



FINAL

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

includes

FY 2020-2021 Action Plan

CITY OF SAN LEANDRO

***ALAMEDA COUNTY
HOME CONSORTIUM***

Adopted by City Council June 15, 2020

Executive Summary

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

1. Introduction

The Draft FY 2020-2024 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan) identifies the housing and community development needs in San Leandro and outlines the strategies for meeting those needs. It updates the existing FY 2020-2024 Five-Year Consolidated Plan. The Draft FY 2020-2021 Annual Action Plan (Action Plan) represents the first year of the FY 2020-2024 Consolidated Plan and implements the strategies through the use of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds from the U.S. Department of Housing and Urban Development (HUD).

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

The City participates in the Alameda County HOME Consortium, which is made up of Alameda County and Alameda County cities, excluding Berkeley and Oakland. As such, the City must apply to the County to receive its annual share of HOME funding. As part of this process, the City's Annual Action Plans must be submitted to Alameda County. The County serves as the lead agency for the Consortium and the HOME Program and is responsible for submittal to HUD of the Annual Action Plan documents on behalf of the entire Consortium.

There are three major goals identified for the funds under the Housing and Community Development Act from which the CDBG Program originated: 1) Provide decent housing by increasing and maintaining the supply of affordable housing for low-income and special needs populations, including the homeless, 2) Create a suitable living environment through neighborhood revitalization and improvements to public facilities and services, and 3) Expand economic opportunities for lower income households.

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

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

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

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

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. As a result, the U.S. Department of Housing and Community Development (HUD) awarded the City of San Leandro \$451,972 in Community Development Block Grant-Coronavirus (CDBG-CV) funds to prevent, prepare for, and respond to COVID-19. The CARES Act allows for reimbursement of costs incurred prior to the date of enactment of this legislation in addition to removal of the spending caps normally in place for Public Services expenditures as long as those costs are in response to COVID-19. (Note that the removal of the Public Services expenditure caps are only allowed for the 2019-2020 and 2020-2021 Annual Action Plan Program Years.) Additionally, the CARES Act allows HUD to waive or specify alternative requirements to expedite distribution of funding in response to COVID-19. Soon after the signing of the CARES Act, HUD issued guidance that allows cities to shorten the public comment period for amending prior 5-Year Consolidated Plans or Annual Action Plans to maximize the use of CDBG and CDBG-CV funds allocated to entitlement jurisdictions. Note that specific administrative changes to Citizen Participation will be reflected in Amendments to the Citizen Participation Plan that will be proposed in tandem with this document.

One final note on COVID-19 response and CDBG-CV stimulus funds. All funded activities must still meet one of three National Objectives of the CDBG Program noted in the original five year Consolidated Plan document. The City of San Leandro is taking this opportunity to document COVID-19 as an additional National Objective: Urgent Need. In order to do this, an Urgent Need Certification must be provided to HUD with the five year Consolidated Plan and Annual Action Plan for the year of the Urgent Need activity(ies). Documentation and evidence the City certified that the CDBG activity was designed to address the urgent need must be maintained as part of the permanent CDBG records for the activity(ies). See **attached**: City of San Leandro – Justification of Urgent Need.

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

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

Affordable Housing Needs

In the Con Plan, the City proposes to take actions to address the need for affordable housing. The City will continue to allocate CDBG funds for fair housing services and to preserve affordable housing,

primarily through the Single-Family Housing Rehabilitation Grant Program. When available, HOME funds will be used for affordable rental or ownership housing projects, including new construction or acquisition and rehabilitation.

Homeless Assistance and Prevention Services Needs

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

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

In formerly homeless persons who need affordable housing also benefit from available support services. The City intends to use available HOME funds for transitional or permanent supportive housing projects serving residents with special needs.

Community Development Needs - Economic Development

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

Community Development Needs - Public Services

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

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

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

Community Development Needs - Public Facilities & Improvements

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

COVID-19 Pandemic Response

This priority need is primarily for those instances where CARES Act and other federal stimulus funding will be used to address the COVID-19 pandemic response.

3. Evaluation of past performance

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

4. Summary of citizen participation process and consultation process

The Con Plan regulations provide guidelines for the City to develop a Citizen Participation Plan that governs the public input and noticing process for creating the Con Plan and subsequent Annual Action Plans. The goal of the Citizen Participation Plan is to encourage broader public involvement in the planning and allocation of CDBG and HOME funds and implementation of related programs. A minimum of two (2) public hearings are required with at least one (1) hearing to be held before the proposed Con Plan and Annual Action Plan are published for public comment.

The City conducted two (2) community meetings in geographically dispersed locations to enable more citizens to attend the meetings. They were held on January 21st and 29th of 2020. These meetings were advertised through many outlets including the City website, Twitter, "San Leandro NEXT," Nextdoor.com, the City's Facebook page, posted flyers at venues such as City Hall, public libraries, and community centers, emailed to the City Manager's "Weekly Update" list serve (circulation approximately 500 addresses including City employees, Board & Commissioners, City Council Members, and the San Leandro Unified School District employees). A press release to the City's local newspaper *San Leandro Times* prompted a news article further increasing citizen participation and input. In addition, public service providers and other organizations on the CDBG mailing list, the City's homeowners associations, and other interested parties and individuals were notified of the community meetings via both email notices and mailings. The community meetings were held to elicit public

comments on what the City's housing and community development priority needs and objectives should be for the next five (5) years. Finally, staff presented the information on the Con Plan process to three City Commissions: Senior Commission (1/16/2020), Recreation and Parks Commission (2/5/2020), and the Human Services Commission (2/26/2020). A Priority Needs survey was distributed to participants of the two (2) City-wide public meetings in addition to being distributed to the above Commission members. Surveys were available both in paper format as well as online. A web link to a surveymonkey.com version of the Priority Needs survey was also emailed to the City's CDBG distribution list, which includes the African American, Asian, and Latino Business Councils, community-based organizations (CBOs), Below Market Rate (BMR) property managers, and San Leandro and San Lorenzo School Districts, and posted on the City's website to allow those who could not attend the public meetings the opportunity to voice their opinions and concerns regarding the housing and community development needs of the City. In all, City staff received a total of 229 survey responses (14 paper survey responses and 215 surveymonkey.com responses).

Notice of the availability of the Draft Con Plan for a 30-day public comment period was published in the East Bay Daily Review newspaper on February 20, 2020. The City Council held a public hearing on March 16, 2020 to receive initial public input on the draft Con Plan and draft Annual Action Plan and to begin the 30-day comment period from March 17 through April 17, 2020. Both drafts shall be available for review at City Hall (at the City Clerk's office and City's Community Development Department), at the Main Library, and on the City's website at <http://www.sanleandro.org/depts/cd/housing/plans.asp> during the 30-day period. The public notice for the June 15, 2020 public hearing will be published in a locally circulated newspaper East Bay Daily Review on June 5, 2020. The Council will hold a public hearing on the final version of the Five Year Con Plan and the Annual Action Plan on June 15, 2020 City Council Meeting.

5. Summary of public comments

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

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

Not applicable.

7. Summary

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

The Process

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

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

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

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

Table 1– Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

Additionally, in response to COVID-19, this added section documents the interagency coordination, consultation, and public participation that informs the Substantial Amendment to five year Consolidated Plan. Those consultations began once the City complied with the Alameda County Shelter-In-Place order issued on March 16, 2020. City staff, including the City's Office of Emergency Management staff, have been in frequent consultation with the Alameda County Department of Public Health to consult on the nature of the need in the County for which CDBG-CV funds are to be used. Additionally, non-profit agencies currently operating homeless shelters and providing services San Leandro's low-moderate-income residents have been consulted to determine the highest and best needs for the CDBG-CV funds.

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

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

The City will continue to administer CDBG, HOME, and local funds to provide housing programs, public service assistance, capital improvements, and economic development activities for eligible residents and neighborhoods. Housing-related activities are coordinated among City divisions, including Planning and Housing Services. The City also coordinates with Alameda County, HOME Consortium members, and non-profit agencies to address housing needs. The City will work with Alameda County to administer HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance. The City will continue to contract for housing services such as fair housing, tenant/landlord counseling and legal services, and first-time homebuyer services. The City staff will continue to work closely with local non-profit agencies, the County, and HOME Consortium members to identify permanent affordable, emergency and transitional housing needs (along with necessary supportive services) for the homeless and/or persons with special needs. HOME Consortium members have agreed to continue funding the regional Tenant-Based Rental Assistance (TBRA) for Homeless Families Program, a transitional housing program that provides short-term rental subsidies, job preparation and placements, case management, and other support services to assist homeless families attain permanent housing. In addition, the Housing Authority of Alameda County (HACA)

administers the HUD Section 8 Housing Voucher Program for residents, and will continue support for the HACA in its efforts to maintain the current level of vouchers for eligible San Leandrans.

Since 2010, public services have been supported by CDBG funds and General Funds through the Community Assistance Grant Program (CAP). Efforts will continue to include the Human Services Commission (HSC) and non-profit agencies to improve and evaluate the needs assessment and funding process. The City's Recreation and Human Services Department hired Urban Strategies Council to conduct a Human Services Gap Analysis that was completed in April 2017. In October 2018, Staff proposed to City Council targeted areas of implementation based on the Gap Analysis and have proceeded to use it to prioritize expenditures of CDBG and CAP funds. Gaps were identified in the following services offered to residents: high-level mental and behavioral health needs, child and family enrollment in CalFresh, cuts to critical safety net programs, and domestic and intimate partner violence.

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

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

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

EveryOne Home is the Alameda County-wide Continuum of Care coordinating agency working to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS. The first County-wide planning efforts began in 2004 that resulted in the EveryOne Home Plan. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all fourteen (14) cities, including San Leandro, and endorsed by numerous community organizations. In 2018 EveryOne Home completed the Strategic Update to this plan that has been endorsed and/or adopted by 136 Cities, other Governmental Agencies and non-profit organizations.

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

1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.

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

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

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne. EveryOne Home partners developed a county-wide prevention and rapid re-housing program model to be implemented with sources including Emergency Solutions Grant funds. The standards for assistance are documented in the Alameda County Housing Crisis Response System Manual. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance.

Alameda County has a centralized coordinated assessment system that meets HUD's requirements. Households experiencing a housing crisis can request assistance through several access points. Most commonly households access coordinated entry through 211. Alameda County 211 assess the household, determines literal homelessness and makes a warm handoff to the appropriate Housing Resource Center (HRC). HRCs have weekly drop in hours, scheduled appointments, and 24 hour telephone message services to expand access to coordinated entry. Homeless households experiencing unsheltered homelessness also access the coordinated entry system through street outreach teams, contact their regional housing resource center.

In all cases households are screened for safety and referred to 911 or domestic violence (DV) services as appropriate. All victims of domestic violence, stalking, sexual assault, and/or trafficking, have the option of accessing supports through the domestic violence service system and/or the homeless housing crisis response system as well. After the safety screening, the access point provides the housing crisis screening to better understand the household's living situation. All households experiencing a housing crisis are offered housing problem solving to identify the household's own resources as well as links to mainstream legal or economic supports that may be available to resolve the housing crisis. Households who are literally homeless are then offered the opportunity to be assessed and prioritized for housing and services intervention.

All populations are assessed using a standard assessment, which ensures transparent and fair prioritization across the housing crisis response system. Assessment data and results are part of the client's HMIS record. Prioritization is used to match all Permanent Supportive Housing, Rapid Re-

Housing, and Housing Navigation resources, with resources being offered to eligible households who are assessed as most vulnerable and confronting the highest barriers to housing. The prioritization is also used to fill year-round Emergency Shelter and Transitional Housing beds. These programs attempt to fill shelter beds with the highest vulnerability households, but may broaden the parameters to ensure that crisis beds are fully utilized. Nonetheless, the CoC has seen an increase in the proportion of chronically homeless persons and households served in emergency shelter and transitional housing programs.

All households regardless of assessment scores receive housing problem solving assistance at the time of initial contact. Homeless households also have access to housing workshops and legal assistance to keep or obtain housing. All Continuum of Care, ESG, VASH and SSVF funded projects, as well as those funded with state and local resources, are required to report their vacancies to the coordinated entry system and fill them with households referred by coordinated entry.

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

Table 2– Agencies, groups, organizations who participated

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

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

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

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

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

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

Table 3– Other local / regional / federal planning efforts

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

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

Narrative

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

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

HUD Consolidated Plan regulations provide guidelines for the City to develop a Citizen Participation Plan that governs the public input and noticing process for creating the Consolidated Plan and subsequent annual action plans. The goal of the Citizen Participation Plan is to encourage broader public involvement in the planning and allocation of CDBG and HOME funds and implementation of related programs. A minimum of 2 public hearings are required with at least 1 hearing to be held before the proposed Consolidated Plan and Proposed Annual Action Plan are published for public comment.

The City conducted 2 community meetings in geographically dispersed locations to enable more citizens to attend the meetings. They were held on January 21st and 29th of 2020. These meetings were advertised through many outlets including the City website, Twitter, "San Leandro NEXT," Nextdoor.com, the City's Facebook page, posted flyers at venues such as City Hall, public libraries, and community centers, emailed to the City Manager's "Weekly Update" list serve (approx. 500 addresses including City employees, Board & Commissioners, City Council Members, and the San Leandro Unified School District employees). A press release to the City's local newspaper *San Leandro Times* prompted a news article further increasing citizen participation and input. In addition, public service providers and other organizations on the CDBG mailing list, the City's homeowners associations, and other interested parties and individuals were notified of the community meetings via both email notices and mailings. The community meetings were held to elicit public comments on what the City's housing and community development priority needs and objectives should be for the next 5 years. Finally, staff presented the information on the Consolidated Planning process to three City Commissions: Senior Commission (1/16/2020), Recreation and Parks Commission (2/5/2020), and the Human Services Commission (2/26/2020). A Priority Needs survey was distributed to participants of the 2 City-wide public meetings in addition to being distributed to the above Commission members. Surveys were available both in paper format as well as online. A web link to a surveymonkey.com version of the Priority Needs survey was also emailed to the City's CDBG distribution list, which includes the African American, Asian, and Latino Business Councils, community-based organizations (CBOs), Below Market Rate (BMR) property managers, and San Leandro and San Lorenzo School Districts. Finally, links to the survey was posted on the City's website to allow those who could not attend the public meetings the opportunity to voice their opinions and concerns regarding the housing and community development needs of the City. In all, City staff received a total of 229 survey responses (14 paper survey responses and 215 surveymonkey.com responses).

Notice of the availability of the Draft Consolidated Plan for a 30-day public comment period was published in the *East Bay Daily Review* newspaper on February 20, 2020. The City Council held a public hearing on March 16, 2020 to receive initial public input on the draft Consolidated Plan and draft Annual Action Plan and to begin the 30-day comment period from March 17 through April 17, 2020. Both drafts shall be available for review at City Hall (at the City Clerk's office and City's Community Development

Department), at the Main Library, and on the City's website at <http://www.sanleandro.org/depts/cd/housing/plans.asp> during the 30-day period. The public notice for the public hearing will be published in a locally circulated newspaper East Bay Daily Review on June 5, 2020. The Council will hold a public hearing on the final version of the Five Year Consolidated Plan and the Annual Action Plan on June 15, 2020 City Council Meeting.

Finally, the needs in this document were derived from preliminary data from the impacts of COVID-19 which indicate significant unmet needs in many areas of potential CDBG and CDBG-CV funding categories. The City of San Leandro is considering the following eligible activities for this funding for current and/or future funding that may become available: assisting low- and moderate-income households with housing rental assistance for no more than three months, food pantry/distribution/delivery meal programs, business assistance (technical assistance, financial support to microenterprises or funding to retain employees that are low- and moderate-income), and support of other COVID-19 response services.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Senior Citizens	Senior Commission Meeting, Thursday January 16, 2020 at 10am at the San Leandro Senior Center (13909 East 14th Street). There were 9 commissioners in attendance, two City staff members, and one member of the public in attendance.	All but one meeting attendee commented on their observed needs in the City of San Leandro.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowner's Associations	The City of San Leandro held two community meetings to present the Five Year Consolidated Planning Process and receive comments on what the public observed as priority needs in the City of San Leandro. This first meeting was located at the Marina Community Center (15301 Wicks Blvd) on January 21, 2020. There were 5 community members in attendance at the meeting.	All but one meeting attendee commented on their observed needs in the City of San Leandro.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowner's Associations	The City of San Leandro held two community meetings to present the Five Year Consolidated Planning Process and receive comments on what the public observed as priority needs in the City of San Leandro. This second meeting was located at the San Leandro Senior Center (13909 East 14th St). There were 8 community members in attendance at the meeting.	Most meeting attendees commented on their observed needs in the City of San Leandro.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	<p>Recreation and Parks Commission Meeting, Wednesday February 5, 2020 at 7pm at the San Leandro City Hall (Sister Cities Conference Room, 835 East 14th Street). There were 9 commissioners in attendance, two youth commissioners, one City staff member and two members of the public in attendance.</p>	<p>A few commissioners commented on their observed needs in the City of San Leandro.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community	<p>The City created a Community Priority Needs Survey through the internet portal SurveyMonkey.com. The City also distributed hard copy versions of the survey to the following community locations: San Leandro Senior Center, Marina Community Center, San Leandro Main and all branch libraries, history museum, and affordable housing site managers. Additionally, the City posted the link to the survey to its social media accounts on Facebook, Twitter and Nextdoor.</p>	<p>The City has received 229 survey responses from this website.</p> <p>See Attachment: FY 2020-2024 Consolidated Plan Priority Needs Survey Results</p>	All comments were accepted.	https://www.surveymonkey.com/r/S_L_FY2020-2024_Consolidated_Plan_Survey

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Email Outreach	Non-targeted/broad community	The City distributed via email the link to the Community Priority Needs Survey SurveyMonkey.com website to a wide range of recipients. Email distribution lists included Housing Services Division interested parties, Homeowner's Associations, social service agencies, and everyone who has contacted the City with housing and community development questions. In total approximately 750 emails were sent a link to this Survey.	The City has received 229 survey responses from the survey with outreach requesting community input primarily via email and social media.	All comments were accepted.	https://www.surveymonkey.com/r/S_L_FY2020-2024_Consolidated_Plan_Survey

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

In all, City staff received a total of 229 survey responses (14 paper survey responses and 215 surveymonkey.com responses) that identified the following highest priority needs (selection rate of at least 60% by survey respondents): a) increasing the availability of and preserving existing affordable rental housing; b) preserving existing homeownership; c) preventing those currently housed from becoming homeless; and d) pursuing economic development activities.

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

Other comments received at public meetings include the following:

- There was a question about if the installation of security surveillance cameras by the San Leandro Police Department was an eligible use of CDBG funds;
- There was a comment on the need for childcare facilities and if there was a need to re-zone any areas of the City to accommodate this need;

- There was a question on if the Low-Income Owner-occupied Single Family Home Rehabilitation Program covered the cost of replacing aging sewer laterals;
- A San Leandro resident who attended the meeting and who is also a lawyer working for a local public interest law firm noted that their organization had recently received a spike in the number of tenants from San Leandro seeking help at their housing rights clinics;
- A San Leandro resident commented on their difficulty finding affordable housing in the City and cited Fair Housing concerns and the inadequacy of the legal services available to address their concerns;
- A San Leandro resident commented on the visible increase in homelessness in their neighborhood and wanted to know what services were available for those residents;
- A San Leandro resident commented on the increase in number of homelessness in the City according to the 2019 EveryOne Home Point-In-Time count and wanted to know what the City was doing in response to this issue. The resident specifically asked about if the City is contributing funding to a nearby Safe Parking Program;

A San Leandro resident commented on the limitations of the Rent Review and the Tenant Relocation Assistance Ordinances.

Finally, in response to COVID-19, a brief Needs Assessment was conducted by the City's Emergency Operations Center and further informed by area social service agencies. As a result of shortages in some areas, combined with loss of income for many households, there has been substantial increase in demand for assistance through public services, especially food banks, meal delivery services, healthcare-related services including for mental health services and support for- and prevention of- domestic violence services. The rapid increase in demand has left many service providers under-staffed and under-resourced and has added substantial cost. The increased demand is expected to be sustained beyond the shut-down as households will take time to regain employment and economic stability.

Homelessness response and homelessness prevention has also risen in priority. Many households have been unable to pay rent since the shut-down and shelter-in-place orders were issued in early March 2020. While the City of San Leandro adopted a moratoriums on evictions on March 23, 2020, housing costs are still a major concern, particularly for lower-income households who may be at risk of homelessness once the moratorium is lifted. Homelessness prevention must be a community priority to prevent increase in homelessness as housing protections are lifted. Persons already experiencing homelessness are also at increased risk of infection and death due to COVID-19. Congregate shelters are not a viable housing solution in a pandemic, and persons experiencing homelessness need access to safe shelter to prevent infection and spread of the disease.

Public facilities that support healthcare or that provide safe housing for persons experiencing homelessness also are prioritized. The demand on the healthcare facilities for increased capacity has already been experienced in urban areas of the nation, and smaller and rural communities risk having their limited healthcare facilities over capacity during the viral surge. Both temporary and permanent capacity building for healthcare and homeless facilities are priorities.

The ongoing shut-down of businesses has resulted in record unemployment, which severely impacts areas with a higher cost of living and areas already impacted by higher poverty rates. Small businesses have been especially impacted as many do not have the working capital to weather months of mandated shut-down while maintaining payrolls and employment benefits. The need for business support is increasing as the shut-down continues.

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

Describe the jurisdiction's need for Public Facilities:

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

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

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

A selection of Public Facility needs identified include:

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

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

How were these needs determined?

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

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

The City's The 2010 ADA Facilities Transition Plan Update is the City of San Leandro's effort to comply with the American with Disabilities Act (ADA) that requires the City to reasonably modify its policies,

practices, or procedures to avoid discrimination against people with disabilities. The report identifies physical barriers to accessibility in City-owned facilities and how the City may remove those barriers to facilitate the opportunity of access to all individuals.

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

Describe the jurisdiction's need for Public Improvements:

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

A selection of Public Improvement needs identified include:

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

How were these needs determined?

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

The City of San Leandro's Engineering and Transportation Department -Project Development Division provides engineering services in support of various public improvements and provides engineering related services to staff in all City departments. The division implements the City's Capital Improvement

Program, which includes contract development, project oversight, and design services for capital projects within the City. This division maintains a prioritization list for capital improvements of City infrastructure that is reviewed and funded incrementally through the annual budget process approved by City Council.

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

Describe the jurisdiction's need for Public Services:

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

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

A selection of Public Service needs identified include:

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

- City investment in Sustainability and Resiliency.

How were these needs determined?

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

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

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

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

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

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

San Leandro Median Rents

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

San Leandro Median Home Sales Prices

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

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

Introduction

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

Economic Development Market Analysis

Business Activity

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

Table 5 - Business Activity

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

Labor Force

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

Table 6 - Labor Force

Data Source: 2011-2015 ACS

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

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

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

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

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

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

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

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

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

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

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

San Leandro has 15 affordable housing developments. While some are newer construction, such as Marea Alta and La Verada, most are older stock built in the 1990s. Many of these homes do not have in-unit wiring, such as Ethernet (i.e., Cat-6) cabling and connectivity jacks that would enable units to be easily connect to broadband service providers. Even newer construction likely does not include in-unit Ethernet cabling. Thus, the need for broadband wiring for affordable affordable housing developments in San Leandro should be considered very high. Such wiring and cabling projects, if funded, would enable multiple providers to service these complexes thereby increasing competition within each of these housing developments, driving down cost for residents. It would also give residents the ability to select from multiple providers instead of being locked into whatever internet service provider currently services the facility.

Efforts to fund cabling for affordable housing developments in San Leandro, along with an accompanying plan to open access to multiple providers to utilize said cabling should be prioritized in any digital inclusion plan put forward in San Leandro.

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

Broadband competition within the city of San Leandro is healthy. According to statistics cited in the City's Fiber Optics Master Plan, published in 2018, there are 23 internet service providers in the City of San Leandro, including 7 providing residential service, and it is the 23rd most connected City in the state of California.¹

However, the competition is uneven at more affordable price levels. Also cited in the City's Fiber Master Plan is that 22% of households do not have a broadband service subscription. It is implied that affordability may be a large factor in this outcome.

Thus, while overall broadband competition can be considered healthy in San Leandro, providers offering affordable service rates are not readily available.²

¹ <https://www.sanleandro.org/civicax/filebank/blobdload.aspx?BlobID=29084>

² "Affordable" is not defined, but can be considered in the \$25-50/mo range

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

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

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

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

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

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

Disease Outbreaks

The COVID-19 virus was first identified in Wuhan China in November 2019. First positive cases of the virus in the United States and in California were found in January 2020. As the virus started to spread

globally, the World Health Organization (WHO) declared a COVID-19 pandemic on March 11, 2020. At that time, it had been identified in 113 countries.

On the date this Substantial Amendment was drafted (May 24, 2020), the State of California reported 92,721 confirmed cases of residents who had tested positive for COVID-19, with 3,774 who had died as a result of the virus. Of those, 2,760 Alameda County residents tested positive for COVID-19 with 92 who had lost their lives.³

The COVID-19 virus has had a devastating effect globally. It has caused businesses to close, jobs to be lost, finances to be stretched, and general feelings of anxiety and fear. Given this, the City's seeks to have the option of using the National Objective of "Urgent Need" to allow for the possible support for oversight and services and infrastructure dedicated to COVID-19 response. The City may address these needs when other resources are not available and needed by the Alameda County Department of Public Health.

Low- and moderate-income communities are more vulnerable to disease outbreaks than higher-income communities because of their limited access to health care providers, and the fact that being a member of a vulnerable population is associated with being immunocompromised and more vulnerable to infectious disease. California's governor has requested emergency action from the state Legislature to make funding available for the public response to the outbreak. While the eventual impact of the COVID-19 outbreak is unclear at this stage, it serves as a warning that these events may increase in frequency and severity in coming years.

³ California Department of Public Health, COVID-19 Updates, "COVID-19 by the Numbers" website: <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Immunization/ncov2019.aspx#COVID-19%20by%20the%20Numbers> and Johns Hopkins University & Medicine, Coronavirus Resource Center website: <https://coronavirus.jhu.edu/us-map>.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

Geographic Area

Table 12 - Geographic Priority Areas

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

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

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

Priority Needs

Table 13 – Priority Needs Summary

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

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

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

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

5	Priority Need Name	Community Development Needs - Economic Development
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	If funding is available, the City may provide loans to eligible small businesses for property upgrades, and if the need arises, to develop and implement a neighborhood strategy or plan that includes commercial revitalization.
	Basis for Relative Priority	Increased income can improve and increase the quality of life for San Leandro residents. However, due to inadequate CDBG funding, the City is unable to prioritize economic development hence the low priority level.
6	Priority Need Name	Covid-19 Pandemic Response
	Priority Level	High
	Population	Income Level: Extremely Low- and Low-Income Non-homeless Special Needs: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Victims of Domestic Violence Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Victims of Domestic Violence, Unaccompanied Youth
	Associated Goals	Augmenting Homeless Assistance and Prevention Services Producing and Preserving Affordable Housing Opportunities Providing Enhanced Public Services Improving Public Facilities and Infrastructure Increasing Economic Development Opportunities
Geographic Areas Affected		

<p>Description</p>	<p>In March of 2020 the Coronavirus pandemic began to impact U.S. communities and projections indicated that elderly, persons with underlying health conditions, and persons without access to housing were at particular risk of infection and death. Communities across the nation, including the State of California, initiated Shelter in Place Orders that encouraged non-essential workers to shelter in their homes, and that shut down all non-essential businesses.</p>
<p>Basis for Relative Priority</p>	<p>Impacts from the pandemic are expected to spread from health risks from homelessness, needs for additional housing to support persons experiencing homelessness in providing non-congregate shelters to prevent the spread of COVID-19. Additionally, the Shelter-in-Place Orders resulted in mass business shut-downs during the term of the order. The shutdowns impacted non-essential services and resulted in record unemployment. Essential businesses need assistance in preserving jobs during the shelter-in-place order. Businesses that have shut down will need support in re-opening and ramping back up into full operations, including both job retention and job creation efforts.</p>

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$768,310	0	0	\$768,310	\$2,700,000	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of San Leandro.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG-CV	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$451,972			\$451,972		One time award of funds – March 2020

Table 14 - Anticipated Resources

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

The City plans to continue funding EveryOne Home's operations, and City staff will continue to serve on its strategic Leadership Board. As already described, the City is committed to implementing the strategies of the EveryOne Home Plan and its objectives of ending homelessness in Alameda County by 2020.

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

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

Table 16 - Homeless Prevention Services Summary

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

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

One of the outcomes of the San Leandro Homeless Compact was the case conferencing team to specifically address individual cases. The team includes BFWC, the San Leandro Police and Recreation

and Human Services Departments, and April Showers. Other agencies are included as necessary (school district, veterans, etc.) This team approach continues under the CES system. The Compact is considered a model program and is currently assisting other municipalities replicate this model.

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

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

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

The report identified the following policy recommendations:

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

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

Overall, the strategy for implementing targeted human service programs for the City of San Leandro will be strategic and culturally competent. San Leandro's Recreation and Human Services Department (RHS)

is the lead entity providing homeless services and will look to partner with programs and projects that are self-sustaining and part of an existing system of care. RHS has only one staff person assigned to this program area. RHS partners with community-based organizations, the faith community and local and regional government.

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

Goals Summary Information

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

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Produce and Preserve Affordable Housing
	Goal Description	CDBG and HOME funds, if feasible, will be used to construct new affordable housing or preserve existing affordable housing whether it be low-income owner-occupied or existing rental.
2	Goal Name	Provide Public Services
	Goal Description	CDBG and HOME funds, if feasible, will be used to support public service providers.
3	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	CDBG and HOME funds, if feasible, will be used to improve public facilities and infrastructure.
4	Goal Name	Increase Economic Development Opportunities
	Goal Description	A portion of CDBG and HOME funds, if feasible, will be used to provide economic development opportunities.
5	Goal Name	Provide Homeless Assistance and Prevention Services
	Goal Description	A portion of CDBG and HOME funds, if feasible, will be used to provide homeless assistance and prevention services.

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

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

and families at or below 60% of the area median income. The City is actively pursuing interested affordable housing developers to allocate its remaining Alameda County Measure A-1 designated funding for San Leandro.

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

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

While lead based paint was banned in 1978 by the U.S. Consumer Product Safety Commission (CPSC), it is still a significant problem in cities where the housing stock is relatively old and built before the ban. In San Leandro, about 80 percent of the housing stock was built before 1979.

Alameda County Healthy Homes Department (ACHHD) has a HUD Lead Hazard Control grant to remediate lead hazards in qualifying Alameda County housing units that are vacant, or occupied by a low income household with either a child under 6, a pregnant woman, or a child under 6 years who visits twice a week for at least three hours each time. From July 1 2015 to December 31, 2019 Alameda County Public Health had reports of 33 children with elevated blood level (>4.5 ug/dL) in the City of San Leandro. In FY 2018-2019, ACHHD completed lead evaluations at 3 pre-1978 low-income housing units. All of those San Leandro households who participated in the program (including one referral from CDBG fund recipient, Rebuilding Together who provides minor home repair to City residents) have housing units that are now lead-safe. The ACHHD was recently awarded a 42 month lead hazard control grant which began January 1st, 2020. The ACHHD will market to and expects to enroll eligible Alameda County properties into the program which will complete 144 units County wide over the grant period.

ACHHD provides lead safety and healthy housing training. Since July 1, 2015, the ACHHD has provided lead safety training to 2 households in the City of San Leandro. The ACHHD will work to make lead safety training opportunities available for City of San Leandro staff, organizations, and property owners.

The ACHHD's outreach and education activities promote lead safety, regulatory compliance, and participation in ACHHD lead hazard control grant programs to property owners, property managers. The ACHHD coordinates lead poisoning prevention outreach activities with the Alameda County Public Health and health provider agencies. Outreach partners and locations for property owner presentations, staff trainings, and literature distribution have included the San Leandro Senior Center, Building Department, and Meals on Wheels. The ACHHD participates in local collaborations and with partners including Safe Kids Alameda County, the Childhood Injury Prevention Network, the Alameda County Pre-To-5 Collaborative, the African American Women's Health Subcommittee, the Anthem Blue Cross Community Advisory Committee, as well as other regional and County-wide efforts focused on the health of children and others in the home.

The Environmental Protection Agency (EPA) rule effective April 22, 2010 requires that contractors be EPA-lead certified prior to beginning work on structures built before 1978. The City, specifically its Building & Safety Services Division, requires contractors, who are working on homes built prior to 1978, to demonstrate that they have satisfied the EPA law prior to providing them the City building permits needed.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City's old housing stock increases the risk of lead-based paint hazard with approximately 25,776 housing units in San Leandro built before 1978. Approximately 30 percent of renter-occupied units are built before 1979. For owner-occupied units, the figure is 48 percent. The Alameda County Healthy

Homes Department is the childhood lead poisoning prevention program for San Leandro and provides health education and public health nursing case management and carries out environmental investigations where medical case criteria are met. Since July 1, 2015, there have been 33 children (noted above) with elevated blood lead levels including one which led to an environmental investigation. The City will work to take action as necessary to further understand if there is reason to be concerned with households living in housing units constructed prior to 1979 with regard to lead-based paint hazards as required by HUD regulations.

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

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

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

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

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

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

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

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

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

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

SP-80 Monitoring - 91.230

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

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

Public Services Agencies

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

Capital Improvements

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

Expected Resources

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

Introduction

The amount of federal CDBG entitlement funding significantly decreased during the 2010-2015 Consolidated Plan 5-Year planning period. In the 2015-2019 Consolidated 5-Year planning period, as of the 2017 program year, there had been a 5% increase since the 2015 program year. When this analysis is done over a 10-year period from the 2007 program year to the 2017 program year CDBG funds had decreased overall by 12% (note that these amounts have not been adjusted for the current year dollar value). For the HUD program years of 2018-2019 to 2019-2020 there was a year-over-year decrease of 1%. This changes the 10-year analysis (difference between what was received in FY 10-11 to date) to an overall decrease of CDBG fund to 10%.

A note on if the CDBG allocation to San Leandro is not available until after the beginning the City's Fiscal Year starting July 1, 2020. San Leandro wants to ensure that the public service providers do not have an interruption in services offered to the residents of San Leandro. According to the government-wide Uniform Administrative Requirements, Cost Principles and Audit Requirements regulation at 2 CFR § 200, contains language concerning agency approval of pre-award costs. The language at 2 CFR § 200.458 applies to any program that does not have separate provisions concerning authorization of pre-award costs:

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

Additionally, San Leandro is aware of the federal regulation citing the total amount of pre-award costs paid during any program year cannot be more than 25 percent of the grant amount for that year or \$300,000, whichever is greater.

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

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. As a result, the U.S. Department of Housing and Community Development (HUD) awarded the City of San Leandro

\$451,972 in Community Development Block Grant-Coronavirus (CDBG-CV) funds to prevent, prepare for, and respond to COVID-19. The CARES Act allows for reimbursement of costs incurred prior to the date of enactment of this legislation in addition to removal of the spending caps normally in place for Public Services expenditures as long as those costs are in response to COVID-19. (Note that the removal of the Public Services expenditure caps are only allowed for the 2019-2020 and 2020-2021 Annual Action Plan Program Years.) Additionally, the CARES Act allows HUD to waive or specify alternative requirements to expedite distribution of funding in response to COVID-19. Soon after the signing of the CARES Act, HUD issued guidance that allows cities to shorten the public comment period for amending prior 5-Year Consolidated Plans or Annual Action Plans to maximize the use of CDBG and CDBG-CV funds allocated to entitlement jurisdictions. Note that specific administrative changes to Citizen Participation will be reflected in Amendments to the Citizen Participation Plan with final a final version available and considered by City Council at a second public hearing on June 15, 2020 --in tandem with this document.

On April 13, 2020, the City of San Leandro received a waiver that permits a reduced period for public noticing and public comment on amendments to the 2019-2020 Annual Action Plan for the period of July 1, 2019 to June 30, 2020. The City took that opportunity to re-allocate prior year unspent CDBG funds and program new stimulus funding, CDBG-CV, towards COVID-19 emergency services. The City is also allocating funds for COVID-19 relief in this FY 2020-2021 Annual Action Plan.

One final note on this Annual Action Plan, the Federal Register and final guidance from HUD has not been provided on federal stimulus funds and authority for use to address the COVID-19 Pandemic. This Annual Action Plan is drafted with the guidance from HUD available to date, including that the CDBG-CV funds allocated under the CARES Act must be used in preparation for, prevention of, and response to COVID-19. All CDBG-CV activities must still meet one of three National Objectives of the CDBG Program noted in the five year Consolidated Plan document. The City of San Leandro is taking this opportunity to document COVID-19 as an additional National Objective: Urgent Need. In order to do this, an Urgent Need Certification must be provided to HUD with the five year Consolidated Plan and Annual Action Plan for the year of the Urgent Need activity(ies). Documentation and evidence the City certified that the CDBG activity was designed to address the urgent need must be maintained as part of the permanent CDBG records for the activity(ies). See **Attached**: City of San Leandro – Justification of Urgent Need.

Anticipated Resources

As of the beginning date of this Annual Action Plan Program Year (July 1, 2020) the City of San Leandro had unspent and reserved for the ADA Transition Plan \$617,689. Given the gravity of need and the ability to do so under the auspices of the CARES Act, the City plans to use a portion of these funds to address public service needs in response to COVID-19. After all of the funding recommendations for the FY 2020-2021 Annual Action Plan Substantial Amendment are adopted, there will be a total of \$408,928 unallocated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	768,310	0	\$617,689	\$1,385,999	\$1,385,999	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of San Leandro.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public – federal	Acquisition Admin and Planning Housing Other						The City of San Leandro receives HOME funds via a formula allocation through the Alameda County HOME Consortium. The HOME Program provides flexible funding to states and local governments for affordable housing programs and activities for low-income households. HOME funds can be used to acquire, rehabilitate, and construct affordable housing, as well as to provide tenant-based rental assistance or homebuyer assistance or homeowner rehabilitation for income-eligible individuals and families.

Table 18 - Expected Resources – Priority Table

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

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

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

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

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

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding that can be leveraged for the construction and rehabilitation of affordable rental housing. They are a dollar-for-dollar credit against an investor's federal tax liability. City staff continue to monitor developments in these regional and state funding initiatives and will work to position affordable housing and community development projects in the City to be competitive in securing those funding resources.

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

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Produce and Preserve Affordable Housing	2020	2024	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG: \$150,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Provide Public Services	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services	CDBG: \$115,437	Public service activities other than Low/Moderate Income Housing Benefit: 1746 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Public Facilities	CDBG: \$349,211	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9500 Persons Assisted
4	Increase Economic Development Opportunities	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Economic Development		Public service activities other than Low/Moderate Income Housing Benefit
5	Provide Homeless Assistance and Prevention Services	2020	2024	Homeless	City-Wide	Homeless Assistance and Prevention Services		

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Produce and Preserve Affordable Housing
	Goal Description	CDBG and HOME funds will be used for owner-occupied, low income single family rehabilitation program and, when available and if feasible, for affordable housing construction and/or acquisition and rehabilitation of existing affordable housing.
2	Goal Name	Provide Public Services
	Goal Description	CDBG funds will be used, when available and if feasible, for the provision of public services to agencies serving residents of the City of San Leandro.
3	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	CDBG funds will be used, when available and if feasible, for the improvement of public facilities and public infrastructure serving the residents of the City of San Leandro.
4	Goal Name	Increase Economic Development Opportunities
	Goal Description	A portion of CDBG and HOME funds, if feasible, will be used to provide economic development opportunities.
5	Goal Name	Provide Homeless Assistance and Prevention Services
	Goal Description	A portion of CDBG and HOME funds, if feasible, will be used to provide homeless assistance and prevention services.

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

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

Additionally, in response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. As a result, the U.S. Department of Housing and Community Development (HUD) awarded Community Development Block Grant-Coronavirus (CDBG-CV) funds to prevent, prepare for, and respond to COVID-19 in FY 2019-2020. The CARES Act also allows for the removal of the spending cap normally in place for Public Services expenditures as long as those costs are in response to COVID-19. (Note that the removal of the Public Services expenditure caps are only allowed for the 2019-2020 and 2020-2021 Annual Action Plan Program Years.) The City is taking this opportunity to re-allocate a portion of prior year unspent CDBG funds for Americans with Disabilities Act (ADA) Transition Plan improvements to City facilities towards COVID-19 emergency services. The City may also allocate additional funds as they are available.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2020-2024, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG dollars in the following eligible funding categories: Program Administration, Public Services, Public Facilities, Housing Activities, and Economic Development.

#	Project Name
1	CDBG Program Administration
2	CDBG Public Services 2020
3	CDBG Public Facilities Funding 2020
4	CDBG Affordable Housing Preservation 2020
5	CDBG Economic Development 2020

Table 20 – Project Information

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

The four (4) public services agencies (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels and Spectrum Community Services) that were funded in FY 19-20 are the first of a two-year funding cycle (including FY 2020-2021). They were selected from a pool of fifteen (15) agencies that submitted applications to the City-issued FY 2019-2021 Community Assistance Grant Program (CAP) Request for Proposals. In addition to these agencies and in response to COVID-19 and under City Council guidance since the Bay Area shelter in place orders began on March 17, 2020, staff recommends increases to public services related to the following critical and basic needs for primarily lower income households severely impacted by this public health crisis: food supply/distribution, mental health services, domestic violence services and rental housing payment relief/assistance.

The decision to allocate CDBG funding to these above-noted agencies was based on a number of factors: 1) proven eligibility to receive federal CDBG funding, 2) agency's past performance met or exceeded service delivery goals and expectations, 3) public services provided by these agencies address the priority needs identified in the Human Services Gap Analysis, dated April 2017 and adopted by City Council in October 2017, 4) public services provided by these agencies meet the City's Consolidated Plan priority needs. On April 24, 2019, the City's Human Services Commission agreed with City Staff and recommended that the original four agencies recommended in the draft Consolidated Plan document be funded with CDBG funds. The added service providers have been allocated funding as they have experienced or is anticipating increased service demand related to food supply/distribution, mental health counseling, and domestic violence services.

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

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

If additional funds are identified to continue the Rental Assistance Program, established in FY 2019-2020, it will provide up to 3 months of rent relief/assistance to income eligible renters impacted by COVID-19. The Housing Services Division issued a Request for Proposal (RFP) in May 2020 for qualified nonprofits to administer this program.

If additional funds are identified, the City's ADA Transition Plan, CDBG funds will be reinstated and recommit to the City's commitment to make City facilities ADA accessible.

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	Provide Public Services Improve Public Facilities & Infrastructure Produce & Preserve Affordable Housing Provide Homeless Assistance & Prevention Services Increase Economic Development Opportunities
	Needs Addressed	Affordable Housing Needs Community Development Needs – Public Services Community Development Needs – Public Facilities Community Development Needs –Economic Development COVID-19 Pandemic Response Homeless Assistance & Prevention
	Funding	CDBG: \$153,662
	Description	General administration and oversight of the CDBG Program. ECHO Housing will provide fair housing services to San Leandro residents to reduce housing discrimination in the City.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	For all programs supported by CDBG in FY 2020-2021 the following accomplishments are expected: 1,746 low-income clients will be assisted by public service agencies, 10 Fair Housing clients, and 10 low-income, owner-occupied single family housing rehabilitation program clients.
	Location Description	Various locations throughout the City and the County. ECHO Housing staff provides fair housing services over the phone.
	Planned Activities	The City will continue to allocate 20% of its annual CDBG entitlement funds to the administration of the City's CDBG program. ECHO Housing Fair Housing Coordinator will: <ul style="list-style-type: none"> • Process Inquiries and Complaints: Field inquiries about fair housing and related issues, and/or alleging housing discrimination; Evaluate and investigate complaints within 24 hours, when feasible; Trained investigators, following established fair housing investigative methods, will perform all investigations; Fair Housing complainants, who have been denied housing or are in danger of losing their housing because of illegal housing discrimination, will be afforded conciliation or referrals to attorneys or governmental agencies for enforcement to make the subject rentals accessible to protected classes. • Perform Audits: Perform housing audits to determine fair housing compliance; Analyze data; Provide training and follow-up to non-compliant property owners and/or managers. • Conduct Trainings: Hold one Fair Housing Month event; Conduct fair housing training sessions for tenants and/or potential homebuyers. • Conduct Educational and Marketing Presentations: Conduct presentations on fair housing issues; Distribute 500 flyers/brochures on fair housing issues, laws, and events at public locations such as libraries, churches, community groups, social service agencies, and stores.
2	Project Name	CDBG Public Services 2020
	Target Area	City-Wide
	Goals Supported	Provide Public Services

Needs Addressed	Community Development Needs – Public Services COVID-19 Pandemic Response
Funding	CDBG: \$490,437
Description	
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Various locations throughout the City and the County.
Planned Activities	<p>Provide family support services for children who have suffered abuse.</p> <p>Provide food, clothing, childcare, job readiness training, medical clinic, and social services for low-income people.</p> <p>Provide support services programs for low-income seniors.</p> <p>Provide seniors with hot, nutritious meals in supportive settings.</p> <p>Provide domestic violence outreach and education program, and emergency food and housing to homeless women and children, and survivors of domestic violence. Will also provide supportive services designed to end homelessness and family violence.</p> <p>Provide residents fleeing family violence with free legal services including legal information and referral, advice and consultation, paperwork preparation, and legal representation in restraining order and related family law matters.</p> <p>Local operator of State of CA program for free telephone "warmlines" services providing non-emergency mental health support and referrals. Will operate with the capacity to offer resources to English and Limited English Proficiency households in Spanish and in Asian languages (e.g., Cantonese, Mandarin, and Vietnamese).</p>

3	Project Name	CDBG Public Facilities 2020
	Target Area	City-Wide
	Goals Supported	Improve Public Facilities & Infrastructure
	Needs Addressed	Community Development Needs - Public Facilities COVID-19 Pandemic Response
	Funding	CDBG: \$182,972
	Description	
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Various locations throughout the City. San Leandro Senior Center, 13909 E 14th St, San Leandro, CA 94578
	Planned Activities	The City will use CDBG funds to repay its \$2.5 million HUD Section 108 Loan used to complete the construction of the City's senior center. The repayment amounts are in accordance with HUD's 20-year repayment schedule. CDBG funds will be used to make several City facilities (City Hall, Halcyon Park, Main Library, Marina Community Center, Marina Park, Memorial Park, SL History Museum, SL Police Department, Stenzel Park, Washington Manor Library & Washington Manor Park/Family Aquatic Center) more accessible for seniors and disabled persons.
4	Project Name	CDBG Affordable Housing Preservation 2020
	Target Area	City-Wide

	Goals Supported	Produce & Preserve Affordable Housing
	Needs Addressed	Affordable Housing Needs COVID-19 Pandemic Response
	Funding	CDBG: \$150,000
	Description	The City's Single-Family Housing Rehabilitation Program will provide grants to very low- and low-income households for minor repairs to their homes.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Twenty (20) low-income, owner-occupied households will have minor repairs completed in their single-family or mobile homes.
	Location Description	The owner-occupied homes, located within the jurisdictional boundaries of San Leandro, will be identified once the applications are processed.
	Planned Activities	CDBG funds will be used to provide grants to 20 income-eligible (extremely low- and very low-income) households to complete repairs to their owner-occupied single-family or mobile homes. Grants may be used for minor repairs that improve health and safety, home accessibility, exterior clean up, exterior paint, and seismic strengthening.
5	Project Name	CDBG Economic Development 2020
	Target Area	City-Wide
	Goals Supported	Increase Economic Development Opportunities
	Needs Addressed	Community Development Needs –Economic Development COVID-19 Pandemic Response
	Funding	CDBG: \$0
	Description	

Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Various locations throughout the City.
Planned Activities	

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geography was not used to determine funding allocation priorities.

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

Introduction

To carry out the strategies outlined in San Leandro's 2020-2024 Consolidated Plan, the City will pursue the following planned actions.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

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

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

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

Actions planned to reduce lead-based paint hazards

Actions planned to reduce lead-based paint hazards are listed in Section SP-65. The Environmental Protection Agency (EPA) rule effective April 22, 2010 requires that contractors be EPA-lead certified prior to beginning work on structures built before 1978. The City, specifically its Building & Safety

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

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

Actions planned to reduce the number of poverty-level families

Anti-Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in Section SP-70. Section 220 of the 1992 Housing and Community Development Act requires jurisdictions to describe the goals, programs, and policies that will reduce the number of households with incomes below the poverty level. One strategy for increasing household income is to improve the employment potential of those who are seeking to break from the cycle of poverty. The City's Community Assistance Grant Program (CAP), that is currently funded with CDBG funds, will continue to support non-profit agencies that provide job assistance and related services to low-income members of the community.

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

Actions planned to develop institutional structure

Planned actions to develop institutional structure are listed in Section SP-40. Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. The City's Housing Services Division has the primary responsibility for implementation of the Consolidated Plan and the Housing Element. The Division works closely with the Economic Development Division in the implementation of affordable housing projects and programs. Non-profit agencies also provide social services to the community each year. The Alameda County Housing and Community Development (HCD) Department is the lead agency in the implementation of the HOME Consortium's Consolidated Plan. HCD also administers the HOME Program for the HOME Consortium members, HUD homeless programs (including the Continuum of Care Council), and the Mortgage Credit Certificate (MCC) Program for homeownership. The City and other cities in the County take part in the HCD activities described above.

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

The City plans to continue funding EveryOne Home's operations, and having City Housing staff assist

(e.g., technical assistance) EveryOne Home's staff, Board, committees and activities as needed.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%