

MAY 23 2011

## Department of Housing and Community Development

### ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF SAN LEANDRO

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Reporting Period by Calendar Year: from January 1, 2007 to  
December 31, 2010



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction CITY OF SAN LEANDRO  
 Reporting Period 1/1/2007 - 12/31/2010

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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						
Estabrook Place	5+	R	50	1			51	51	RDA, HUD Sec. 202, HOME, Aff. Hsg. Trust Fund, 4% tax credits, FHLB.	Regulatory Agreement	1 - Mgr.'s unit is unrestricted but considered low income	
Cherry Glen, Phase I (589, 591 & 597 Jasmine)	SF	O		2	1		3	3	N/A	Inc	Attached townhomes; above moderate non-deed restricted units listed in Table A3	
(9) Total of Moderate and Above Moderate from Table A3			19	75								
(10) Total by income Table A/A3			50	3	20	75	54	54				
(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 LEANDRO  
Reporting Period 1/1/2007 - 12/31/2010

**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's housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity	7	63	1	71	Casa Verde (68 units: 7 ELL, 60 VLI, 1 LI) & Mission Bell Apts. (3 VLI units); HE Goal 56: Affordable Housing Conservation - Rehab at least 100 units of rental housing through the Apt. Rehabilitation Program by 6/30/14. * (see General Comments)		
(2) Preservation of Units At-Risk							
(3) Acquisition of Units							
(5) Total Units by Income	7	63	1	71			

\* Note: This field is voluntary

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

No. of Units Permitted for Moderate	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 Above Moderate	4	0	11	3	0	18
	57	18	0	0	0	75	75

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction CITY OF SAN LEANDRO  
 Reporting Period 1/1/2007 - 12/31/2010

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		Year 9		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 Non-deed restricted 368		67		53														120
Low	Deed Restricted Non-deed restricted 228	2																	2	224	
	Deed Restricted Non-deed restricted 277		1		1														2		
Moderate	Deed Restricted Non-deed restricted 277	4																	5	258	
	Deed Restricted Non-deed restricted 757		1		12														14		
Above Moderate	757	38	28	9	0														75	682	
Total RHNA by COG. Enter allocation number:		1,630																		218	
Total Units		44	97	11	66															218	1,412
Remaining Need for RHNA Period																					

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



## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction CITY OF SAN LEANDRO  
Reporting Period 1/1/2007 - 12/31/2010

**General Comments:**

Between 2007 and 2010, the City of San Leandro met 13% of its overall total RHNA goal. With regard to income levels, the City's strongest performance is in the production of "very low" income housing units, meeting 33% of its target goal to date. All of the actual production of units in the "very low" income category can be attributed to two multifamily housing rental developments: Casa Verde (68 units), a former/abandoned hotel, and Estabrook Place (51 units), a new senior housing complex. Production was less robust in the low-, moderate- and above moderate-income categories. Although the marketplace primarily contributes to the production of above moderate-income units, the City has only met 10% of its RHNA goal to date. These housing production numbers are a reflection of the current economic recession, the State's downturn in the housing market and steep decline in residential permits issued since 2006. The pace of California's housing construction has slowed considerably, with the number of permits issued in 2009 at less than 20% of peak levels and only one-third of the annual volume experienced through the 1990s (Maya Brennan and Keith Wardrip, 2010, July. Data from the California Building Industry Association. Building California's Future: An Economic and Fiscal Analysis of Housing Construction in the Golden State. Center for Housing Policy). Despite the economic downturn, new housing construction (including lower-cost housing development) still has positive economic and fiscal effects on the State and local jurisdictions. Developing lower-cost housing is not only an important strategy for attracting and retaining an essential workforce but also a sound financial move for local government (ibid.) See attached Staff Report, dated May 16, 2011, for narrative report on key Housing Element accomplishments.



San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
<b>Goal 53: Affordable Housing Development</b>	See each action below	<ol style="list-style-type: none"> <li>Facilitate the development of 149 units of very low income housing in the Estabrook Place (Eden Housing) and Alameda at San Leandro Crossings (Bridge Housing) projects by June 30, 2014. (excludes manager's units).</li> <li>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.</li> <li>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 the Area Median Income (AMI).</li> </ol>	See each timeframe below	<p>1. ACHIEVED. The City provided Estabrook Place with a Certificate of Occupancy on 6/10/10 for this 51-unit senior complex that houses very low-income seniors and one low-income resident manager. The project has been fully occupied since it opened.</p> <p>ADVANCE: Due to unforeseen delays, BRIDGE Housing plans to re-apply for federal low income housing tax credits (LIHTC) in summer of 2011 for The Alameda at San Leandro Crossings affordable rental project.</p> <p>2. ADVANCE: Fifty (50) of the 152 (33%) very low-income units and one low-income unit have been built with the development of Estabrook Place since 6/30/09.</p> <p>3. ADVANCE: Same response as #2 above. The Redevelopment Agency (RDA) and City are committed to creating extremely low-income units project-by-project when feasible.</p> <p>ADVANCE: TOD Strategy adopted 2007. Opportunity sites material is made available to potential developers. Other implementing actions are already in progress, and several projects such as San Leandro Crossings have been approved or funded. More are expected to follow from 2011-2014</p> <p>ADVANCE: Preliminary work completed in 2005. Next steps, including pursuit of planning grants, should occur from 2011-2014.</p>
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, and improving infrastructure to attract investment.	Ongoing	ADVANCE: TOD Strategy adopted 2007. Opportunity sites material is made available to potential developers. Other implementing actions are already in progress, and several projects such as San Leandro Crossings have been approved or funded. More are expected to follow from 2011-2014
Land Supply	Action 53.01-B: Bayfair BART TOD Strategy and 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. Next steps, including pursuit of planning grants, should occur from 2011-2014.
Land Supply	Action 53.01-C: Upper Washington Corridor/MacArthur Rezoning	<p>Consistent with the General Plan, rezone the following "CC" areas for Mixed Use development:</p> <ol style="list-style-type: none"> <li>Washington Street between Castro Street and San Leandro Boulevard (excluding properties zoned RD and RM)</li> <li>MacArthur Blvd between Durant Street and Foothill Boulevard</li> </ol> <p><i>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.</i></p>	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.
Land Supply	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.

\*"ACHIEVED" indicates the action has been accomplished, while "ADVANCE" means it is ongoing or should be carried forward to 2011-2014. "REPLACE" means the action should be replaced with a new or modified program to carry out the policy.

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Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Funding	Action 53.03-A: Applications for Grant Funding	Pursue opportunities for affordable housing, including annual CDBG and HOME funding.	Ongoing	ADVANCE: Regular function of Housing Division. Received annual 2010 entitlement grants for CDBG & HOME funds. City pursues and leverages these and other local funds (i.e., RDA Housing Set Aside funds) and pursues other affordable housing funds as needed on a project-by-project basis.
Funding	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 and RDA. City works with developers to leverage funds for affordable housing development on a project-by-project basis. Successfully assisted Eden Housing to complete Estabrook Project in 2010 and is currently assisting BRIDGE Housing with The Alameda Project.
Funding	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.
Funding	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 and when they are being developed or proposed.	Ongoing	ADVANCE: Function of Housing Division/RDA, as needed. RDA approved a \$9.1 million development loan in April 2009 for The Alameda at San Leandro Crossings, a 100-unit affordable rental development. The majority of the loan will be bonded once the nonprofit, BRIDGE Housing, is prepared to begin construction.
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 two 100% affordable rental projects: Estabrook Place (50 VLI units) and potentially with The Alameda (99 proposed VLI units).
Inclusionary Housing	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 RDA/Business Development. Staff has been working with a developer to explore development opportunities on the former Albertson's site on E. 14 <sup>th</sup> Street and the Town Hall Square site. Staff continues to explore grant funding opportunities.

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Site Assembly in Redevelopment Areas	Action 53.05-B: Downtown Housing Sites	Facilitate land assembly and/or mixed use development, including housing, on the following sites: a) Town Hall Square (block bounded by Davis, Hays, and 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.	Ongoing	ADVANCE: RDA continues to work with private developer to develop both sites. Ongoing planning process. Housing construction is currently questionable due to unsettled State legislation to eliminate redevelopment agencies. Council action is needed.
New Rental Housing	Action 53.06-A: Alameda at San Leandro Crossings/ Estabrook St. Housing	Complete the following affordable housing projects: • The 100-unit Alameda at San Leandro Crossings Development for very low income families, by Bridge Housing. • The 51-unit Estabrook Place Senior Housing Development for very low-income seniors, by Eden Housing.	Estabrook – 2010 Alameda – 2011	ACHIEVED: Estabrook Place completed and fully occupied in 2010. ADVANCE: The Alameda project experienced delays in spring 2010 but is still underway. BRIDGE Housing plans to apply for LIHTC funds in summer of 2011.
New Rental Housing	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: City/RDA staff continues to work with the private developer for The Cornerstone at San Leandro Crossings to begin constructing the proposed market rate units in Downtown TOD.
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 Cornerstone is not yet ready for construction but shall initially be occupied as market rate apartments. Future condo development in San Leandro Crossings is on hold due to the economic downturn. There were no additional condo development planning applications for Downtown TOD, E. 14th Street and Bayfair BART areas in 2010.
Condominium and Co-op Development	Action 53.09-A: Additional Allowances for Mobile Home Parks	Amend Section 2-51(Q)(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.
<b>Goal 54: Administration of Housing Programs</b>	See each action below	<i>Ensure that local housing programs are administered in a way that maximizes benefits to San Leandro residents.</i>	See each timeframe below	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 is underway -- to be submitted May 2011.
Housing Services Division	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.

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Housing Services Division	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.	2010-2011	ADVANCE: Staff anticipates preparing an "at-risk unit" strategy in 2011. 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.

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Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
<p>Resident Preferences</p>	<p>Action 54.05-A: Monitoring Data to Demonstrate Local Needs &amp; Benefits</p>	<p>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.</p>	<p>Ongoing</p>	<p><b>ADVANCE:</b> 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.</p> <p>The need for affordable housing is well documented in the City's Housing Element Update. About 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.</p> <p>Staff regularly monitors affordable rental housing need based on the wait lists for existing City/RDA regulated affordable units. When Estabrook Place opened its tenant application process in 2010 for 50 affordable senior rental units, it received 204 applications and then established a 135 household waiting list. Wait lists at other City/RDA regulated below-market rate rental properties are currently closed and opened occasionally due to the demand.</p> <p>Ongoing collection of public services data comes from CDBG-funded, local non-profits. For FY09-10, Davis Street Family Resource Center's (DSFRC) clients served by its Family Support Services Program increased 329% in one year.</p> <p>EveryOne Home's (EOH) 2011 Homeless Count data will be available 2011/2012. The 2009 Homeless Count data showed literal and chronic homelessness decreased in Alameda County but that the "hidden homeless" (e.g., overcrowding, motel residents) increased by 168% since 2003. Households without children were the largest increase of hidden homeless in mid county. From Oct. 2009 to Dec. 2010, the mid-county Housing Resource Center (HRC), located in DSFRC, served 426 residents who were homeless or at risk of homelessness. For FY2009-10, DSFRC served 463 homeless/at risk of homelessness not served by the HRC. These are all unduplicated numbers.</p> <p>In FY2010, April Showers provided "showers" and related services to 2,320 homeless individuals in 27 shower events. Of these events, six had 100+ guests, the highest being 123 guests. For FY2009-10, there was an increase of 331 more individuals than the previous fiscal year. These are all duplicated numbers.</p> <p>Alameda County HCDD 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.</p>

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Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
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	<p><b>ACHIEVED and ADVANCE:</b> The City provides residents access to Geographic Information Systems (GIS) data on its website via this link: <a href="http://www.sanleandro.org/depts/cityhall/gis/default.asp">http://www.sanleandro.org/depts/cityhall/gis/default.asp</a></p> <p>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: <a href="http://www.esri.com/software/arcgis/explorer/download.html">http://www.esri.com/software/arcgis/explorer/download.html</a></p> <p>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.</p> <p>If funds are available, the IT Department would like to make data more accessible via the internet.</p>
<b>Goal 55: Home Ownership</b>	See each action below	<p><i>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.</i></p> <p><i>1. Provide first-time homebuyers assistance to an average of 10 homeowners a year between 2009 and 2014.</i></p> <p><i>2. Facilitate at least two first-time homebuyers' seminars annually between 2009 and 2014.</i></p>	See each timeframe below	<p><b>1. ADVANCE:</b> 12 First Time Homebuyer Program loans were awarded in 2010, all for market-rate homes: eight to moderate-income buyers, three to low-income buyers, and one to a very low-income buyer.</p> <p><b>2. ADVANCE:</b> Two free first-time homebuyers' seminars were offered in 2010: March 27th and September 25th.</p>
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	<p><b>ADVANCE:</b> Ongoing activity under First-Time Buyers Program which is outsourced to non-profit Bay Area Home Buyers Agency (BAHBA). The FTHB Program provides a maximum of \$30,000 in financial assistance to eligible borrowers for the purchase of their first home.</p>
Home Ownership for San Leandro Renters	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 a dollar for dollar tax credit against their federal income taxes.	Ongoing	<p><b>ADVANCE:</b> Ongoing program run by Alameda County HCD. In 2010, three homebuyers received MCC assistance to purchase a home in San Leandro while six other MCC commitments issued (actual certificates will be issued upon receipt of the closing documents).</p>

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First-Time Buyer Education	Action 55.03-A: First Time Homebuyer Counseling	Support the Bay Area Home Buyers Agency 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 at least two free FTHB seminars annually via BAHBA that are publicized in the <i>San Leandro Times</i> and/or <i>Daily Review</i> 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 97 certificates of completion in 2010. BAHBA provided free one-on-one homebuyer counseling to 24 households who are residents and/or employed locally. Of these households, 14 were low income and 10 were moderate income.
First-Time Buyer Education	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 has held annual post-purchase workshops since 2009. In June 2010, BAHBA conducted an annual post-purchase workshop attended by 13 homeowners.
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 homes and redevelop blighted properties, or propose other uses to assist low- to moderate-income residents.	2009-2010	ADVANCE: The City Council approved a joint agreement on 4/6/09 with Berkeley, Fremont, Livermore, and Union City. The cities selected Hallmark Community Solutions (Hallmark) as the program contractor to use this pool of NSP funds jointly. As of FY09/10, Hallmark successfully purchased four single-family residential properties in Livermore. After the close of escrow on one Union City property, all of the NSP funds will be fully committed.  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 <i>Alameda County NSP Consortium</i> , 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. Each jurisdiction will work with local nonprofit housing agencies to purchase and rehabilitate at least 100 foreclosed and vacant homes, including six units in San Leandro, and re-sell or rent them to eligible households.

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

Name of Goal/P Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
<p><b>Goal 56: Affordable Housing Conservation</b></p>	<p>See each action below</p>	<p><i>Encourage the preservation and rehabilitation of the existing affordable housing stock.</i></p> <ol style="list-style-type: none"> <li><i>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.</i></li> <li><i>2. Provide rehabilitation assistance to an average of 10 lower-income homeowners a year through the Owner-Assisted Rehabilitation (Loan) Program.</i></li> <li><i>3. Provide rehabilitation assistance to a minimum of one mobile home park and at least 20 mobile home owners by June 30, 2014.</i></li> <li><i>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.</i></li> <li><i>5. Preserve the 679 income-restricted units that currently exist in the City.</i></li> <li><i>6. Assist at least 15 extremely low income households through the programs listed in Objectives 1, 2, and 3 above.</i></li> </ol>	<p>See each timeframe below</p>	<p>1. ADVANCE: In 2010, 17 Minor Home Repair Grants were awarded; 13 of those grants were to seniors (eight were extremely low income, four very low income, and one was low income), four grants were awarded to non seniors (one was extremely low income, and three were low income).</p> <p>2. ADVANCE: Four loans were awarded in 2010; three were awarded to seniors (two were extremely low income, and one was very low income), one loan was made to a very low income non-senior.</p> <p>3. ADVANCE: No mobile home park has requested rehabilitation assistance to date. In 2010, 13 Mobile Home Repair grants were awarded to mobile home owners; 12 of these grants were made to seniors (4 were extremely low income, 8 were very low income); one Mobile Home Repair Grant was awarded to a non-senior of extremely low income.</p> <p>4. ADVANCE: In 2010, Allied Housing began rehabilitation of a majority of their 25 below-market rate units at Mission Bell Apts. Allied expects this rehab project to be finished in 2011. Two units are for very low-income people; 16 units for very low-income people; and seven for extremely low-income.</p> <p>5. ADVANCE: See Action 54.04-A: Changes to Long-Term Affordability Requirements.</p> <p>6. ADVANCE: 16 extremely low income homeowners were awarded grants/loans through the programs listed in 1, 2, and 3 above.</p>
<p>Rehabilitation of Owner-Occupied Housing</p>	<p>Action 56.01-A: Home Repair Grants</p>	<p>Provide funds to low- and very low income homeowners for home maintenance and repairs via the Minor Home Repair Program.</p> <p>Publicize programs through news articles, the City's website, press releases, the <i>San Leandro Times</i> 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.</p>	<p>Ongoing</p>	<p>ADVANCE: Regular activity conducted under Owner-Occupied Housing Rehab Program. Regular ad appears in the City's quarterly <i>Activities Guide</i>. 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.</p>
<p>Rehabilitation of Owner-Occupied Housing</p>	<p>Action 56.01-B: Owner-Occupied Housing Rehabilitation Program</p>	<p>Provide loans/technical assistance to very low and low-income homeowners for major home repairs through the Owner-Occupied Housing Rehabilitation Program.</p> <p>Publicize programs through news articles, the City's website, press releases, the <i>San Leandro Times</i>/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.</p>	<p>Ongoing</p>	<p>ADVANCE: Regular activity conducted under Owner-Occupied Housing Rehab Program. Regular ad appears in the City's quarterly <i>Activities Guide</i> and 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.</p>

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

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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: 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. b) Develop measures to extend the affordability terms of units with subsidies that will expire before 2019. c) Publicize the program through mailings to the owners of rental properties and coordinate with non-profit developers.	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) The Mission Bell Apts. 25-unit project received HOME funds in 2010 for its current rehab project and should be completed by 2011. b) Staff shall assess/develop strategies to extend the affordability terms of subsidized units in 2011. c) Due to limited resources and market conditions, the City has not needed to publicize this program. To date, owners of recently expiring below market rate units have not expressed interest to the City/RDA in extending their affordability periods.
At-Risk Rental Units	Action 56.06-A: Protection Strategy for At-Risk Units	<i>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.</i> 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: 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; d) Exploring other incentives (such as fee reductions or allowances for additional development) for a renewal of affordability restrictions. <i>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.</i>	Ongoing	ADVANCE: Staff shall assess/develop strategies to extend the affordability terms of subsidized units in 2011. Discussions shall focus on properties with affordability periods soon to expire like 825 San Leandro Blvd and 111 Preda.
At-Risk Rental Units	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.
At-Risk Rental Units	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: Such 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.

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

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Landlord-Tenant Relations	Action 56.07-A: Rent Review Board	<p>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:</p> <ul style="list-style-type: none"> <li>a) Increasing public awareness of the RRB, including multi-lingual outreach re RRB;</li> <li>b) Reducing the dollar threshold to qualify for an appeal (currently at \$75/month);</li> <li>c) Increasing the maximum time to request a hearing (currently 10 days from notification).</li> </ul>	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.
Landlord-Tenant Relations	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	<p>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.</p> <p>Beautify one or more mobile home parks but avoid displacement/economic hardships for occupants. Focus on MHPs located away from East 14th Street.</p>	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.
Conservation of Mobile Home Parks	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.
Conservation of Mobile Home Parks	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	<p>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:</p> <ul style="list-style-type: none"> <li>a) increase the condo conversion fee, and base the fee on sales price vs. a flat fee</li> <li>b) remove the exemption for 2- and 3-unit rental buildings</li> <li>c) set a minimum cost per unit for upgrades</li> <li>d) require a marketing plan for the converted units</li> </ul>	2010-2011	ADVANCE: No action to date. Requires Council action.

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

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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.
<b>Goal 57: Green Neighborhoods</b>	See each action below	<i>Encourage "green" building and sustainable development as a way to reduce greenhouse gas emissions, create healthier living environments, and reduce household utility costs.</i>	See each timeframe below	
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: Underway and ongoing with City's San Leandro Energy Efficiency rebates and City's participation in Energy Upgrade California
Reducing Household Energy Costs	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 Recd-In Tariff).  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.	2010-2011	ADVANCE: Underway and ongoing with City's San Leandro Energy Efficiency rebates and City's participation in Energy Upgrade California
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
Green Building	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
Green Building	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.
Green Building	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: Underway and ongoing with City's San Leandro Energy Efficiency rebates and City's participation in Energy Upgrade California Building & Safety Services Division is currently offering Green Point Rated 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.

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Climate Change and Housing	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 serve on the Regional Advisory Working Group and Technical Advisory Working Group for ABAG/MTC Sustainable Communities Strategy, which is required state-wide under SB 375 and must be adopted by spring 2013.
<b>Goal 58: Special Needs Populations</b>	See each action below	Proactively address special housing needs, including seniors, disabled individuals, single parents, large families, and the homeless.	See each timeframe below	1. ACHIEVED and ADVANCE: Estabrook Place's 50 unit senior complex was completed in 2010. 2. ADVANCE: New development contingent on funding availability. 3. ADVANCE: The Alameda has been delayed and BRIDGE Housing plans to reapply for LIHTC during the summer of 2011. 4. ACHIEVED and ADVANCE: For FY2009-10, Building Futures with Women and Children provided emergency shelter and support services, which included 10,638 bed nights, for 239 homeless women and children (160 women and 79 children) in crisis. Seventy-two percent (72%), who exited after staying 30 days or more, addressed two or more of the specific barriers they faced to achieving safe and stable housing.
		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. 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. 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. 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. 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.		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. For FY 2009-2010, DSFRC served 44,194 total unduplicated persons, of which 2,106 were persons with disabilities or special needs, and 2,683 were female heads of households, compared to 10,308 persons served the previous fiscal year.
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	5. ACHIEVED and ADVANCE: In November 2009, the City created a Housing Resource Center at DSFRC through a collaborative with other non-profits, cities of Hayward and Alameda, and the county. From 10/1/09 to 12/31/10, the HRC served 426 residents who were homeless or at risk of homelessness. Including the other cities and county, the HRC served a total of 1106 persons (533 households), far surpassing the HRC's 3-year goal for mid-county. 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.

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Senior Housing	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 Homeholders 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: <ul style="list-style-type: none"> <li>a) Formalizing a requirement that at least 5% of the units in projects receiving Redevelopment set-aside funds be reserved for persons with disabilities.</li> <li>b) Preparing brochures and "how to" flyers for retrofitting residences to accommodate decreasing mobility.</li> <li>c) Amending the Building Code to incorporate "Universal Design" principles.</li> <li>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.</li> </ul>	2010, Ongoing	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. <ul style="list-style-type: none"> <li>a) ADVANCE: No action to date. Would require Council action.</li> <li>b) ADVANCE: No action to date. Brochures and pamphlets to be acquired from HCD or other agency for distribution.</li> <li>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.</li> <li>d) 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, like sidewalk wheelchair ramps/curb cuts. For FY2009-10, the City completed 153 ADA ramps and reconstructed 15 wheelchair accessible ramps within the East 14<sup>th</sup> Street Streetscape and Pedestrian Safety Improvements Project. When CDBG funds are available, requests for proposals are sent to a large mail list which includes a local agency that assists the deaf community. The Human Services Commission reviews and ranks all CDBG proposals according to the City's Consolidated Plan priorities. For FY2009-10, CDBG subrecipients served 2,342 persons with disabilities or special needs.</li> </ul>

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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. HACA provided 1,310 Section 8 vouchers and 19 Shelter Plus certificates in FY 2009-2010. The number of Section 8 vouchers that were provided increased by 22 vouchers from the previous year's count of 1,288.
Extremely Low Income Persons	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	ADVANCE: See Goal #58's answer to question 5. The City helped prepare the HPRP grant application with Building Futures with Women and Children. BFWC was awarded a \$1.5 million HPRP three-year grant in September 2009. BFWC is the lead agency and collaborates with the City, two other cities, Alameda County, and three other non-profit agencies to implement. The collaborative will apply for federal HEARTH Act funds if and when they may be available.
Extremely Low Income Persons	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.  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.	Ongoing	ADVANCE: No action to date. Would require Council action.  Recent housing program activities targeting extremely low income (ELI) households include reserving seven ELI units at Casa Verde and the conversion of 13 units for ELI households at the Mission Bell Apts., both affordable housing developments.  Also, the Owner-Occupied Housing Rehabilitation Program typically benefits many ELI households. The Housing Rehabilitation Program provided 30 home repair grants for lower-income homeowners in 2010. Of these 30 grants, 16 were for extremely low-income households, four of whom were seniors who received Mobile Home Repair grants.  The City also provides low-interest loans for major home rehabilitation to lower income households. This program provided two loans in FY 2009-2010. Both loans were for extremely low-income senior households.
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 FY2009-10. 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.
Assistance to Homeless Residents	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	ACHIEVED and ADVANCE: ECHO's Rental Assistance Program (RAP) assisted six families with rental assistance (such as payments for delinquent rent or security deposits) to prevent homelessness in FY 2009-10. ECHO achieved 86% of its goal. ECHO prevented three households from being evicted, placed three households into housing, and provided information to 100 clients and support counseling for 182 program applicants.

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Extremely Low Income Persons	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.  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.	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. The City has been working with BFWC to develop a local homeless plan but have been delayed due to the creation of a Housing Resource Center to implement HPRP activities as part of a countywide plan. Staff is monitoring HUD's Health Act to see what the next steps should be in terms of developing a local homeless plan. Currently, staff participates in EOH meetings to coordinate homelessness activities with other jurisdictions, other county departments and social service agencies.
Ending Homelessness	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.

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
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	<p>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.</p> <p>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 will provide this Plan to CDBG subrecipients and work with them to achieve its goals.</p> <p>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.</p>
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	<p>ADVANCE: No action to date, but the City continues to market its housing programs (i.e., First Time Homebuyer and Owner-Occupied Housing Rehab Programs) to public service employees. With the State budget deficit issues and the possible elimination of redevelopment agencies and/or significant reduction of redevelopment funds, the future of affordable housing funding may be problematic.</p>
<b>Goal 59: Elimination of Housing Constraints</b>	See each action below	Reduce potential constraints that increase the cost or feasibility of new housing development.	See each timeframe below	

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Zoning Regulations	Amend 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.  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.	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Zoning Regulations	Amend 59.01-B: Amend Zoning Code Provisions for Multi-Family Uses	Amend the Zoning Code to facilitate the production of multi-family housing: 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.	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Zoning Regulations	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	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Zoning Regulations	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 Sybol Ave. and Bayfair Mall). Consider these changes: 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 govern future development intensity. Overall densities should be comparable to SA zones, where a 1.5 FAR and no maximum density applies. 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.	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.F.	Status of Program Implementation
Zoning Regulations	Action 59.01-E: Supportive Housing and SROs	<p>Undertake the following zoning changes to produce supportive housing and residential hotels on appropriate sites:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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-I zone.</li> </ul>	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Zoning Regulations	Action 59.01-F: Monitoring the Effectiveness of Minimum Density Standards	<p>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.</p>	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	<p>Consider amending the parking standards in the Zoning Ordinance:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) Allow a greater percentage of the parking spaces in multi-family housing near transit stations or along transit corridors to be uncovered</li> <li>c) Eliminate guest parking requirements for buildings with less than 4 units.</li> <li>d) Lower the parking requirements for studio apartments from 1.5 to 1.25 spaces/ unit</li> </ul>	2010-2011	ADVANCE: No action to date. Zoning Code amendment(s) would require Council action.
Permitting Procedures	Action 59.03-A: Permit Streamlining	<p>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.</p>	Ongoing	ADVANCE: Regular City function
Development Fees	Action 59.04-A: Fee Reviews	<p>Regularly review and update local development and permitting fees to ensure that they are competitive with other communities in the East Bay.</p>	Annual	ADVANCE: Regular City function
Development Fees	Action 59.04-B: Fee Reductions for Affordable Housing—City	<p>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.</p>	Ongoing	ADVANCE: No action to date. Staff may implement this on an ongoing, project-by-project basis.
Development Fees	Action 59.04-C: Fee Reductions for Affordable Housing—Other Agencies	<p>Work with EBMUD and other utilities to explore reductions to connection and system capacity fees for affordable housing projects.</p>	Ongoing	ADVANCE: No action to date. Staff may consider implementing this on an ongoing, project-by-project basis.

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report -- Table C

Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Customer-Friendly Environment/ Resolving Design Issues	Action 59.06-A: Multi-Family Design Guidelines	Use multi-family design guidelines in the Downtown TOD and East 14 <sup>th</sup> Street areas and develop additional guidelines that apply more broadly to multi-family projects.  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.	2011	ADVANCE: Ongoing. This is addressed on a project-by-project basis. Additional guidelines would supplement those that already exist for TOD and E:14 <sup>th</sup> areas.
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.
<b>Goal 60: Fair Housing</b>				
	See each action below	<i>Ensure that all persons, within their abilities and means and without discrimination, have freedom of choice as to where they live.</i>  <i>1. Follow up on 100% of all fair housing inquiries and complaints.</i>	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.

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
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.	Ongoing	<p><b>ACHIEVED and ADVANCE:</b> The City annually contracts with ECHO Housing to provide fair housing services. For FY2009-10, ECHO provided information, counseling, and/or investigation into 16 fair housing inquiries or allegations of housing discrimination involving 30 clients. Of these clients, ECHO provided counseling and investigative services in 15 cases involving 29 clients. With some cases reporting more than one type of discrimination, the allegations accounted for the following: nine cases involved disability, four involved familial status, one involved source of income, and one involved national origin. Below were the outcomes:</p> <ul style="list-style-type: none"> <li>▪ Three cases were pending;</li> <li>▪ One client dropped his/her complaint;</li> <li>▪ Nine cases had insufficient evidence; and</li> <li>▪ Two cases were conciliated by ECHO.</li> </ul>
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	<p><b>ACHIEVED and ADVANCE:</b> This entails the City's efforts to affirmatively promote fair housing practices. For FY2009-10, ECHO's fair housing counselors conducted 17 fair housing training sessions:</p> <ul style="list-style-type: none"> <li>▪ Four sessions for 195 landlords and property managers;</li> <li>▪ One Fair Housing Seminar for fourteen 14 persons;</li> <li>▪ Two sessions for 22 tenants or potential homebuyers; and</li> <li>▪ Ten general presentations for 198 persons.</li> </ul> <p>ECHO conducts random and targeted audits to gauge the level of discrimination in the rental housing market. A September 2010 audit measured the level of discrimination based on race. ECHO tested a total of 66 rental properties in Alameda and Santa Clara Counties, 15 of which were located in San Leandro (the largest sampling). The audit reported that 14 of these properties exhibited no differential treatment, and one property had inconclusive results (i.e., testing errors or ambiguous differences in treatment). Overall, San Leandro and Hayward properties showed no fair housing violations compared to other jurisdictions.</p> <p>For 2010, ECHO participated in the annual Rental Housing Owners Association (RHO) Management Fair Housing Training which provided training and education to 11 landlords on fair housing law and equal access in housing. ECHO also participated in a fair housing seminar held for stakeholders, including members of the housing industry and service providers.</p>

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San Leandro Housing Element Implementation Program: 2010 Annual Element Progress Report – Table C

Name of Goal/Program	Action	Objectives/Summary of Actions	Timeframe in H.E.	Status of Program Implementation
Fair Housing	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	<p>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.</p> <p>For FY2009-10, ECHO raised awareness in the community about fair housing through 48 public service announcements [sent to 48 radio and television stations] and distribution of 1,834 educational fliers to the public libraries in Alameda County, non-profit agencies, community centers, and local festivals and fairs.</p> <p>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 fliers; and, the Council presents to ECHO staff a Mayoral Proclamation proclaiming April as "Fair Housing Month".</p>

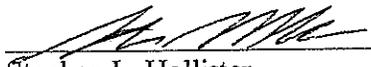
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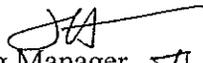
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**CITY OF SAN LEANDRO  
STAFF REPORT**

APPROVED AND  
FORWARDED  
TO CITY COUNCIL

  
Stephen L. Hollister  
City Manager

**DATE:** May 16, 2011  
**TO:** Stephen L. Hollister, City Manager  
**FROM:** Luke Sims, Community Development Director   
**BY:** Jean Hom, Housing Specialist II   
Tom Liao, Planning and Housing Manager 

**SUBJECT PROJECT/PROJECT DESCRIPTION:**

MATTER OF APPROVAL OF THE 2010 HOUSING ELEMENT ANNUAL  
PROGRESS REPORT

**SUMMARY AND RECOMMENDATION**

Staff recommends that the City Council review, provide comments, and approve the 2010 Annual Progress Report (APR) related to the status and progress in implementing the current Housing Element (HE), with any revisions as required. The HE implementation report is accompanied by a resolution to meet State reporting requirements, which will then be forwarded to the California Department of Housing and Community Development and Governor's Office of Planning and Research (Govt. Code §65400).

**BACKGROUND**

The HE is one of the seven required elements of the San Leandro General Plan. An HE Update covering 2007-2014 replaced the 2003 HE and incorporated new data, new housing targets and new State requirements. In April 2010, the City Council adopted the City's current HE Update. The State approved the City's HE Update in February 2011.

Pursuant to Government Code §65400, cities and counties must submit an APR by April 1 of each year to the State. If a court finds that a jurisdiction fails to submit the APR within 60 days of the April 1st deadline, a court shall issue an order or judgment compelling compliance. Because some State Housing and Community Development Programs have made submittal of the APR a funding eligibility requirement, cities and counties are further incentivized to annually complete and submit their APRs.

The purpose of the APR is to track and monitor the status of and progress in addressing the City's housing needs and goals. The primary HE goals and objectives include:

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

The State also uses the APR to monitor progress on the Regional Housing Needs Allocation (RHNA). State law requires that each city and county ensure that its "fair share" of regional housing accommodate community needs at all income levels. Therefore, the Association of Bay Area Governments (ABAG) allocated to San Leandro its RHNA assignment of 1,630 total housing units for the 2007-2014 period at various income levels as shown in the following table. Also shown in the table below is the City's total production of housing units by the end of 2010:

<b>INCOME LEVELS OF UNITS</b>	<b>RHNA ALLOCATION</b>	<b>PRODUCTION OF HOUSING UNITS</b>
Very low-income	368	120
Low-income	228	4
Moderate-income	277	19
Above Moderate-income	757	75
<b>TOTALS</b>	<b>1,630</b>	<b>218</b>

Between 2007 and 2010, the City met 13% of its overall total RHNA goal (218 of 1,630 units). With regard to income levels, the City's strongest performance has been in the production of "very low" income housing units, meeting 33% of its target goal to date. All of the actual production of units in the 'very low' income category can be attributed to two multifamily housing rental developments: Casa Verde (68 units) a former blighted motel completed in 2008, and Estabrook Place (51 units), a senior housing complex completed in 2010.

However, production was less robust in the low-, moderate- and above moderate-income categories. Although the marketplace primarily contributes to the production of above moderate-income units, the City has only met 10% of its RHNA goal to date. These housing production numbers are a reflection of the current economic recession, the downturn in the regional housing market and steep decline in residential permits issued since 2006. The pace of California's housing construction has slowed considerably, with the number of permits issued in 2009 at less than 20% of peak levels and only one-third of the annual volume experienced through the 1990s (Maya Brennan and Keith Wardrip,

2010, July. Data from the California Building Industry Association. *Building California's Future: An Economic and Fiscal Analysis of Housing Construction in the Golden State*, Center for Housing Policy, pg. 1). Similarly in San Leandro, the number of new housing building permits fell in 2008, about 30% less than the previous year. There was another decline of 21% in building permits for new housing in 2009 compared to 2008. As of 2010, there was a slight increase of 6% over the previous year in these permits.

Despite the economic downturn, new housing construction (including lower-cost housing development) still has positive economic and fiscal effects on the State and local jurisdictions. Developing lower-cost housing is not only an important strategy for attracting and retaining an essential workforce but also a sound financial move for local government (*Ibid.*).

Some of the City's other key goals and accomplishments to date include:

- **GOAL 54: ADMINISTRATION OF HOUSING PROGRAMS**
  - The Redevelopment Agency completed its 2010-2014 Five-Year Redevelopment Implementation Plan in September 2010 (100% of goal met).
- **GOAL 55: HOME OWNERSHIP**
  - 12 First-Time Homebuyer Program (FTHB) loans were awarded in 2010 (120% of annual goal met), and two FTHB seminars and one post-purchase workshop held (100% of annual goal met).
- **GOAL 56: AFFORDABLE HOUSING CONSERVATION**
  - 17 Minor Home Repair Grants were awarded (85% of annual goal met);
  - Four Owner Assisted Rehabilitation loans were provided (40% of annual goal met);
  - 13 Mobile Home Repair grants were awarded (65% of total goal met); and,
  - 12 rental housing units were rehabbed at Mission Bell Apartments (12% of total goal met).
- **GOAL 57: GREEN NEIGHBORHOODS**
  - Green Point Rated/LEED checklists were created for new residential construction, and LEED construction is required on City-funded projects that are awarded more than \$3 million (100% of goal met); and,
  - The City Council adopted a Climate Action Plan in 2009 (100% of goal met).
- **GOAL 58: SPECIAL NEEDS POPULATION**
  - The City produced 50 units of senior housing at Estabrook Place (50% of total goal met);
  - Building Futures with Women and Children (BFWC) provided emergency shelter and support services for 239 persons (96% of annual goal met);
  - Davis Street Family Resource Center (DSFRC) provided essential social services for 44,194 clients (DSFRC exceeded this annual goal ten fold);

- BFWC, in partnership with the City and other social service providers, obtained a \$1.5 million grant to create a new Housing Resource Center at DSFRC and prevented homelessness for 426 extremely low-income (ELI) clients in 13 months (BFWC/DSFRC exceeded this three-yr. goal already);
- For FY09/10, CDBG grantees provided public services to 42,000 ELI persons, 1,219 homeless persons and 2,342 persons with disabilities/special needs;
- The City Council approved an updated Reasonable Accommodation and Grievance Policies (in the Municipal Code) and ADA Facilities Transition Plan in 2010; and,
- HUD approved the City's 2010 Language Access Plan to assist non-English speakers better.
- **GOAL 60: Fair Housing**
  - ECHO tested 14 properties in the city for racial discrimination and found no differential treatment in 93% of the cases. Compared to Santa Clara County and five other cities in Alameda County, only Hayward had better results;
  - ECHO conducted 17 fair housing training sessions with 429 landlords, property managers, tenants and potential homebuyers; and,
  - ECHO educated the public about fair housing issues via 48 public service announcements, 1,834 educational fliers, and "Fair Housing Month" activities in April.

Future actions under the HE Update include the following highlights:

- The City plans to produce housing units for low, moderate and above-moderate income households through The Alameda and The Cornerstone projects at San Leandro Crossings;
- The City supports new affordable and market-rate rental apartments and condominiums in the Transit-Oriented Development (TOD) area to meet "workforce" housing needs;
- The City will consider adjustments to long-term affordability requirements to preserve affordable rental stock;
- The City will develop strategies to preserve affordable housing units "at risk" of expiring affordability periods;
- The City will encourage green building and energy efficiency in new construction and rehabilitation projects; and,
- The City will continue to support Homelessness Prevention and Rapid Re-Housing efforts;
- The City will consider changes to the Inclusionary Zoning Ordinance; and,
- The City will explore TOD planning at Bayfair Mall.

**Current City Council Policy**

Not applicable

**Previous City Council Action(s)**

The City Council adopted the current HE Update in April 2010.

**City Council Committee Review and Action**

Not applicable

**Applicable General Plan Policy**

Not applicable

**Permits and/or Variances Granted**

Not applicable

**Environmental Review**

Not applicable

**Code Compliance Review**

Not applicable

**Board/Commission Findings**

The Planning Commission reviewed the HE APR on April 21, 2011. An excerpt from the draft minutes from this meeting is attached. Staff indicated that the APR would be formally presented to the City Council at its May 16, 2011 meeting for their acceptance.

**Summary Of Public Outreach Efforts**

Not applicable

**Fiscal Impact**

Not applicable

**Budget Authority**

Not applicable

**Attachments**

A. Excerpt from the draft minutes from April 21, 2011 Planning Commission meeting.

**CONCLUSION**

Staff recommends the City Council approve the 2010 Housing Element Annual Progress Report, so that it may be forwarded to the State to meet reporting requirements.

**EXCERPTED DRAFT MINUTES FROM  
SAN LEANDRO PLANNING COMMISSION  
MEETING HELD ON APRIL 21, 2011**

**MINUTES FOR AGENDA NO. 11-04**

**7:00 p.m. Regular Meeting**

**Item 1: Roll Call**

**Present:** Planning Commissioners Chris Crow, Thomas Dlugosh, Tom Fitzsimons, Scott Rennie, Dale Reed, Chair Esther Collier.

**Absent:** Vice Chair Denise Abero

**Staff:** Tom Liao, Secretary to the Planning Commission (Planning and Housing Manager); Philip Millenbah, Senior Planner; Rich Pio Roda, Assistant City Attorney; Larry Ornellas, Facilities Coordinator; Barbara Templeton, Recording Secretary.

**Other:** Peter Meyerhofer, Kimley-Horn and Associates, Inc.

**Item 8: Miscellaneous**

a. Housing Element – Annual Performance Review

**Planning and Housing Manager Liao** made a presentation summarizing the staff report on the Housing Element Annual Performance Review. He noted too that after the Planning Commission has commented on the Housing Element APR, it will be revised as appropriate. The document will then go to the City Council on May 16, 2011 for further review and comment. Once the Council approves the APR, it's scheduled to go on to the California Department of Housing and Community Development in late May 2011. Mr. Liao also acknowledged the presence of Housing Specialist Jean Hom, who conducted the research and compiled the report.

**Commissioner Crow** commented on San Leandro's proximity to universities and colleges, including Cal State/East Bay, Laney, Mills and Chabot, and accessibility to other Bay Area colleges and universities. He also noted that because many students have access to two wallets – theirs and their parents – he'd like to see that money spent in San Leandro. He asked whether anything in the Housing Element is aimed at bringing in more student tenants. **Mr. Liao** said that there may be nothing specific in the Element, but that doesn't prevent the City from looking at that population. He also pointed out that, particularly in terms of RHNA, the low-income definition doesn't apply to students who are supported by their parents. He added that housing opportunities for students may be more of the private housing market's responsibility.

**Commissioner Dlugosh** asked about the status of redevelopment. **Mr. Liao** said that while not much news has been forthcoming, the fact that Governor Brown missed the deadline for the June

election could help redevelopment agencies statewide for at least another year. Mr. Liao said that San Leandro has tried to reserve some of the redevelopment funding it already has, for housing as well as other purposes. Some compromise bills that seek to reform redevelopment rather than eliminate it entirely may be gaining traction too, he added.

**Item 11: Adjourn**

*Motion to Adjourn*

*Dlugosh/Fitzsimons: 6 Aye, 0 No*

**Chair Collier** adjourned the meeting at 9:54 p.m.

Respectfully Submitted,

Tom Liao, Secretary  
Recording Secretary, Barbara Templeton

