

City of San Leandro
Amendment #1 to the FY 2011-2012 Action Plan

On April 18, 2011, the City Council of the City of San Leandro approved the City's FY 2011-2012 Annual Action Plan which outlines the proposed activities, objectives, and budget for the upcoming July 1, 2011 through June 30, 2012 fiscal year. The U.S. Department of Housing and Urban Development (HUD) has reviewed and approved this Action Plan.

The City is substantially amending the FY 2011-2012 Action Plan in order to add a new project not previously described in the submitted and approved FY 2011-2012 Action Plan: the commitment of \$35,000 CDBG funds to non-profit affordable housing developer Eden Housing to acquire and rehabilitate Surf Apartments, a 46-unit affordable rental housing property located at 15320 Tropic Court in San Leandro. The City will provide Eden Housing with an additional \$65,000 from its Affordable Housing Trust Fund for a total of \$100,000 loan. The terms of the \$100,000 loan will be three percent (3%) simple annual interest for fifty-five (55) years.

Eden Housing will acquire Surf Apartments from Citizens Housing Corporation, which is planning to dissolve by December 31, 2011, and will undertake immediate repair work that includes roofing, bathroom fans, heaters, and insulation and physical improvements that include plumbing upgrades, interior upgrades, exterior paint and lighting, and concrete and drainage repairs.

Amendment # 1 to the FY 2011-2012 Action Plan is described below.

1. The acquisition and rehabilitation of Surf Apartments will be added under "Housing Activities", and \$35,000 will be allocated in Community Development Block Grant (CDBG) funds for this new project (via the City's unallocated funds that have been carried over from the prior year).

"AMENDED Table 1: FY 2011-2012 HUD Annual Action Plan: CDBG and HOME Funds" incorporates the substantial amendment described above and summarizes how and where the City recommends allocating its available CDBG and HOME funds in order to implement the programs and activities in the fiscal year July 1, 2011 through June 30, 2012.

AMENDED Table 1: FY 2011-2012 HUD Annual Action Plan: CDBG and HOME Funds

CDBG FUNDS

TOTALS

FY11-12 CDBG Grant		\$ 655,903
Estimated Program Income (PI)	PI = Example: Payments of principal and interest on loans made with CDBG funds	\$0
Unallocated Funds	Carryover from previous years	\$ 119,762 *
Total available for projects		\$ 775,665

HOUSING ACTIVITIES			
Project Name	Project Description	Activity Eligibility	Allocation
Acquisition & Rehabilitation of Surf Apartments	Assist in the acquisition and rehabilitation of Surf Apartments, a 46-unit affordable rental housing property	Rental Housing	\$ 35,000
Total Amount Available for Housing Activities			\$ 35,000

PUBLIC SERVICES			
Project Name	Project Description	Activity Eligibility	Allocation
Building Futures with Women & Children - San Leandro Shelter	Provide shelter & support services to homeless families in crisis. Shelter & support services include counseling, housing placement, parenting classes, & childcare	Public service	\$ 17,373
Davis Street Family Resource Center - Basic Needs Program	Provide food, clothing, childcare, job readiness training, medical clinic, and social services for low-income people	Public service	\$ 28,955
Davis Street Family Resource Center - Community Counseling Program	Provide urgently needed mental health services to low-income people	Public service	\$ 8,273
ECHO Housing - Rental Assistance Program	Provide short-term assistance for delinquent rent or move-in costs to reduce homelessness and increase availability to long-term housing for low-income tenants	Public service	\$ 5,000
ECHO Housing - Landlord Tenant Counseling	Provide counseling and education to tenants and landlords	Public service	\$ 12,409
Girls, Inc. - Family Strengthening Program	Provide mental health treatment services for pre-delinquent and delinquent children and their families	Public service	\$ 8,273
Safe Alternative to Violent Environment - COPS Program	Provide prevention and intervention services to domestic violence victims	Public service	\$ 9,050
SOS / Meals on Wheels - Senior Support Services	Provide support services programs for low-income seniors	Public service	\$ 9,050
Total Amount Available Under 15% Spending Cap (\$98,383)			\$ 98,383

GENERAL ADMINISTRATION & PLANNING			
Project Name	Project Description	Activity Eligibility	Allocation
General Administration		General admin	\$ 112,738
EveryOne Home Administration	Jurisdictional contribution to county-wide EveryOne Home administration expenses for Continuum of Care and HMIS	General admin	\$ 6,755
Fair Housing	Provide fair housing services	Public service	\$ 11,684
Total Amount Available Under 20% Spending Cap (\$131,177)			\$131,177

PUBLIC FACILITIES & IMPROVEMENTS			
Project Name	Project Description	Activity Eligibility	Allocation
Section 108 Loan Repayment	Repay Section 108 Loan based on Repayment Schedule provided by HUD	Public facility	\$ 208,464
ADA Transition Plan for City Facilities	Complete architectural modifications to City facilities (Main Library, Marina Community Center, City Hall, South Offices, Police Department, Marina Park, and Washington Manor Library) to make them more ADA accessible	Public facility	\$ 130,000
City-wide Handicap Accessible Curb Cuts	ADA improvements	Public facility	\$ 97,449
Boy's & Girl's Club Swimming Pool ADA Lift	ADA equipment at San Leandro Boys & Girls Club Swimming Pool	Public facility	\$6,000
Total Amount Available for Public Facilities			\$ 441,913

Total CDBG Amount Available for Project Expenditures **\$ 706,473**

* Includes additional \$37,321.94 and \$66,870.23 unused balances respectively carried over from FY 2010-2011 Administration and Section 108 Repayment activities.

HOME FUNDS

FY11-12 HOME Grant	\$ 289,894
Carry over from Prior Years	\$ 497,083
Total HOME Amount Available for Project Expenditures	\$ 786,977

Project Name	Project Description	Activity Eligibility	Allocation
Administration	Administrative expenses as per the cap specified in the regulations		\$ 16,514
Acquisition, rehabilitation, and/or new rental construction projects; TBRA		24 CRF 92.205	\$ 770,463
Total			\$ 786,977

As required by HUD's "Consolidated Plan Revisions and Updates: Final Rule" on the Outcome Measurement System (effective March 13, 2006), the objectives and outcomes for the acquisition and rehabilitation of Surf Apartments are illustrated in Exhibit A, "Proposed Projects".

Citizen Participation

Pursuant to 24 CFR 91.105 of the HUD regulations, the substantial Amendment #1 to the FY 2011-2012 Action Plan was subject to the citizen participation process in accordance with the City's HUD-approved Citizen Participation Plan (CPP).

Advance notice of the summary and availability of the proposed amendments to FY 2011-2012 Action Plan was published in the locally circulated newspaper *Daily Review* on October 6, 2011, which was thirty (30) days prior to the presentation of the amendments to the City Council at the November 7, 2011 City Council Meeting. The notice was also mailed out on October 6, 2011 to the names listed on the City's CDBG RFP List, Neighborhood Homeowners Association list, and mobile home park list.

The City Council held a public hearing at the November 7, 2011 Council Meeting to consider the amendment and to begin the 30-day public comment period from November 17 through December 19, 2011. The summary of amendment was mailed out on November 15, 2011 to the names listed on the City's CDBG RFP List, Neighborhood Homeowners Association list, and mobile home park list. In addition, the summary of amendments was published in the locally circulated newspaper *Daily Review* on November 17, 2011 and made available for public review and comment at City Hall (City Clerk's office and Community Development Department), the Main Library, and the City website at <http://www.sanleandro.org/depts/cd/housing/plans.asp> for a period of thirty (30) days before the amendment was approved and implemented at the December 19, 2011 City Council Meeting. At this public meeting, the City Council approved the Amendment #1 to the FY 2011-2012 Action Plan.

No comments were received during the 30-day public comment period (November 17 – December 19).

EXHIBIT A

PROPOSED PROJECTS

Project Name: Acquisition and Rehabilitation of Surf Apartments					
Description:	IDIS Project #: 16 UOG Code: CA63276 SAN LEANDRO				
Assist in the acquisition and rehabilitation of Surf Apartments, a 46-unit affordable rental housing property.					
Location: 15320 Tropic Court, San Leandro, CA 94579	Priority Need Category Select one: Rental Housing				
Expected Completion Date: 6/30/2012	Explanation: CDBG funds will be used for the acquisition and rehabilitation of Surf Apartments.				
National Objective Codes: LMH					
Project Primary Purpose:	Specific Objectives				
<input type="checkbox"/> Help the Homeless	1 Improve the quality of affordable rental housing				
<input type="checkbox"/> Help Persons with HIV/AIDS	2				
<input type="checkbox"/> Help Persons with Disabilities	3				
<input type="checkbox"/> Address Public Housing Needs					
Project-level Accomplishments	Other	Proposed	46	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
		Surf Apartments is acquired and rehabilitated			
14B Rehab; Multi-Unit Residential 570.202		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Program Year 1	CDBG	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Program Year 2	CDBG	Proposed Amt.	\$35,000	Fund Source:	Proposed Amt.
		Actual Amount	\$35,000		Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Units	46	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units