FUTURES FOR WOMEN WITH CHILDREN	Non-profit organizations	Homelessness public facilities	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Rebuilding Together Oakland - East Bay			

**Table 15 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

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 Office of Business Development 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.

The City plans to continue funding EveryOne Home's operations, and City staff will continue to serve on its strategic Leadership Board. 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.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

**\*THIS SECTION TO BE UPDATED IN FINAL VERSION\***

As of the 2019 Point-in-Time Count, San Leandro has an estimated 418 homeless individuals. In 2018, Alameda County began a new intake system for homeless persons to be housed. Building Futures for Women and Children (BFWC) is the County’s contractor to administer the Coordinated Entry System (CES). BFWC has registered 168 persons into CES. The County is currently housing only the highest acuity homeless individuals.

One of the outcomes of the San Leandro Homeless Compact was the case conferencing team to specifically address individual cases. The team includes BFWC, the San Leandro Police and Recreation and Human Services Departments, and April Showers. Other agencies are included as necessary (school district, veterans, etc.) This team approach continues under the CES system. The Compact is considered a model program and is currently assisting other municipalities replicate this model.

Alameda County will release a tremendous amount of funding for homelessness in 2018 and 2019. The Homeless Emergency Aid Program (HEAP) and the California Emergency Solutions Housing Program (CESH) will offer approximately \$16 million and \$1.6 million respectively. Eligible activities for these funds include: street outreach, health and safety, criminal justice diversion, prevention, rental assistance, emergency shelters, housing vouchers, rapid re-housing, supportive housing and housing.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Human Services Gap Analysis was completed in April 2017. This report provided the analysis of human service needs, current human services assets within the city and region and areas of unmet need. The purpose of the analysis and policy recommendations is to inform the development of priorities and criteria for the City's human services program direction and decisions.

The report identified the following policy recommendations:

- Articulate and communicate strategies and priorities for the various roles the Recreation and Human Services Department plays: funder, advocate and convener.
- Increase awareness of services outside of San Leandro.
- Increase the quality of communication about the human services available to San Leandro residents.
- Convene cross-sector stakeholders to plan for likely federal cuts.
- Increase opportunities for a culturally and economically diverse group of residents to participate in the setting of priorities for human services and decisions-making about funding.
- Create opportunities for other City of San Leandro departments to address human services needs as modeled by the San Leandro Homeless Compact.
- Engage multi-sector partners to plan for the needs of the diverse communities in San Leandro.
- Bring attention to San Leandro's special populations and their needs, including grandparents raising grandchildren, immigrants, and people with disabilities.
- Develop a formal food security program.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Overall, the strategy for implementing targeted human service programs for the City of San Leandro will be strategic and culturally competent. San Leandro's Recreation and Human Services Department (RHS) is the lead entity providing homeless services and will look to partner with programs and projects that are self-sustaining and part of an existing system of care. RHS has only one staff person assigned to this program area. RHS partners with community-based organizations, the faith community and local and regional government.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Produce and Preserve Affordable Housing	2020	2024	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG: \$675,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Provide Public Services	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services	CDBG: \$525,000	Public service activities other than Low/Moderate Income Housing Benefit: 19980 Persons Assisted
3	Improve Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Public Facilities	CDBG: \$1,580,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9500 Persons Assisted
4	Program Administration	2020	2024	Program Administration	City-Wide	Administration	CDBG: \$695,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Table 17 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Produce and Preserve Affordable Housing
	<b>Goal Description</b>	CDBG and HOME funds, if feasible, will be used to construct new affordable housing or preserve existing affordable housing whether it be low-income owner-occupied or existing rental.
2	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	CDBG and HOME funds, if feasible, will be used to support public service providers.
3	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	CDBG and HOME funds, if feasible, will be used to improve public facilities and infrastructure.
4	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	A portion of CDBG and HOME funds will be used to administer programs and affirmatively further fair housing choice.

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City has a total Regional Housing Need Allocation (RHNA) under the State’s Housing Accountability Act to construct, during the period of 2015 to 2023, 504 housing units affordable to households earning up to 50% of area median income and 270 housing units affordable to households earning between 50-80% of the area median income. From 2015 to 2019 the City has constructed 197 of the 774 housing units required under its obligation to comply with the RHNA requirement for very low- and low-income housing. It is estimated that over the next five years the City's will construct at least one multi-unit family affordable housing apartment complex consisting of 57 units affordable to Veterans and families at or below 60% of the area median income. The City is actively pursuing interested affordable housing developers to allocate its remaining Alameda County Measure A-1 designated funding for San Leandro.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

While lead based paint was banned in 1978 by the U.S. Consumer Product Safety Commission (CPSC), it is still a significant problem in cities where the housing stock is relatively old and built before the ban. In San Leandro, about 70 percent of the housing stock was built before 1979.

Alameda County Healthy Homes Department (ACHHD) has a HUD Lead Hazard Control grant to remediate lead hazards in qualifying Alameda County housing units that are vacant, or occupied by a low income household with either a child under 6, a pregnant woman, or a child under 6 years who visits twice a week for at least three hours each time. The ACHHD was recently awarded a 42 month lead hazard control grant which began January 1st, 2020. The ACHHD will market to and expects to enroll eligible Alameda County properties into the program which will complete 144 units County wide over the grant period.

The 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.

### **How are the actions listed above integrated into housing policies and procedures?**

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.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

**\*THIS SECTION TO BE UPDATED IN FINAL VERSION\***

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), currently funded with CDBG and City general funds, will continue to support non-profit agencies that provide various levels of safety-net programs and related services to low-income members of the community.

Once of the City's primary and ongoing recipients of CDBG and CAP funding is Davis Street Family Resource Center (DSFRC). DSFRC provides case management services to address their clients' financial and social struggles and, employment support services and workshops that include assistance with résumé writing, job search, interview preparation, creating a family budget, and providing clothes for interviews. Special career management courses also assist CalWORKs clients in transitioning from welfare to self-sufficiency. Moreover, DSFRC and Building Futures with Women and Children (BFWC) work collaboratively to find long-term affordable housing for homeless families who have students in the school district.

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.

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City will continue to use CDBG funds to implement activities/programs to fight poverty and improve the economic circumstances of San Leandro residents. Non-profit agencies providing employment and training resources, such as Davis Street Family Resource Center, will continue to receiving CAP funds. When feasible, economic development programs targeted for job creation and retention will be supported.

Furthermore, compliance with Section 3 of the Housing Act of 1967 is required in connection with many San Leandro contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing. San Leandro have implemented efforts to ensure that contractors are making good faith efforts in complying with the Section 3 requirements.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of San Leandro has the following procedures to monitor CDBG-funded activities to ensure long-term compliance with the regulatory requirements of the CDBG program.

### *Public Services Agencies*

- City staff conducts desk and onsite monitoring of public services agency providers. Public services agencies are required to submit quarterly invoices and progress reports. City staff conducts thorough review of monthly invoices prior to submitting them for reimbursement processing. City staff compiles quarterly reports which provide quantitative figures and narratives to describe the progress of the programs. Furthermore, City staff conducts onsite-monitoring of the agencies to assess program compliance by walking through the facilities, interviewing agency staff, and reviewing clients' files and financial records.

### *Capital Improvements*

- City staff monitors capital improvement projects for compliance with CDBG regulations, specifically for Davis-Bacon requirements, Section 3 regulations, and Minority Business Enterprises/Women's Business Enterprises (MBE/WBE) regulations. City staff reviews certified payroll records and conducts HUD-11 onsite interviews of construction workers. City staff collects relevant information from the contractors to routinely submit the HUD-required Section 3 Report and HUD-2516 WBE/MBE report prior to the annual submittal deadline.

## Expected Resources

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

#### Introduction

The amount of federal CDBG 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 had been a 5% increase since the 2015 program year. When this analysis is done over a 10-year period from the 2007 program year to the 2017 program year CDBG funds had decreased overall by 12% (note that these amounts have not been adjusted for the current year dollar value). For the HUD program years of 2018-2019 to 2019-2020 there was a year-over-year decrease of 1%. This changes the 10-year analysis (difference between what was received in FY 10-11 to date) to an overall decrease of CDBG fund to 10%.

A note on if the CDBG allocation to San Leandro is not available until after the beginning the City's Fiscal Year starting July 1, 2019. San Leandro wants to ensure that the public service providers do not have an interruption in services offered to the residents of San Leandro. According to the government-wide Uniform Administrative Requirements, Cost Principles and Audit Requirements regulation at 2 CFR § 200, contains language concerning agency approval of pre-award costs. The language at 2 CFR § 200.458 applies to any program that does not have separate provisions concerning authorization of pre-award costs:

2 CFR § 200.458. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with written approval of the Federal awarding agency.

Additionally, San Leandro is aware of the federal regulation citing the total amount of pre-award costs paid during any program year cannot be more than 25 percent of the grant amount for that year or \$300,000, whichever is greater. The Consolidated Plan must identify federal, state and local resources expected to be available to the City of San Leandro to address priority needs and specific objectives identified in the Strategic Plan. In FY 2020-2021 the City of San Leandro will receive an allocation of \$768,310. The HOME allocation for the same period \$238,792.

**Anticipated Resources**

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	768,310	0	0	768,310	2,700,000	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of San Leandro.

**Table 18 - 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**

CDBG funds will be leveraged with other funding available within the City of San Leandro, the region and the State of California. Local resources include San Leandro's Affordable Housing Trust Fund, the Low/Mod Housing Asset Fund (repayments or income generated by former Redevelopment Agency Assets), General Fund commitments and other non-financial resources. One non-financial resource for affordable housing includes the City's Inclusionary Zoning that requires new residential development to provide a percentage of its residential units be affordable to lower income households. The City's Affordable Housing Trust Fund mainly receives deposits of in-lieu fees when a developer chooses to pay instead of providing inclusionary affordable housing units.

Other regional funding include Alameda County Measure A-1 bond funds. In the Fall of 2016 Alameda County 73% of the voters approved measure A1, a \$580 million general obligation bond measure designated to support regional efforts to address the lack of affordable housing. The City of San Leandro has a base allocation of these funds in the amount of over \$10 million that is earmarked for affordable rental housing development in San Leandro.

There are significant efforts both regionally and at the State level to address decreased funding for affordable housing and community development. The 2017-18 Regular Session of the California State Legislature passed two bills (of many other housing-related legislation) seeking to generate funds for new affordable housing production. The Building Homes and Jobs Act (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. The Affordable Housing Bond Act (SB 3: Beall) allowed the State of California to place a \$4 billion statewide general obligation bond for affordable housing on the November 2018 ballot. Proposition 1: Housing Programs and Veterans' Loan Bond was approved and will fund existing critical and successful affordable housing programs operated by State agencies.

Additionally, the statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City staff will continue encouraging affordable housing developers and area transit agencies to collaborate in an application to AHSC for funding when a viable and competitive housing and transportation development is ready to move forward.

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. City staff continue to monitor developments in these regional and state funding initiatives and will work to position affordable housing and community development projects in the City to be competitive in securing those funding resources.

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

The 2018-19 Session of the California State Legislature passed multiple bills regulating the City's supply of surplus land (AB 1486: Ting; AB 1255: Rivas; SB6: Beall). The City will work to be in compliance with State law regarding City-owned property used to address the needs identified by the 2020-2024 Consolidated Plan if any becomes available during this planning period.

## 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	Produce and Preserve Affordable Housing	2020	2024	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG: \$150,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Provide Public Services	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services	CDBG: \$115,437	Public service activities other than Low/Moderate Income Housing Benefit: 1746 Persons Assisted
3	Improve Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Public Facilities	CDBG: \$349,211	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9500 Persons Assisted
4	Program Administration	2020	2024	Program Administration	City-Wide	Administration	CDBG: \$153,662	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

Table 19 – Goals Summary



## Goal Descriptions

1	<b>Goal Name</b>	Produce and Preserve Affordable Housing
	<b>Goal Description</b>	CDBG and HOME funds will be used for owner-occupied, low income single family rehabilitation program and, when available and if feasible, for affordable housing construction and/or acquisition and rehabilitation of existing affordable housing.
2	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	CDBG funds will be used, when available and if feasible, for the provision of public services to agencies serving residents of the City of San Leandro.
3	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	CDBG funds will be used, when available and if feasible, for the improvement of public facilities and public infrastructure serving the residents of the City of San Leandro.
4	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	CDBG funds will be used to support staff implementing programs supported by these funds and to affirmatively further fair housing for residents of the City of San Leandro.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

CDBG funds can be used for four (4) general types of projects: housing, capital improvement 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 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 2020-2024, 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 Program Administration.

#	Project Name
1	CDBG Program Administration
2	ECHO Housing - Fair Housing Program
3	Section 108 Loan Repayment
4	San Leandro ADA Transition Plan for City Facilities
5	Single-Family Housing Rehabilitation Program
6	CALICO
7	Davis Street Family Resource Center
8	SOS / Meals on Wheels
9	Spectrum Community Services

Table 20 – Project Information

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

The four (4) public services agencies (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels and Spectrum Community Services) that were funded in FY 19-20 are the first of a two-year funding cycle (including FY 2020-2021). They were selected from a pool of fifteen (15) agencies that submitted applications to the City-issued FY 2019-2021 Community Assistance Grant Program (CAP) Request for Proposals. The decision to allocate CDBG funding to these above-noted four agencies was based on a number of factors: 1) proven eligibility to receive federal CDBG funding, 2) agency's past performance met or exceeded service delivery goals and expectations, 3) public services provided by these agencies address the priority needs identified in the Human Services Gap Analysis, dated April

2017 and adopted by City Council in October 2017, 4) public services provided by these agencies meet the City's Consolidated Plan priority needs. On April 24, 2019, the City's Human Services Commission agreed with City Staff and recommended that these four 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.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing Needs Goals Homelessness Needs Goals Community Development Needs Goals
	<b>Needs Addressed</b>	Affordable Housing Needs Homeless Needs Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development Administration
	<b>Funding</b>	CDBG: \$143,662
	<b>Description</b>	General administration and oversight of the CDBG Program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	For all programs supported by CDBG in FY 2020-2021 the following accomplishments are expected: 1,746 low-income clients will be assisted by public service agencies, 10 Fair Housing clients, and 10 low-income, owner-occupied single family housing rehabilitation program clients.
	<b>Location Description</b>	Various locations throughout the City and the County.
	<b>Planned Activities</b>	The City will continue to allocate 20% of its annual CDBG entitlement funds to the administration of the City's CDBG program.

<b>2</b>	<b>Project Name</b>	ECHO Housing - Fair Housing Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing Needs Goals
	<b>Needs Addressed</b>	Affordable Housing Needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	ECHO Housing provides fair housing services to San Leandro residents to reduce housing discrimination in the City.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten (10) low-income households will be assisted with fair housing services.
	<b>Location Description</b>	ECHO Housing staff provides fair housing services over the phone.
	<b>Planned Activities</b>	<p>ECHO Housing Fair Housing Coordinator will:</p> <ul style="list-style-type: none"> <li>• Process Inquiries and Complaints: Field inquiries about fair housing and related issues, and/or alleging housing discrimination; Evaluate and investigate complaints within 24 hours, when feasible; Trained investigators, following established fair housing investigative methods, will perform all investigations; Fair Housing complainants, who have been denied housing or are in danger of losing their housing because of illegal housing discrimination, will be afforded conciliation or referrals to attorneys or governmental agencies for enforcement to make the subject rentals accessible to protected classes.</li> <li>• Perform Audits: Perform housing audits to determine fair housing compliance; Analyze data; Provide training and follow-up to non-compliant property owners and/or managers.</li> <li>• Conduct Trainings: Hold one Fair Housing Month event; Conduct fair housing training sessions for tenants and/or potential homebuyers.</li> <li>• Conduct Educational and Marketing Presentations: Conduct presentations on fair housing issues; Distribute 500 flyers/brochures on fair housing issues, laws, and events at public locations such as libraries, churches, community groups, social service agencies, and stores.</li> </ul>

<b>3</b>	<b>Project Name</b>	Section 108 Loan Repayment
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Community Development Needs Goals
	<b>Needs Addressed</b>	Community Development Needs - Public Facilities
	<b>Funding</b>	CDBG: \$182,972
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	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.

4	<b>Project Name</b>	San Leandro ADA Transition Plan for City Facilities
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Community Development Needs Goals
	<b>Needs Addressed</b>	Community Development Needs - Public Facilities
	<b>Funding</b>	CDBG: \$166,239
	<b>Description</b>	The Departments of Engineering & Transportation and Public Works will complete architectural modifications to City facilities (City Hall, Halcyon Park, Main Library, Marina Community Center, Marina Park, Memorial Park, SL History Museum, SL Police Department, Stenzel Park, Washington Manor Library & Washington Manor Park/Family Aquatic Center) to make them more ADA accessible.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Several City facilities (City Hall, Halcyon Park, Main Library, Marina Community Center, Marina Park, Memorial Park, SL History Museum, SL Police Department, Stenzel Park, Washington Manor Library & Washington Manor Park/Family Aquatic Center).
	<b>Planned Activities</b>	CDBG funds will be used to make several City facilities (City Hall, Halcyon Park, Main Library, Marina Community Center, Marina Park, Memorial Park, SL History Museum, SL Police Department, Stenzel Park, Washington Manor Library & Washington Manor Park/Family Aquatic Center) more accessible for seniors and disabled persons.

<b>5</b>	<b>Project Name</b>	Single-Family Housing Rehabilitation Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing Needs Goals
	<b>Needs Addressed</b>	Affordable Housing Needs
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	The City's Single-Family Housing Rehabilitation Program will provide grants to very low- and low-income households for minor repairs to their homes.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty (20) low-income households will have minor repairs completed in their single-family or mobile homes.
	<b>Location Description</b>	The owner-occupied homes, located within the jurisdictional boundaries of San Leandro, will be identified once the applications are processed.
	<b>Planned Activities</b>	CDBG funds will be used to provide grants to 20 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.



6	<b>Project Name</b>	CALICO - San Leandro Child Abuse Intervention Project
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Community Development Needs Goals
	<b>Needs Addressed</b>	Community Development Needs - Public Services
	<b>Funding</b>	CDBG: \$22,789
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty three (33) abused children and their caregivers will receive critical family support services, which includes forensic interviews.
	<b>Location Description</b>	CALICO Interview Center, 524 Estudillo Avenue, San Leandro, CA 94577
	<b>Planned Activities</b>	CALICO's Family Resource Specialist (FRS), a skilled mental health clinician, will provide critical therapeutic interventions that can place 33 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.

<b>7</b>	<b>Project Name</b>	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Community Development Needs Goals
	<b>Needs Addressed</b>	Community Development Needs - Public Services
	<b>Funding</b>	CDBG: \$44,481
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	DSFRC will provide services to 3,750 low-income individuals and families through their Basic Needs Services Program. The program provides emergency food supplies including food bags sufficient for an entire family for 7 days. DSFRC will provide 150 clients with crisis intervention and/or short-term community counseling and/or substance abuse prevention services.
	<b>Location Description</b>	Davis Street Family Resource Center, 3081 Telegraph Street, San Leandro, CA 94577
	<b>Planned Activities</b>	Basic Needs Program will provide 3,750 San Leandro clients with emergency food supplies. 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.

<b>8</b>	<b>Project Name</b>	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Community Development Needs Goals
	<b>Needs Addressed</b>	Community Development Needs - Public Services
	<b>Funding</b>	CDBG: \$30,040
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	165 homebound seniors will be provided with warm, nutritious meals.
	<b>Location Description</b>	The meals will be delivered to senior citizen's homes throughout the City.
	<b>Planned Activities</b>	SOS/Meals on Wheels will deliver warm, nutritious meals to 165 homebound seniors in San Leandro. Drivers will also provide health check-in visits and assist seniors with small tasks.

<b>9</b>	<b>Project Name</b>	Spectrum Community Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Development Needs Goals
	<b>Needs Addressed</b>	Community Development Needs - Public Services
	<b>Funding</b>	CDBG: \$18,127
	<b>Description</b>	Spectrum works to support San Leandro Senior Citizens to stay healthy and independent by serving hot, nutritious meals in a supportive setting, five days a week.
	<b>Target Date</b>	6/30/2021
	<b>Estimate of the number and type of families that will benefit from the proposed activities</b>	265 low-income San Leandro Senior Citizens will receive hot, nutritious meals in a supportive setting
	<b>Location Description</b>	San Leandro Senior Center, 13909 E. 14 <sup>th</sup> Street, San Leandro CA 94578
	<b>Planned Activities</b>	Meals will be served to San Leandro Senior Citizens five days a week and will total 248 days during the Fiscal Year. Each day, freshly prepared, nutritious lunch-time meals will be prepared at Spectrum's central kitchen located at Josephine Lum Lodge in Hayward, CA.

**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 21 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Geography was not used to determine funding allocation priorities.

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

### **Introduction**

To carry out the strategies outlined in San Leandro's 2020-2024 Consolidated 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**

Actions planned to reduce lead-based paint hazards are listed in Section SP-65. The 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**

Anti-Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in Section SP-70. 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**

Planned actions to develop institutional structure are listed in Section SP-40. 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.

## Program Specific Requirements

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

#### Introduction

#### 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	0
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.	0
3. The amount of surplus funds from urban renewal settlements	0
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	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### 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.	0.00%





# City of San Leandro

Meeting Date: March 16, 2020

## Minute Order - Council

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**File Number:** 20-104

**Agenda Section:** PUBLIC HEARINGS

**Agenda Number:**

**TO:** City Council

**FROM:** Jeff Kay  
City Manager

**BY:** Tom Liao  
Community Development Director

**FINANCE REVIEW:** Liz Warmerdam  
Interim Finance Director

**TITLE:** MOTION Directing Staff to Hold a Public Hearing, Publish the Draft FY 2020-2024 Five-Year Consolidated Plan and the Draft FY 2020-2021 Annual Action Plan for a 30-Day Comment Period (March 17 - April 17, 2020), and Set a Public Hearing for April 20, 2020 to Consider Final Approval of the FY 2020-2024 Five-Year Consolidated Plan and the FY 2020-2021 Annual Action Plan

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