City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org

Housing Policy Department
Received on:
JUN 09 2014

May 27, 2014

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: City of San Leandro Housing Element Annual Progress Report for CY 2013

To whom it may concern,

Enclosed is the City of San Leandro Housing Element Annual Progress Report for Calendar Year 2013.

Also enclosed is the City Resolution No. 2014-041 approving the report and its submittal both to the California Department of Housing & Community Development and the Governor's Office of Planning & Research.

Please kindly confirm receipt of this report.

Should you have any questions, please let me know. You may reach me at 510/577-6005 or shernandez@sanleandro.org.

Thank you.

Sincerely,

Steve Hernandez
Housing Specialist II

Stephen H. Cassidy, Mayor

City Council: Pauline Russo Cutter, Michael J. Gregory, Benny Lee, Jim Prola, Ursula Reed, Diana M. Souza

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

RESOLUTION NO. 2014-041

RESOLUTION APPROVING THE
2013 SAN LEANDRO HOUSING ELEMENT ANNUAL PROGRESS REPORT AND
AUTHORIZING THE CITY MANAGER TO FORWARD THE REPORT TO THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND
THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

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

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

WHEREAS, the City of San Leandro has completed its 2013 Housing Element Annual Progress Report in accordance with the California Department of Housing and Community Development guidelines and State housing laws; and

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

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

1. The City Council does hereby approve the attached Housing Element Update Annual Progress Report, consisting of Tables A, A2, A3, B and C, as required by State law.

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

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Introduced by Councilmember Prola and passed and adopted this 19th day of May, 2014, by the following vote:

Members of the Council:

AYES:	Councilmembers Cutter, Gregory, Lee, Prola, Reed, Souza; Mayor Cassidy	(7)
NOES:	None	(0)
ABSENT:	None	(0)

ATTEST: Marian Handa

Marian Handa, City Clerk

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of San Leandro

Mailing Address: City Hall, Community Development Department

835 East 14th Street, San Leandro, CA 94577

Contact Person: Steve Hernandez Title: Housing Specialist II

Phone: 510-577-6005 FAX: 510-577-6007 E-mail: shernandez@sanleandro.org

Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2013

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

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

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

Jurisdiction City of San Leandrfo

Reporting Period 1/1/2013 - 12/31/2013

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
None in the reporting year.											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	8	8				
(10) Total by income Table A/A3 ► ►						8	8				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of San Leandrfo

Reporting Period 1/1/2013 - 12/31/2013

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

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	3	22		25	Fuller Lodge (26 units: 3 ELI & 25 VLI & 1 staff) added tax credit affordability restrictions to its already existing HUD-regulated affordability restrictions.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	3	22	0	25	

* Note: This field is voluntary

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

Jurisdiction City of San Leandrfo

Reporting Period 1/1/2013 - 12/31/2013

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	8	0	0	0	0	8	8

* Note: This field is voluntary

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

Jurisdiction City of San Leandrfo

Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	**2013**	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	**Year 7**	Year 8	Year 9		
Very Low	Deed Restricted	368		67		53		75				195	173
	Non-deed restricted												
Low	Deed Restricted	228	2					755				757	-531
	Non-deed restricted			1		1						2	
Moderate	Deed Restricted	277	4	1								5	258
	Non-deed restricted				2	12						14	
Above Moderate		757	38	28	9				**8**			83	674
Total RHNA by COG. Enter allocation number:		1,630	44	97	11	66		830	**8**			1,056	574
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of San Leandrfo

Reporting Period 1/1/2013 - 12/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
See Worksheet Table C			

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

Jurisdiction City of San Leandrfo

Reporting Period 1/1/2013 - 12/31/2013

General Comments:

San Leandro Housing Element Implementation Program - 2013 Annual Progress Report - Table C

Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Goal 53: Affordable Housing Development	1. Facilitate the development of 149 units of very low income housing in the Estabrook Place (Eden Housing) and Alameda at San Leandro Crossings (renamed Cornerstone) (BRIDGE Housing) projects by June 30, 2014. (excludes manager's units).		1. ACHIEVED: City provided Estabrook Place (51-unit senior complex for very low-income seniors & 1 low-income resident manager) with Certificate of Occupancy on ADVANCE: Due to unforeseen delays, BRIDGE Housing will re-apply for federal low-income housing tax credits (LIHTC) in Spring 2014 for the redesigned 200-unit Cornerstone affordable rental housing project.
	2. Facilitate the development of at least 152 additional units affordable to very low income households, 221 new units affordable to low-income households, and 262 new units affordable to moderate-income households between June 30, 2009 and June 30, 2014 to satisfy the City's ABAG Regional Housing Needs Allocation.		2. ADVANCE: Since 6/30/2009, 50 of 152 (33%) very low-income units and 1 low-income unit have been built with the development of Estabrook Place.
	3. Of the 152 very low income units, strive to achieve occupancy of at least half (76 units) by extremely low income households. This would include a combination of units that are explicitly reserved for extremely low income households (such as those in Casa Verde and Mission Bell) and units that serve all households with incomes less than 50% of AMI.		3. ADVANCE: City is committed to developing extremely low-income units project-by-project when feasible. The Cornerstone project is proposed to have 20 extremely low income (ELI) units.
Land Supply			
Action 53.01-A: Downtown TOD Strategy Implementation	Promote the BART Transit Oriented Development (TOD) Area for mixed-use development and ABAG Priority Development Area (PDA) by marketing development opportunities, working with property owners to facilitate development, and improving infrastructure to attract investment.	Ongoing	ADVANCE: TOD Strategy adopted in 2007. Opportunity sites material is made available to potential developers. Other implementing actions are already in progress. Several projects such as the Cornerstone have been approved for development.
Action 53.01-B: Bayfair BART General Plan Amendment & Rezoning	Develop and refine TOD plans with BART around the Bayfair Station, including adjoining under-utilized private and public properties. Rezone the Bayfair BART Station parking lot from Public/ Semi-Public to high-density mixed use development to establish a minimum density of 40 units per acre for multi-family housing development. Eventually, consider a General Plan Amendment for the adjacent Mall properties.	2011	ADVANCE: Preliminary work completed in 2005. Pursuit of planning grants are in progress.
Action 53.01-C: Upper Washington Corridor and MacArthur Boulevard Rezoning	Consistent with the General Plan, rezone the following "CC" areas for Mixed Use development: a) Washington Street between Castro Street and San Leandro Boulevard (excluding properties zoned RD and RM) b) MacArthur Boulevard between Durant Street and Foothill Boulevard This mixed use zoning would allow multifamily housing and mixed use development by right, establish minimum and maximum densities, improve the pedestrian and street environment, and expedite the reuse of vacant and under-developed properties.	2010-2011	ADVANCE: This action is already anticipated by the General Plan Land Use Element and Map. However, this requires City prioritization and City Council action.
Action 53.01-D: General Plan Map Revision	Update General Plan's Future Land Use Map to reflect intended land uses and densities on the Downtown TOD Strategy to eliminate any ambiguities about land usage and allowable densities on properties around Downtown's BART Station.	Fall 2009	ACHIEVED: City Council approved General Plan amendments for conformity with Downtown TOD Strategy on March 21, 2011.
Funding			
Action 53.03-A: Applications for Grant Funding	Pursue opportunities for affordable housing, including annual applications for federal CDBG and HOME funding.	Ongoing	ADVANCE: Regular function of Housing Division. Received annual entitlement grants for CDBG & HOME funds. City will pursue other affordable housing funds now that RDA Housing Set Aside funds are no longer available.
Action 53.03-B: Support for Non-Profit and For-Profit Affordable Housing Developers	Provide support and information to developers to build affordable housing, including assistance in applications for LIHTCs, MRBs, and Affordable Housing Program funds. Work with Business Development Dept. to advertise local development opportunities.	Ongoing	ADVANCE: Regular function of Housing Division. City works with developers to leverage funds for affordable housing development on a project-by-project basis. City is currently assisting BRIDGE Housing with the Cornerstone project.
Action 53.03-C: Affordable Housing Trust Fund	Maintain a local affordable housing trust fund with in-lieu fees from the inclusionary zoning program and condo conversion fees.	Ongoing	ADVANCE: Regular function of Housing Division. Staff maintains an Affordable Housing Trust Fund created under the Inclusionary Zoning Ordinance from in-lieu and condo conversion fees.
Action 53.03-D: Affordable Housing Bonds	Support affordable housing bond measures at the State and County level. Lobby for and participate in discussions of such bonds if/when they are being developed or proposed.	Ongoing	ADVANCE: Function of Housing Division, as needed. The RDA $9.1 million development loan, approved in April 2009 for the Cornerstone project, will be bonded when BRIDGE Housing is prepared to begin construction.

San Leandro Housing Element Implementation Program - 2013 Annual Progress Report - Table C

Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Inclusionary Housing			
Action 53.04-A: Redevelopment Area Inclusionary Housing Policy	Comply with redevelopment agency law requiring 15% of all new units in redevelopment areas to be set aside as affordable. Comply with State law to set aside 40% of these units for very low income households. Projects that receive financial assistance from the Redevelopment Agency must set aside a higher percentage of affordable units.	Ongoing	ACHIEVED: City exceeded State requirement in 2010 for very low income (VLI) units with completion of Estabrook Place (50 VLI units). The Cornerstone project's proposed 20 ELI units and 90 VLI units will also exceed State requirement.
Action 53.04-B: Revisions to Inclusionary Zoning Ordinance	Revise the Inclusionary Zoning Ordinance (IZ) [Zoning Code Article 30] to incorporate "lessons learned" since its adoption and to be more responsive to market fluctuations. Increase low and very low affordable units and achieve geographic dispersal. Consider IZ applying to SF homes and projects of 10-19 units and input provided by developers, builders, realtors, and housing advocates.	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Site Assembly in Redevelopment Areas			
Action 53.05-A: Marketing of Housing Development Opportunities	Prepare promotional materials for residential and mixed use development opportunities, particularly around the Downtown and Bayfair BART Stations and the East 14th Street corridor. Pursue grant funding for visual simulations and other educational media which illustrate high-density housing prototypes (especially along East 14th Street and around the BART Stations) and respond to neighborhood concerns about higher density housing.	Ongoing	ADVANCE: Regular function of Housing Division and Business Development. Staff continues to respond to developers' inquiries about development of opportunity sites.
Action 53.05-B: Downtown Housing Sites	Facilitate land assembly and/ or mixed use development, including housing, on the following sites:	Ongoing	ADVANCE: City continues to field inquiries from developers for Town Hall Square. Regarding 1550 East 14th Street, City transferred the site to a private developer for commercial/retail development in 2012.
	a) Town Hall Square (block bounded by Davis, Hays, & East 14th) - Acquire the remaining properties from seller – has potential for 148 housing units, with ancillary ground floor commercial uses		
	b) Former Albertsons Supermarket (1550 East 14th Street) – Has the potential for 132 housing units, with ancillary commercial uses. Site assembly is not required.		b) Developer received planning entitlements in 2012 for retail development, which begin construction in March 2014.
New Rental Housing			
Action 53.06-A: Alameda at San Leandro Crossings/ Estabrook Senior Housing	Complete the following affordable housing projects:		
	• The 100-unit Alameda at San Leandro Crossings Development for very low income families, by BRIDGE Housing.	2011	ADVANCE: Cornerstone project has experienced delays but is still underway. BRIDGE Housing applied for LIHTC funds in March 2014.
	• The 51-unit Estabrook Place Senior Housing Development for very low-income seniors, by Eden Housing.	2010	ACHIEVED: Estabrook Place was completed and fully occupied in 2010.
Action 53.06-B: Encouraging Market-Rate Rentals	Develop strategies to attract additional market rate rental apartment development, particularly for moderate-income young professionals. Include direct outreach to major apartment developers and incentives for key opportunity sites Downtown, along East 14th Street and in the Bayfair area.	Ongoing	ADVANCE: The redesign of the Cornerstone project will not construct market rate units as originally proposed in the Downtown TOD. City staff will continue to work with other private developers to construct market rate units throughout the City.
Condominium and Co-op Development			
Action 53.08-A: San Leandro Crossings Future Phases	Complete the 200-unit Cornerstone market rate project on Downtown BART's parking lot. Promote additional condominiums in the Westlake development at the Downtown BART station and on key housing opportunity sites in the TOD area, along East 14th Street and in the Bayfair BART vicinity. Market as a luxury rental property initially.	2011-2014	ADVANCE: The redesign of Cornerstone project will not construct market rate units as originally proposed in Downtown TOD. City staff will continue to work with other private developers to construct market rate units throughout the City. There have not been any additional condo development planning applications for Downtown TOD, East 14th Street, and Bayfair BART areas.
Action 53.09-A: Additional Allowances for Mobile Home Parks	Amend Section 2-510(B) of the Zoning Code to make "manufactured home parks" a conditionally permitted use in the RD zone, in addition to the RM zone (where it is already permitted).		ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Goal 54: Administration of Housing Programs	Ensure that local housing programs are administered in a way that maximizes benefits to San Leandro residents.		See progress reported on actions below.
Housing Services Division			
Action 54.01-A: Housing Annual Report	Prepare an annual report to State HCD on the City's progress toward Housing Element implementation.	Ongoing/ Annual	ACHIEVED: Report for 2007 through 2010 submitted in June 2011. Report for 2011 and 2012 submitted in January 2014.

San Leandro Housing Element Implementation Program - 2013 Annual Progress Report - Table C

Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Action 54.01-B: Redevelopment Plan Update	Update the Redevelopment Agency's Five-Year Plan for the City's three redevelopment project areas, including revenue projections, to quantify the 20% housing set-aside for various housing programs and special needs groups.	2010	ACHIEVED. The City completed its 2010-2014 Five-Year Redevelopment Implementation Plan. The Council approved this Implementation Plan on September 20, 2010.
Action 54.04-A: Changes to Long-Term Affordability Requirements	Discuss revisions to long-term affordability requirements with the City Council, because shorter terms may be acceptable or desirable when the outcome is the creation (or preservation) of affordable units that would otherwise not be possible at all. Where not precluded by state or federal law, consider using a "sliding scale" for affordability terms based on the amount of financial assistance that is provided.	Ongoing	ADVANCE: No action to date on "at-risk unit" strategy. No affordable housing preservation opportunities have arisen yet. Owners of recent BMR properties whose affordability periods have expired have declined to extend their affordability periods. Staff has reached out to BMR property owners with expiring affordability periods to discuss extending affordability periods.
Resident Preferences			
Action 54.05-A: Monitoring Data to Demonstrate Local Needs & Benefits	Document the need for affordable housing among residents and benefits of new affordable units, particularly data on homeless students, overcrowding, homelessness, and the former place of residence (and current place of employment) for occupants. Collect data on affordable housing production relative to other local cities.	Ongoing	ADVANCE: Ongoing data collection efforts by Housing Division. Notable data sources are summarized below. The benefits of affordable housing include housing for the workforce to avoid long commutes, housing for seniors and other people with special needs, and housing stability for homeless people.
			The need for affordable housing is well documented in the City's Housing Element Update. 40-45% of City households have low incomes. This need includes growth in household sizes and number of children, foreign-born households, and expected growth in the senior population. Demographic data indicates a high need for affordable rental housing for young adults and families for which the housing market is not keeping pace.
			Staff regularly monitors affordable rental housing need based on the waiting lists for existing City/RDA regulated affordable units. Waiting lists at other City/RDA regulated below-market rate rental properties are currently closed.
			Ongoing collection of public services data comes from CDBG-funded, local non-profits.
			EveryOne Home's (EOH) 2013 Homeless Count Report showed 1,961 people moved from homelessness to permanent housing in 2012. An average of 38% of all people served by homeless programs exited those programs to permanent housing in 2012.
			From Oct. 2009 to August 2012, the mid-county Housing Resource Center (HRC), located in DSFRC and funded by a 3-year funding federal stimulus allocation, assisted 4,279 retain their permanent housing and aided 1,226 homeless persons obtain permanent housing. These are all unduplicated numbers.
			April Showers provided 28 "showers" and related services to 2,865 homeless individuals in CY 2013. These are all duplicated numbers.
			Alameda County HCD is currently collecting data on affordable housing production from jurisdictions to analyze implementation of EOH's goal for creating 15,000 affordable housing units countywide in 15 years.
Public Access to Information			
Action 54.07-A: Web-based GIS Applications	Expand web-based GIS applications so that the public can access data about particular parcels and their surroundings via the internet.	2010 or as funds allow	ACHIEVED and ADVANCE: City's website provides residents access to Geographic Information Systems (GIS) data. http://www.sanleandro.org/depts/cityhall/gis/default.asp
			Parcel information from both Alameda County and the City can be accessed using specialized software such as Google Earth or Google Maps. Additionally, ArcGIS Explorer Desktop, a free stand-alone GIS application, can be downloaded from ESRI to view shape file data available from the City's website at this link : http://www.esri.com/software/arcgis/explorer/download.html
			The City does not distribute parcel ownership information, owner name and address, online per CA GOV Code §6254.21. A resident would have to obtain this data directly from the County.
			If funds are available, the IT Department would like to make data more accessible via the Internet.

San Leandro Housing Element Implementation Program - 2013 Annual Progress Report - Table C

Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Goal 55: Home Ownership	Provide opportunities for low- and moderate-income San Leandro households to become homeowners and help them to retain their homes in the event of financial crisis.		
	1. Provide first-time homebuyers assistance to an average of 10 homeowners a year between 2009 & 2014.		1. ADVANCE: Due to the State's elimination of the City's redevelopment agency, the City was not able to provide any First Time Homebuyer Program loans in CY 2013. City staff are evaluating other funding sources to revive this eliminated loan program.
	2. Facilitate at least two first-time homebuyers' seminars annually between 2009 & 2014.		2. ADVANCE: Two (2) free first-time homebuyers' seminars were offered in 2013: April 20th and December 14th, 2013.
Home Ownership for San Leandro Renters			
Action 55.02-A: First-Time Homebuyer Program	Continue the First-Time Homebuyer Assistance Program (FTHB), offering low-interest deferred payment loans to qualifying low- and moderate-income households for downpayment assistance or gap financing.	Ongoing	ADVANCE: First-Time Homebuyer Loan program has been suspended due to the elimination of City's redevelopment agency.
Action 55.02-B: Mortgage Credit Certificate Program	Support Alameda County Housing and Community Development Department's (HCD) Mortgage Credit Certificate (MCC) Program, where owners may take 20% of their mortgage interest payment as dollar for dollar tax credit against their federal income taxes.	Ongoing	ADVANCE: Ongoing program run by Alameda County HCD. In CY 2013, four (4) homebuyers received MCC assistance to purchase a home in San Leandro. There were no MCC re-issuances for a refinance.
First-Time Buyer Education			
Action 55.03-A: First Time Homebuyer Counseling	Support the Bay Area Home Buyers Agency (BAHBA) or similar organization to provide homebuyer counseling services and to conduct periodic City-sponsored workshops for first-time homebuyers with lenders and realtors. Publicize these seminars and ensure that residents may attend seminars in nearby cities and in San Leandro.	Ongoing	ACHIEVED and ADVANCE: City/RDA conducts free FTHB seminars annually via BAHBA that are publicized in the *San Leandro Times* and/or *Daily Review* newspapers. Flyers are also distributed to the City libraries, local teachers' association, and City employees. BAHBA also mails packets to local business human resource offices.
			BAHBA awarded 37 certificates of completion in 2013. BAHBA provided free one-on-one homebuyer counseling to 15 households who are residents and/or employed locally. Of these households, 10 were low income and 5 were moderate income.
Action 55.03-B: Post-Purchase Seminar	Conduct an annual "post- purchase" seminar for new homeowners, particularly those who purchased through the inclusionary housing and/or downpayment assistance programs.	Ongoing	ADVANCE: BAHBA provided 1 annual post-purchase workshop in CY 2013. The City and BAHBA are continuing to collaborate to revamp its monitoring program.
Foreclosures			
Action 55.05-A: Neighborhood Stabilization Program	Explore a Joint Powers Agreement/ MOU with various Bay Area cities to qualify for HUD's Neighborhood Stabilization Program (NSP), Round 1. Purchase and rehabilitate foreclosed homes, land bank foreclosed home,s and redevelop blighted properties, or propose other uses to assist low- to moderate-income residents.	Ongoing since 2009	ACHIEVED: The City Council approved a joint agreement on 4/6/09 with Berkeley, Fremont, Livermore, and Union City. The cities selected Hallmark Community Solutions (now formally known as Hello Housing) as the program contractor to use this pool of $2,230,495 NSP1 funds jointly. Hello Housing has expended all the funds after acquiring and rehabilitating and reselling eleven (11) homes to income-eligible families. Three (3) of these homes are in San Leandro.
			ACHIEVED and ADVACED: Additional NSP2 funds were issued in 2009. Local jurisdictions in Alameda County created a consortium that was awarded $11,000,000. The County is the lead agency in this *Alameda County NSP Consortium*, which includes San Leandro, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Pleasanton, Union City, and the unincorporated county. The funds will be used in neighborhoods with the greatest foreclosure and vacancy problems. A total of six (6) NSP2 homes in San Leandro have been acquired, rehabilitated, and resold to NSP2-qualifying families.
Goal 56: Affordable Housing Conservation	Encourage the preservation and rehabilitation of the existing affordable housing stock.		
	1. Provide rehabilitation assistance to an average of 20 lower-income homeowners a year between 2009 and 2014 through the Minor Home Repair (Grant) Programs.		1. ADVANCE: In CY 2013, fourteen (14) lower income households has been assisted with Minor Home Repair grants.
	2. Provide rehabilitation assistance to an average of 10 lower-income homeowners a year through the Owner-Assisted Rehabilitation (Loan) Program.		2. ADVANCE: Due to the State's elimination of the City's redevelopment agency, the City has eliminated the rehabilitation loan portion of its Housing Rehabilitation Program. The City was not able to provide any rehabilitation loans in CY2013. City staff are evaluating other funding sources to revive this eliminated loan program.
	3. Provide rehabilitation assistance to a minimum of one mobile home park and at least 20 mobile home owners by June 30, 2014.		3. ADVANCE: In CY 2013, six (6) lower income households has received a Mobile Home Repair grant.

San Leandro Housing Element Implementation Program - 2013 Annual Progress Report - Table C

Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
	4. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by June 30, 2014. At least 30% of these units should be affordable to low- or very low income households.		4. ACHIEVED: 1,221 rental housing units have been rehabilitated since 2011: 1) the 91-unit Las Palmas Apartments (16 VLI & 34 LI), 2) the 143-unit Eden Lodge (43 VLI & 98 LI), 3) the 46-unit Surf Apartments (11 VLI & 25 LI), 4) the 26-unit Fuller Lodge (3 ELI & 22 VLI), 5) the 75-unit Fargo Senior Center (75 VLI), and 6) the 840-unit Lakeside Village Apartments (75 VLI & 755 LI). Low Income Units are at 60% AMI.
	5. Preserve the 679 income-restricted units that currently exist in the City.		5. ADVANCE: See Action 54.04-A: Changes to Long-Term Affordability Requirements.
	6. Assist at least 15 extremely low income households through the programs listed in Objectives 1, 2, and 3 above.		6. ADVANCE: In CY 2013, eight (8) extremely low income homeowners were awarded grants through the programs listed in 1, 2, and 3 above.
Rehabilitation of Owner-Occupied Housing			
Action 56.01-A: Home Repair Grants	Provide funds to low- and very low income homeowners for home maintenance and repairs via the Minor Home Repair Program.	Ongoing	ADVANCE: In CY 2013, fourteen (14) homeowners received Minor Home Repair grants.
	Publicize programs through news articles, the City's website, press releases, the San Leandro Times and other media outlets, the City's local access cable channel, the Police Department's Community Compliance officers, promotional flyers at City public libraries, multi-lingual printed materials, and targeted campaigns in neighborhoods with high concentrations of older housing stock or lower-income households.		ADVANCE: Regular activity conducted under Owner-Occupied Housing Rehabilitation Program. Regular ad appears in the City's quarterly *Activities Guide*. Program description/application forms are on the City's website. Program brochures in English/Spanish/Chinese are available on the City's website and displayed at City Hall and the main library.
Action 56.01-B: Owner-Occupied Housing Rehabilitation Program	Provide loans/technical assistance to very low and low-income homeowners for major home repairs through the Owner-Occupied Housing Rehabilitation Program.	Ongoing	ADVANCE: Due to the State's elimination of the City's redevelopment agency, the City has eliminated the rehabilitation loan portion of its Housing Rehabilitation Program. The City was not able to provide any rehabilitation loans in CY2013. City staff are evaluating other funding sources to revive this eliminated loan program.
	Publicize programs through news articles, the City's website, press releases, the San Leandro Times/other media outlets, the local access cable channel, the Police Department's Community Compliance officers, promotional flyers at City libraries, multi-lingual printed materials, and targeted campaigns in neighborhoods with high concentrations of older housing stock or lower-income households.		
Rehabilitation of Renter-Occupied Housing Stock			
Action 56.02-A: Apartment Rehabilitation Program	Provide technical and financial assistance to the owners of rental properties to rehabilitate substandard units through the Apartment Rehabilitation Program using HOME, CDBG, Redevelopment Agency set-asides, and the local Affordable Housing Trust Fund. Pursue the following actions:	Ongoing	ADVANCE: Regular function for the Housing Services Division/RDA. Projects are typically reviewed on a case-by-case basis after owners request funds. Generally, such projects are dependent upon some external funding (private or non-profit investment), too.
	a) Rehabilitate and/or acquire and rehabilitate additional apartment complexes by 2014. Have the City work as co-applicant with owners and nonprofit developers to obtain additional funds for rehabilitation.		a) ACHIEVED: See Goal 56: Affordable Housing Conservation; section 4.
	b) Develop measures to extend the affordability terms of units with subsidies that will expire before 2019.		b) Staff continue to assess/develop strategies to extend the affordability terms of subsidized units.
	c) Publicize the program through mailings to the owners of rental properties and coordinate with non-profit developers.		c) Due to limited resources and market conditions, the City has not needed to publicize this program. To date, owners of recently expired below market rate units have not expressed interest to the City/RDA in extending their affordability periods.
	Consistent with Action 54.04-A, changes to the length of this program's affordability terms may help encourage participation and increase the number of below market rate (BMR) units. Affordability terms could vary based on the level of financial assistance provided.		
At-Risk Rental Units			
Action 56.06-A: Protection Strategy for At-Risk Units	Develop a strategy to protect the 18 BMR rental units at the Tan Apartments (825 San Leandro Blvd) and Warren Manor (111 Preda) set to expire in 2014.The strategy should include:	Ongoing	ADVANCE: Staff continues to assess and develop strategies to extend the affordability terms of subsidized units past the 2014 affordability expiration date. Discussions continue to focus on properties with affordability periods soon to expire like 825 San Leandro Blvd and 111 Preda.
	a) Direct contact with the owners during the next two years;		
	b) Offering low-interest rehabilitation loans or other forms of financial assistance to owners for an agreement to retain the units as affordable;		
	c) Working collaboratively with the project owners and non-profit housing developers who may be interested in acquiring an ownership share in the project;		

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	d) Exploring other incentives (such as fee reductions or allowances for additional development) for a renewal of affordability restrictions.		
	In the event that protection of the units is infeasible, ensure that impacted tenants are notified at least one year prior to the conversion date and are provided with resources for relocation if needed.		
Action 56.06-B: Monitoring "At-Risk" Units	Monitor other assisted housing units at risk of converting beyond 2014. Focus on the 60 BMR units at Parkside Commons, set to expire in 2018.	Ongoing	REPLACE: Parkside Commons ended its affordability period in March 2011 for 60 affordable rental units earlier than expected by paying off its housing bond.
Action 56.06-C: Renters in Foreclosed Properties	Work with local non-profits to respond to the needs of renters displaced by an absentee owner's foreclosure. Where feasible, assist in relocation to rental housing.	Ongoing	ADVANCE: Renters are referred to ECHO Housing, Davis Street, and 2-1-1- for housing assistance and eligibility for the HPRP Program. Referrals are also made to the City's website and the National Low Income Housing Coalition's website for information regarding the Tenant Protection Law.
Landlord-Tenant Relations			
Action 56.07-A: Rent Review Board	Maintain a Rent Review Board (RRB) to mediate rent-related disputes. Provide an annual status report on RRB activities, along with appropriate policy and program changes. Consider measures like:	2011	ADVANCE: No action to date. Would require Council action. RRB convenes on an as-needed basis. Staff prepares an annual report to the City Council that describes current rental market conditions, RRB activity, and any proposed changes to the program if needed.
	a) Increasing public awareness of the RRB, including multi-lingual outreach re RRB;		
	b) Reducing the dollar threshold to qualify for an appeal (currently at $75/month);		
	c) Increasing the maximum time to request a hearing (currently 10 days from notification).		
Action 56.07-B: Just Cause for Eviction Ordinance	Consider a just cause for eviction ordinance which limits the eviction of residential tenants to specified causes and provides remedies.	2011	ADVANCE: No action to date. Would require Council action.
Conservation of Mobile Home Parks			
Action 56.08-A: Mobile Home Park Rehabilitation	Undertake a mobile home park (MHP) rehabilitation, safety, and affordability preservation program by providing one-time loans or grants to MHP owners to for improvements. Pursue grants through HCD's MHP Resident Ownership Program.	Initiate by 2011, if feasible	ADVANCE: This action is contingent upon funding and not being done yet. No mobile home park homeowners have requested rehab assistance to date.
	Beautify one or more mobile home parks but avoid dislocation/economic hardships for occupants. Focus on MHPs located away from East 14th Street.		
Action 56.08-B: Mobile Home Grant Program	Continue financial support for the Mobile Home Grant Program and explore its expansion in conjunction with Action 56.08-A to enable more substantial upgrades to mobile homes.	Ongoing	ADVANCE: Regular activity conducted under Owner-Occupied Housing Rehab Program, and program expansion is dependent upon available funds.
Action 56.08-C: Mobile Home Rent Stabilization	Consider adopting a mobile home rent stabilization ordinance, similar to Mission Bay's agreement, which would apply more broadly to all MHP residents and help protect existing mobile homes.	2011	ADVANCE: No action to date. Would require Council action.
Condominium Conversion			
Action 56.09-A: Condominium Conversion Ordinance Update	Update the Condominium Conversion Ordinance (Article 24 of the Zoning Code) to respond to changing market conditions, public input, and recent condo conversion proposals. Solicit public input and survey other communities with condo conversion fees to develop a fee schedule and conversion requirements. Consider these actions:	2010-2011	ADVANCE: No action to date. Requires Council action.
	a) increase the condo conversion fee, and base the fee on sales price vs. a flat fee		
	b) remove the exemption for 2- and 3-unit rental buildings		
	c) set a minimum cost per unit for upgrades		
	d) require a marketing plan for the converted units		
Shared Housing Program			
Action 56.10-A: Shared Housing Program	Explore a roommate matching or shared housing program for seniors living alone -- or participate in ECHO Housing's shared housing program.	2012	ADVANCE: No demand to date. The City will consider participating in ECHO's Shared Housing program if demand arises and it is feasible.
Goal 57: Green Neighborhoods	Encourage "green" building and sustainable development as a way to reduce greenhouse gas emissions, create healthier living environments, and reduce household utility costs.		
Reducing Household Energy Costs			
Action 57.01-A: Energy Efficiency Programs	Encourage lower-income residents to participate in energy reducing programs, like home weatherization programs and utility tax exemptions or discounts. Coordinate with PG&E.	Ongoing	ADVANCE: Ongoing implementation of Energy Upgrade California and promotion of Home Energy Analyzer. Engagement with regional efforts through StopWaste.Org Energy JPA and Bay Area Regional Energy Network (BayREN) to promote East Bay Energy Watch energy efficiency programs.

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Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Action 57.01-B: Renewable Energy/ Energy Efficiency Assessment Districts	Participate in regional initiatives to create a renewable energy/energy efficiency assessment district or establish other alternative energy financing mechanisms (e.g., a	2010-2011	ADVANCE: State-wide Property Assessed Clean Energy (PACE) financing still supported by San Leandro through City Council resolution, but program stalled on federal level.
	Enable homeowners to install photovoltaic panels and undertake energy efficiency improvements with costs repaid through property taxes at a low interest rate, or through financial agreements with their utility company.		PG&E and solar companies provide incentives and financing options directly for solar installations.
Green Building			
Action 57.02-A: Build-it-Green Green Point-Rated Checklists and USGBC LEED Requirements	Require Green Point Rated or LEED checklists to evaluate 500+ square feet new residential construction projects and $100,000+ commercial projects. Require "green" or LEED-equivalent construction on projects receiving City funds of $3 million or more.	Ongoing	ACHIEVED: Completed in 2009.
Action 57.02-B: Cost Impacts of Green Building	Maintain a dialogue with builders, developers, contractors, and property owners on the relationship between green building requirements and housing costs.	Ongoing	ADVANCE: Ongoing public outreach related to green building and energy efficiency.
Action 57.02-C: Building Code Changes	Explore changes to the Building Code to encourage green construction and enable features such as gray water recycling. Monitor State code change proposals and amend ordinances accordingly.	2010-2014	ADVANCE: Ongoing; City will amend codes as required by State law.
Action 57.02-D: Incentives for Green Building	Consider incentives and fiscal impacts for green building improvements such as solar panel installation, energy efficiency upgrades and green remodeling.	Ongoing	ADVANCE: Ongoing promotion of LEED and GreenPointRated programs through building permit requirements, but no incentives offered at this time due to fiscal restraints.
			Building & Safety Services Division is currently offering Green Point Rater services at no additional cost to San Leandro residents on remodel/addition projects.
Climate Change and Housing			
Action 57.03-A: Climate Action Plan	Develop Climate Action Plan measures to reduce greenhouse gas emissions to achieve the AB 32 targets and ensure positive housing cost impacts for residents.	2010-2012	ACHIEVED: Council adopted Climate Action Plan in 2009.
Action 57.03-B: SB 375	Participate in SB 375 regional dialogue, which mandates regional land use and transportation solutions to reduce greenhouse gas emissions. Support housing affordability outcomes, including higher densities around BART stations and along the East 14th Street corridor.	Ongoing	ADVANCE: City staff served on the Regional Advisory Working Group and Technical Advisory Working Group for the ABAG/MTC Sustainable Communities Strategy, which is required state-wide under SB 375 and was adopted in 2013.
Goal 58: Special Needs Populations	Proactively address special housing needs, including seniors, disabled individuals, single parents, large families, and the homeless.	See each timeframe below	
	1. Produce at least 100 new units of lower-income senior housing between 2009 and 2014, including 50 units in the Eden (Estabrook) project and another 50 units in future projects.		1. ACHIEVED and ADVANCE: Estabrook Place's 50 unit senior complex was completed in 2010.
	2. Provide at least 25 new units of low- and very low income housing (5% of the remaining RHNA total) for persons with physical or developmental disabilities between 2009 and 2014, either in free-standing projects or within other affordable housing developments.		2. ADVANCE: New development contingent on funding availability.
	3. Create at least 40 new three-bedroom apartments affordable to lower-income households in the Alameda project, and another 40 units of affordable housing with three bedrooms or more between 2009 and 2014, both through new construction and the apartment rehabilitation program.		3. ADVANCE: Cornerstone Apartment project has experienced delays but is still underway. BRIDGE Housing applied for LIHTC funds in March 2014.
	4. Facilitate emergency shelter and related services for 250 persons annually, and access to essential services such as food, clothing, child care, and job training services to 4,000 lower-income clients annually.		4. ACHIEVED and ADVANCE: In CY 2013, Building Futures with Women and Children (BFWC) provided emergency shelter and support services, such as 10,488 bed nights and 31,464 meals, for 246 homeless women and children (167 women and 79 children) in
			Davis Street Family Resource Center's (DSFRC) Family Support Services Program provides food, shelter, clothing and job services, and linkages to assistance such as childcare and health services for low-income persons. In CY 2013, DSFRC served 9,146 total unduplicated persons, of which 56 were homeless persons, 519 were persons with disabilities or special needs, and 1,844 were female head of households. DSFRC also provided the 2,929 families with 51,876 meals.
	5. Assist at least 300 extremely low income families and between 150-200 unduplicated extremely low income individuals per year through homelessness prevention and rapid re-housing services and activities.		5. ACHIEVED: In November 2009, the City created the Housing Resource Center (HRC) at DSFRC through a collaborative with other non-profits, cities of Hayward and Alameda, and the county. From November 2009 through August 2012, the HRC assisted 4,279 retain their permanent housing and 1,226 homeless persons obtain permanent housing. The entire 3-year funding allocation has been fully expended.

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Senior Housing			
Action 58.01-A: Additional HUD Funding (Secs. 202 and 811)	Pursue construction funds through the HUD 202 for senior housing and HUD 811 programs for housing disabled persons	Ongoing	ACHIEVED and ADVANCE: Regular function of the Housing Division. Pursuit of such funds is dependent upon a project's targeted population. Estabrook Place received HUD 202 funds in 2009.
Action 58.01-B: Density Bonus Increase	Amend the Zoning Code's Article 31 to increase the density bonus provisions to allow a 50% bonus for senior housing (instead of the current 35% bonus) to comply with the State's density bonus law.	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Graduated Senior Housing			
Action 58.02-A: Allow Senior Householders to "Age in Place"	Continue programs (including loans and/or grants) which allow seniors to "age in place" by retrofitting their homes with assistive devices.	Ongoing	ADVANCE: Regular function of the Housing Division – i.e., Housing Rehabilitation Program. See status responses for Goal 56 and Actions 56.01-A and 56.01-B.
Family Housing			
Action 58.05-A: Large Family Rentals	Consider amendments to the fee schedule and zoning regulations that create 3- and 4-bedroom units in new affordable multi-family and/or mixed use projects. Consider the number of bedrooms as a ranking factor among proposed projects.	2010-2011	ADVANCE: No action to date.
Barrier-Free Design			
Action 58.06-A: Reasonable Accommodations for Disabled Residents	Provide reasonable accommodations for persons with disabilities in accordance with 2002's Senate Bill 520 and enforce the ADA and Title 24 of the California Administrative Code. Land use regulations and planning procedures should include provisions to support the development (or alteration) of housing to meet the needs of disabled residents, including:	2010, Ongoing	ACHIEVED and ADVANCE: City Council approved amendments to the Reasonable Accommodation and Grievance Policies of the City Administrative Code in September 2010 that adds zoning and land use constraints as reasonable grievances by disabled persons particularly planning and permit applicants. Additionally, the City's website has been updated to include a link to the Reasonable Accommodation policy and the process for filing a grievance. In November 2010, the City Council adopted the City's updated ADA Facilities Transition Plan to fulfill the requirements set forth in Title II of the ADA. This Transition Plan identifies physical barriers to accessibility and develops barrier removal solutions that will facilitate the opportunity of access to all individuals.
	a) Formalizing a requirement that at least 5% of the units in projects receiving Redevelopment set-aside funds be reserved for persons with disabilities.		a) ADVANCE: No action to date. Would require Council action. The City's Redevelopment Agency has also been eliminated so there are no Redevelopment set-
	b) Preparing brochures and "how to" flyers for retrofitting residences to accommodate decreasing mobility.		b) ADVANCE: No action to date. Brochures and pamphlets to be acquired from HCD or other agency for distribution.
	c) Amending the Building Code to incorporate "Universal Design" principles.		c) ADVANCE: Ongoing enforcement of Universal Design principles as adopted by the California State Department of Housing and Community Development and required by Chapter 11A of Title 24, part 2 of the California State Building Code.
	d) Continued liaison with disabled advocacy groups to address the housing and transportation needs of the local disabled community. This could include representation on the Human Services Commission and advisory committees and continued consideration of CDBG funds for non-profits that assist the disabled and for citywide accessibility retrofits.		d) ACHIEVED and ADVANCE: Prior to the City's adoption of its updated Transition Plan, the City sought input from local disabilities rights groups. When available, the City uses CDBG funds for ADA improvements, specifically for sidewalk wheelchair ramps and ADA curb cuts. The Human Services Commission reviews and ranks all CDBG proposals according to the City's Consolidated Plan priorities. CDBG-funded subrecipients continue to serve persons with disabilities or special needs: 2,031 in CY 2013.
Extremely Low Income Persons			
Action 58.07-A: Section 8 Program	Continue to participate in the Section 8 Program. Promote partnerships with the Alameda County Housing Authority and the Rental Housing Organization to expand the availability of vouchers for residents and provide additional incentives for landlords to participate.	Ongoing	ADVANCE: The Housing Authority of Alameda County (HACA) operates the Section 8 program for San Leandro. In CY 2013, HACA provided 1,486 Section 8 vouchers and 16 Shelter Plus certificates .
Action 58.07-B: Homelessness Prevention and Rapid Re-Housing Program (HPRP)	Pursue funding through HUD's HPRP or other revenue sources to provide additional housing resources for extremely low and very low income households. Collaborate with Building Futures with Women and Children (BFWC) and other partners to obtain HUD HEARTH funds before 3-year HPRP grant ends in 2012 for mid-county's Housing Resource Center (HRC), located at Davis Street Family Resource Center (DSFRC), a local multi-service center.	2010-11	ACHIEVED: See Goal #58's answer to question 5. The City's collaborative HPRP grant application was successfully submitted and awarded funding. The HRC operated with an award of $1.5 million, 3-year grant beginning in November 2009. All the funding was fully expended by August 2012.
Action 58.07-C: Program Funding for Extremely Low Income Households	Allocate a share of the annual housing budget to programs serving extremely low income (ELI) households earning less than 30% of AMI and prioritize those with the greatest financial need.	Ongoing	ACHIEVED and ADVANCE: Recent housing program activities targeting extremely low income (ELI) households include 7 ELI units at Casa Verde and 13 ELI units at Mission Bell Apartments. Both rental complexes are affordable housing developments.

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			In CY 2013, the Owner-Occupied Housing Rehabilitation Program provided six (6) extremely low-income households with Minor Home Repair grants and two (2) extremely low-income households with Mobile Home Repair grants.
	The three programs described under Policy 58.08 and the two programs described under Policy 58.09 also would serve ELI households. Additionally, Action 59.01-E includes provisions to allow single room occupancy hotels and supportive housing in additional zoning districts.		ACHIEVED and ADVANCE: For CY 2013, BFWC assisted 213 ELI households while DSFRC asssited 2,865 ELI households. Due to limited City funds, ECHO Housing's Rental Assistance Program was not funded by the City in CY 2013.
Assistance to Homeless Residents			
Action 58.08-A: Assistance to Homeless Service Providers	Provide financial support to Building Futures with Women and Children's (BFWC) San Leandro Shelter and domestic violence shelter, the Davis Street Family Resource Center (DSFRC), and similar organizations assisting the homeless and persons at risk of becoming homeless. Services to include are emergency shelter, case management, hot meals and groceries, motel vouchers, medical care, adult literacy, and other services for this target population.	Ongoing	ACHIEVED and ADVANCE: Ongoing City funding. Both BFWC and DSFRC were allocated funds from CDBG and the General Fund for CY 2013. The City assisted BFWC and other non-profit collaborators to obtain $1.5M in HPRP funds to set up the Housing Resource Center at DSFRC.
Action 58.08-B: Rental Assistance Program	Fund an Emergency Rental Assistance Program (similar to ECHO Housing's RAP program) to provide emergency loans to lower-income families with delinquent rent due to temporary economic hardship.	Ongoing	ADVANCE: Due to limited City funds, ECHO Housing's Rental Assistance Program was not funded by the City in CY 2013.
Action 58.08-C: SB2 Compliance	Within 12 months of Housing Element adoption, amend the Zoning Code to allow group residential uses (such as homeless shelters, rooming and boarding houses, supportive housing, and residential care facilities) as a matter of right on Industrial-Light (IL) zoned parcels.	By 7/1/10	ACHIEVED: City Council approved Zoning Code amendments to implement SB 2 on March 21, 2011.
Ending Homelessness			
Action 58.09-A: EveryOne Home	Develop a local implementation strategy to address the housing needs of homeless and extremely low income persons and those living with serious mental illness and/ or HIV/ AIDS and aligned with the goals of the EveryOne Home (EOH) Plan (adopted by the Council in 2006), the countywide blueprint to end homelessness by 2020.	2010-11	ADVANCE: The City adopted (in 2006) and is committed to the goals set out in Alameda County's EveryOne HOME Plan, the 15-year plan to end homelessness. Currently, staff participates in EOH meetings to coordinate homelessness activities with other jurisdictions, other county departments, and social service agencies.
	This could entail additional efforts to prevent homelessness, increase local housing opportunities for extremely low income households, deliver additional services to support stability and independence, and provide technical and financial assistance to organizations that assist those who are homeless or at risk of becoming homeless. Participate in EOH meetings to coordinate with other jurisdictions and social service agencies.		
Action 58.09-B: Transitional / Permanent Supportive Housing	Evaluate the feasibility of a local transitional/ permanent supportive housing facility that would provide subsidized rental housing for individuals and families to assist them in the transition between living in a shelter and regular private rental housing. Priorities should be given to single parent households with children in such a facility. If such a facility is infeasible, continue to provide financial support to develop such facilities in nearby communities. Also consider the feasibility of a "safe haven" for homeless persons.	2010-11	ACHIEVED and ADVANCE: City staff participated on an EveryOne HOME (EOH) task force, which included EOH, county government, and nonprofit staff and local homeless services providers, to consider the idea of a "safe haven". The task force determined that this idea was infeasible, and there was little county and financial support for the idea given the regional goal for developing more permanent supportive housing units.
			It is clear from many local and national homeless programs, reports and data that permanent supportive housing is the best current option to help prevent and end homelessness. Thus, the City has been funding such housing development when feasible. The possibility of future facilities will be dependent upon funds, the status of State bonds and other resources, Council priorities, feasible sites, and the willingness of non-profit developers to develop in our City.
Immigrant Households			
Action 58.10-A: Multi-lingual Staff Capacity	Maintain multi-lingual staff capacity at City Hall to better respond to the needs of non-English speaking households and ensure that all residents may participate fully and equally in the housing market.	Ongoing	ADVANCE: Presently, City Hall includes staff members who are fluent in Spanish and Mandarin, the primary non-English languages in the City. The City maintains a directory which indicates the languages spoken by staff in all City departments so that residents receive appropriate referrals and information. When necessary, Housing Division staff calls upon bilingual staff from other departments for translation assistance.

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			The City is also working on improving policies and procedures to assist non-English speakers under a HUD-approved Language Access Plan (LAP). The City's LAP, created in October 2010, discusses various oral and written language access measures.
			The City provides housing-related brochures in English/Spanish/Chinese for the First Time Homebuyer Program, Housing Rehabilitation Program, and Rent Review Program. There is also foreclosure information in English/Spanish on the City's website. ECHO Housing, to whom the City outsources its fair housing services to, provides bilingual staff assistance, an English/Spanish newsletter and creates an English/Spanish fair housing flyer sent to all City landlords annually. During its annual "Fair Housing Month" activities in April, the City provides an English/Spanish/Chinese fair housing flyer on its website and at City Hall and the main library.
Public Service Employees			
Action 58.12-A: Housing for Public Service Employees	Explore programs which assist teachers, nurses, police officers, and other community service employees in obtaining suitable and affordable housing within the community. Explore state funding possibilities. To the extent permitted by law, consider directing a percentage of redevelopment set-aside funds for this purpose.	Ongoing	ADVANCE: No action to date. However, the future of affordable housing funding is problematic with the continued reductions in both federal and state funding as well as with the elimination of the City's Redevelopment Agency.
Goal 59: Elimination of Housing Constraints	Reduce potential constraints that increase the cost or feasibility of new housing development.	See each timeframe below	
Zoning Regulations			
Action 59.01-A: Amend the Minimum Lot Area Required for a Planned Development	Maintain provisions in the Zoning Code for "Planned Developments" (PDs) on sites where the strict application of zoning standards could make development less feasible. The PD designation should allow flexibility with setback requirements, minimum lot sizes, lot coverage limits, and other standards to reflect the unique context of each site. The designation should not preclude the requirement that development is harmonious with the surrounding neighborhood and that impacts on local services and the environment are mitigated.	2010-2011	ADVANCE: Ongoing implementation of Article 10 Planned Developments which allows for stated flexibility in requirements in exchange for harmonious development and mitigations for impacts.
	To facilitate PD, the City should lower the required minimum lot size for PDs in the RM zone from 10,000 SF to 6,000 SF. This could enable additional 3-5 unit buildings on several underutilized lots in the RM districts.		ADVANCE: No action to date. Zoning Code amendment(s) would require Council action. Upcoming comprehensive Zoning Code amendments in 2014 will propose a reduced required minimum lot size for PDs to 6,000 SF.
Action 59.01-B: Amend Zoning Code Provisions for Multi-Family Uses	Amend the Zoning Code to facilitate the production of multi-family housing:	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action. Upcoming comprehensive Zoning Code amendments in 2014 will propose stated multi-family density and regulation changes.
	a) Adopt a minimum density requirement of 12 units per acre for new development on properties zoned RM-1800, RM-2000, and RM-2500.		
	b) Amend Section 2-696(A) (Article 6) to note that housing in CC and CRM is subject to RM-1800 regulations (24 units per acre) rather than RM-2000 zone (22 units per acre).		
	c) Amend Section 2-684 and 2-686 to allow higher FARs and lot coverage limits in the CC and CN zone when residential uses are included in a development project.		
Action 59.01-C: Amendments to the Second Unit Standards	Consider amending the second unit provisions to allow units ranging from 450 to 700 square feet with a conditional use permit. Retain the requirement that the unit may not exceed 30% of the total floor area. Consider this as a way to increase the supply of one-bedroom in-law units.	2010-2011	ACHIEVED: City Council approved Zoning Code amendments in 2012 to the second unit ordinance to increase maximum size from 450 SF to a maximum range of 450 - 750 SF depending on lot size.
Action 59.01-D: Changes to the North Area (NA) Zoning Districts	Amend the NA-1 and NA-2 zones (parcels fronting E. 14th St. between San Leandro Creek and Durant Ave.) to align with best practices for transit-oriented corridors. Development intensities should be comparable to the SA zone (parcels fronting E 14th St. between Sybil Ave. and Bayfair Mall). Consider these changes:	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
	a) Raising the maximum density in NA-1 and NA-2 from 24 to 40 units per acre, or dropping the maximum entirely to let the existing 1.5 FAR gov-ern future development intensity. Overall densities should be comparable to SA zones, where a 1.5 FAR and no maximum density applies.		

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	b) Requiring a minimum density of 18 units per acre to match the SA- zones and to implement Transportation Element Action 13.04-B.		
	c) Reducing the setbacks on smaller lots in the NA-2 zone to increase the developable envelope.		
	d) Dropping the use permit requirement for multi-family (or mixed use) housing in the NA zones. Site plan review would continue to be required to ensure public input.		
	e) Increasing the height limit from 30 feet to 40 feet.		
Action 59.01-E: Supportive Housing and SROs	Undertake the following zoning changes to produce supportive housing and residential hotels on appropriate sites:	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
	a) Consider adding a definition of "Supportive Housing" to the Zoning Code, and amending the lists of permitted and conditionally permitted uses to indicate where this use is allowed.		
	b) Make residential hotels a conditionally permitted use in at least one of the DA zones. They are currently only a conditionally permitted use in the SA-1 zone.		
Action 59.01-F: Monitoring the Effectiveness of Minimum Density Standards	Monitor the impacts of minimum density standards on development activity in the Downtown TOD area to ensure they are reasonable and reflective of market conditions. While no changes to these standards are proposed now, they should be periodically evaluated and compared to standards around other transit stations in the Bay Area.	Ongoing	ADVANCE: Staff shall seek to periodically evaluate minimum density standards when the housing market improves and more TOD developments are completed.
Parking Standards			
Action 59.02-A: Amendments to the Parking Requirements	Consider amending the parking standards in the Zoning Ordinance:	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
	a) Make the parking standards in the NA districts comparable to those in the SA districts, reflecting the lower level of demand on high-volume transit corridors		
	b) Allow a greater percentage of the parking spaces in multi-family housing near transit stations or along transit corridors to be uncovered.		
	c) Eliminate guest parking requirements for buildings with less than 4 units.		
	d) Lower the parking requirements for studio apartments from 1.5 to 1.25 spaces/ unit		
Permitting Procedures			
Action 59.03-A: Permit Streamlining	Maximize the potential benefits of the permit tracking system, one-stop permitting center, and website to facilitate permit processing and the issuance of building permits.	Ongoing	ADVANCE: Regular City function.
Development Fees			
Action 59.04-A: Fee Reviews	Regularly review and update local development and permitting fees to ensure that they are competitive with other communities in the East Bay.	Annual	ADVANCE: Regular City function.
Action 59.04-B: Fee Reductions for Affordable Housing—City	Develop a policy to reduce certain fees for affordable housing projects, except for school and park fees (excluding senior housing). Reductions or waivers should be considered for fees for use permits, rezoning, map filing, undergrounding in the East 14th Street corridor, and similar administrative fees. Ensure that reductions will not adversely affect the City's ability to provide services to the project.	Ongoing	ADVANCE: No action to date. Staff may implement this on an ongoing, project-by-project basis.
Action 59.04-C: Fee Reductions for Affordable Housing—Other Agencies	Work with EBMUD and other utilities to explore reductions to connection and system capacity fees for affordable housing projects.	Ongoing	ADVANCE: No action to date. Staff may consider implementing this on an ongoing, project by-project basis.
Resolving Design Issues			
Action 59.06-A: Multi-Family Design Guidelines	Use multi-family design guidelines in the Downtown TOD and East 14th Street areas and develop additional guidelines that apply more broadly to multi-family projects.	2011	ADVANCE: Ongoing; This is addressed on a project-by-project basis. Additional guidelines would supplement those that already exist for TOD and East 14th Street areas.
	Address large, high-density projects and small (2-10 unit) infill buildings and townhouse projects. Ensure that future housing is constructed with quality materials, is attractive and compatible with its surroundings, enhances the pedestrian experience and streetscape, and advances sustainability principles. Address such issues as height, bulk, transitions between higher density and lower density areas, location of parking, and architectural style.		ADVANCE: Ongoing, this is addressed on a project-by-project basis.

San Leandro Housing Element Implementation Program - 2013 Annual Progress Report - Table C

Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Infrastructure Maintenance			
Action 59.07-A: Correction of Infrastructure Deficiencies	Ensure that the Capital Improvement Program (CIP) includes the projects needed to correct existing infrastructure deficiencies and develop housing on the sites identified in the Housing Element. Focus on upgrading sanitary and storm sewers in the Downtown BART station area.	Ongoing	ADVANCE: The Engineering and Transportation Department prepares the annual CIP for Council approval to carry out actions on a continual basis through the Project Development Division.
			The City has just completed the design for sanitary sewer improvements to accommodate TOD development in the downtown area. Construction of the new San Leandro Blvd. sewer main near the downtown BART station will start this summer with completion expected by the end of 2012. The work will resolve some projected capacity issues for future development in the downtown area. A subsequent phase of the San Leandro Blvd. project will be required to address all the deficiencies identified.
Environmental Constraints			
Action 59.09-A: Remediation of Soil Contamination	Explore possible funding sources and other ways to assist housing developers in addressing soil contamination problems on potential housing sites.	Ongoing	ADVANCE: The City will assist housing developers on a case-by-case basis. No requests have been received to date.
Goal 60: Fair Housing	Ensure that all persons, within their abilities and means and without discrimination, have freedom of choice as to where they live.	See each timeframe below	1. ACHIEVED and ADVANCE: The City's ADA and Sec. 504 Coordinators are responsible for responding to all complaints and/or grievances with regard to reasonable accommodations. If City staff cannot handle a fair housing inquiry/complaint, it is referred to ECHO Housing, the City's outsourced fair housing service provider. ECHO conducts an annual investigation of local property owners/managers to test for fair housing/discrimination concerns. ECHO's findings are reported to the City Council, and ECHO staff follows up with all property owners/managers who may have shown potential discrimination against one of ECHO's testers.
	1. Follow up on 100% of all fair housing inquiries and complaints.		
Ending Housing Discrimination			
Action 60.01-A: Contract with ECHO Housing (Fair Housing)	Continue to contract with ECHO Housing for fair housing assistance and the investigation of discrimination complaints, and for tenant-landlord counseling and mediation services.		ACHIEVED and ADVANCE: The City annually contracts with ECHO Housing to provide fair housing services. For CY 2013, ECHO Housing provided information, counseling, and/or investigation into 22 fair housing inquiries or allegations of housing discrimination involving 50 clients. With some cases reporting more than one type of discrimination, these allegations accounted for the following: 1 involved abitrary complaint, 7 involved disability, 5 involved familial status, 2 involved national origin, 4 involved race, 1 involved source of income, 1 involved sexual harassment, and 1 involved sexual orientation. Below were the outcomes:
			§ 5 cases were pending;
			§ 2 case was closed by referral;
			§ 2 cases showed no discrimination;
			§ 2 cases were dropped;
			§ 1 clients dropped their complaints due to insufficient evidence;
			§ 7 cases were conciliated by ECHO Housing; and
			§ 3 cases were resolved by ECHO Housing.
Public Education			
Action 60.06-A: Fair Housing Training Sessions	Work with ECHO Housing to conduct fair housing training sessions for landlords and property owners, tenants and homebuyers, realtors, and the public. Support ECHO's targeted audits to gauge the level of discrimination in the rental housing market.	Ongoing	ACHIEVED and ADVANCE: This entails the City's efforts to affirmatively promote fair housing practices. ForCY 2013, ECHO Housing's fair housing counselors conducted a total of 13 fair housing training sessions:
			§ 1 session for 3 landlords and property managers;
			§ 1 Fair Housing Seminar for 30 persons;
			§ 3 sessions for 16 tenants or potential homebuyers; and
			§ 8 general presentations for 126 persons.
			In April 2013, ECHO Housing conducted a fair housing seminar for the Apartment Owners' Association which provided training and education to 30 landlords on fair housing law and equal access in housing.

San Leandro Housing Element Implementation Program - 2013 Annual Progress Report - Table C

Name of Goal/Program	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
			ECHO Housing conducts random and targeted audits to gauge the level of discrimination in the rental housing market. Its FY 2012-2013 Fair Housing Audit focused on race discrimination by conducting a phone audit using African-American and White testers who made phone calls to rental properties in San Leandro, and cities of Alameda, Concord, Cupertino, Hayward, Livermore, Union City, and Walnut Creek, and the County of Santa Clara. ECHO Housing tested a total of 71 rental properties, 12 of which were located in San Leandro (the largest sampling). The audit reported that 61 of these properties exhibited no differential treatment; 6 properties, including 1 San Leandro property, showed differential treatment, and 4 properties had inconclusive results (i.e., testing errors or ambiguous differences in treatment).
Action 60.06-B: Fair Housing Outreach	Use public service announcements, newspaper ads, educational fliers, and other media to raise community awareness about fair housing and the need for affordable units.	Ongoing	ACHIEVED and ADVANCE: This entails the City's efforts to affirmatively promote fair housing practices. ECHO educates people about fair housing laws, rights, and responsibilities using various methods.
			ECHO Housing continues to raise awareness in the community about fair housing. For CY 2013, ECHO Housing distributed 557 education fliers (to the public libraries in Alameda County, non-profit agencies, community centers, and local festivals and fairs) and provided 38 public service announcements on radio and television stations.
			The City and ECHO collaborate annually for "Fair Housing Month" in April. Typically, ECHO provides a fair housing session for landlords/tenants; the City displays large posters at City Hall and the main library and distributes flyers; and, the Council presents to ECHO staff a Mayoral Proclamation proclaiming April as "Fair Housing Month".