



FINAL

**AMENDMENT
to the
CONSOLIDATED PLAN
NON-HOME FUNDS
FY 2015-2019**

**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

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.

On April 13, 2020, the City of San Leandro received a waiver that permits a reduced period for public noticing and public comment on this Substantial Amendment to the 5-Year Consolidated Plan for the period of July 1, 2015 to June 30, 2020. The City is taking this opportunity to re-allocate prior year unspent CDBG funds and program new stimulus funding, CDBG-CV, towards COVID-19 emergency services. The City may also allocate additional funds as they are available.

This Substantial Amendment to the San Leandro's 2015-2020 Consolidated Plan outlines the City's updated funding priority needs and goals projects to address COVID-19 related impacts. Additionally, it will identify how the City plans to use available funds to address COVID-19. The updated sections of this five year planning document necessary to allocate and appropriate these funds include:

- PR-05 Lead & Responsible Agencies
- PR-10 Consultation
- PR-15 Citizen Participation
- NA-05 Needs Assessment Overview
- MA-65 Hazard Mitigation
- SP-25 Priority Needs
- SP-35 Anticipated Resources

- SP-45 Goals

One final note on this Substantial Amendment, the Federal Register and final guidance from HUD has not been provided. This Substantial Amendment 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 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).

The Draft FY 2015-2019 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 2010-2014 Five-Year Consolidated Plan. The Draft FY 2015-2016 Annual Action Plan (Action Plan) represents the first year of the FY 2015-2019 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).

As a CDBG entitlement grantee, the City directly 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:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunity

In addition, CDBG funds must be used to meet one of three national objectives:

- 1) benefit low- and moderate-income persons,

- 2) aid in the prevention of slum and blight, or
- 3) meet an urgent need.

HOME funds, meanwhile, must be used specifically for housing opportunities for low- and moderate-income persons.

The City anticipates receiving approximately \$628,306 in CDBG funds. In addition, the City anticipates receiving approximately \$141,964 in new HOME funds available for general administration and affordable housing projects as part of the Alameda County HOME Consortium.

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

A tangential effort in this five year Consolidated Plan Substantial Amendment is to further define priorities that are currently identified generically as “Community Development Needs Goals” in the 2015-2020 plan documents. Those changes are noted in parenthesis below. The following bullet points summarize updates and/or new Priority Needs and Goals for COVID-19 response:

- Augmenting Homeless Assistance and Prevention Services
- Producing and Preserving Affordable Housing Opportunities
- Providing Enhanced Public Services (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)
- Improving Public Facilities and Infrastructure (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)
- Increasing Economic Development Opportunities (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)

The City’s Five-Year Consolidated Plan is divided into four (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 Consolidated Plan.

Affordable Housing Needs

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

Homelessness Needs

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

Supportive Housing Needs

The City intends to primarily use available HOME funds for any future transitional or permanent supportive housing projects that will serve San Leandro residents with special needs.

Community Development Needs – Economic Development

If funding is available, the City may seek to allocate its CDBG funds to provide loans to eligible small businesses for property upgrades in the next five (5) years.

Community Development Needs - Public Services

In the Five-Year Plan, the City proposes to continue providing program operational grants to these non-profit agency social services providers serving San Leandro residents. During the next five (5) years, the types of services considered priorities for CDBG funds are likely to include basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and shelter programs. In accordance with HUD regulations, the City cannot commit more than 15% of its annual CDBG allocation (plus the estimated CDBG generated program income from the current fiscal year) toward public services.

Community Development Needs - Public Facilities and Improvements

Over the next five (5) years, the City hopes to use available CDBG funds to fund ADA improvements to public facilities, install ADA curb ramps throughout the City, and assist non-profit social service agencies serving San Leandrans with necessary facility improvements. The City will also use CDBG funds for principal and interests payments in accordance to the 20-year repayment schedule for the City's \$2.5 million HUD Section 108 Loan used to construct the City's senior center.

3. Evaluation of past performance

The City's HUD-approved Consolidated Annual Performance and Evaluation Reports (CAPERS) for each of the last four fiscal years covering the FY 2010-2014 Consolidated Plan period (July 1, 2010 through June 30, 2015) 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

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 two (2) public hearings are required with at least one (1) hearing to be held before the Proposed Five-Year Strategic Plan and Proposed 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 20th and 28th of 2015 and were advertised through many outlets including the City website, City facilities like the City Hall, public libraries, and community center, and a local ad and consecutive weekly press releases in the City's local newspaper *San Leandro Times*. 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. Priority Needs surveys were distributed at these two (2) public meetings. 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 thirty-six (36) survey responses (7 paper survey responses and 29 surveymonkey.com responses).

Notice of the availability of the Draft Consolidated Plan for a 30-day public comment period was published in the *The Daily Review* newspaper on February 26, 2015. The City Council held a public hearing on March 16, 2015 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 20th through April 20th, 2015. Both drafts shall be available for review at City Hall (at the City Clerk's office and City's Community Development Department), at the Main Library, and on the City's website at <http://www.sanleandro.org/depts/cd/housing/plans.asp> during the 30-day period. The public notice for the April 20th public hearing was published in a locally circulated newspaper *Daily Review* on April 2, 2015. The Council held a public hearing on the final versions of both Plans on April 20th, 2015 City Council Meeting.

5. Summary of public comments

The public comment period commenced on March 20th and ended on April 20th, 2015. At the March 20th City Council meeting, Mr. Robert Fox, a San Leandro resident, inquired and requested that CDBG funds be used to create community gardens throughout the City.

There were no public comments received during the public comment period nor at the June 1, 2020 public hearing where amendments to this documents were considered by City Council.

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

Not applicable.

7. Summary

As with the previous five-year Consolidated Plan 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 2015-2019 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 Housing Specialist in the Community Development Department Housing Services Division is responsible for administering the CDBG program, which includes developing the Five-Year Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPERs), and is the liaison to the 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(l) and 91.315(l)

1. Introduction

The Consolidated Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan focuses attention on housing and community development needs and resources available to meet these needs. The FY 2015-2019 Consolidated Plan will be prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, meets bi-monthly to provide policy input into the Consolidated Plan planning process.

The City of San Leandro will continue to coordinate available CDBG, HOME, and local funds to provide housing programs, public service assistance, capital improvements, and economic development activities for eligible residents and neighborhoods in five-year Consolidated Plan period. Housing-related activities will be coordinated between various City divisions, including Planning and Housing Services. The City will also coordinate with Alameda County, County HOME Consortium member cities, 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 and tenant/landlord counseling. The City staff will continue to work closely with local non-profit agencies, the County, and other 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 San Leandro, and the City will continue support for the Housing Authority in its efforts to maintain the current level of vouchers for eligible San Leandrans.

Since 2010, public services have been primarily supported by CDBG funds through the CDBG funds through the City's Community Assistance Grant Program (CAP). Efforts will continue to include the Human Services Commission (HSC) and non-profit agency directors/members to improve and evaluate the needs assessment and funding process. 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, CDBG funds are expected to be made available for City-initiated and/or non-profit capital improvement projects. Should funds be available, non-profit improvements will be coordinated within

the City's Planning, Building & Safety Services, Engineering & Transportation, Public Works Departments, and the City Council.

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)).

EveryOne Home activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all fourteen (14) cities, including San Leandro, and endorsed by numerous community organizations.

Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. 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.

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

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 Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time being homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with the American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of the Priority Home Partnership (PHP), which was a county-wide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly to prepare for the submission of this Substantial Amendment and to coordinate around the use of future ESG funding via regular meetings and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continued through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY 2015-2016 ESG funding.

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

Table 2– Agencies, groups, organizations who participated

1	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?	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?	

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	EveryOne Home and the San Leandro FY 2015-2019 Consolidated Plan both address the regions homelessness needs.

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(l))

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 five-year consolidated planning cycle starting July 1, 2015 through June 30, 2020 and the Strategic Plan.

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

As noted earlier, On April 13, 2020, the City of San Leandro received a waiver that permits a reduced period for public noticing and public comment on this Substantial Amendment to the 5-Year Consolidated Plan for the period of July 1, 2015 to June 30, 2020. The City is taking this opportunity to re-allocate prior year unspent CDBG funds and program new stimulus funding, CDBG-CV, towards COVID-19 emergency services. The City may also allocate additional funds as they are available.

The draft Substantial Amendment to the 2015-2020 Consolidated Plan will be available for comment from all interested parties from June 2, 2020 to June 7, 2020. Due to the Alameda County Shelter-In-Place Order these amendment documents shall only be available for review on the City's website (<http://www.sanleandro.org/depts/cd/housing/plans.asp>) or the Library website (<https://www.sanleandro.org/depts/library/default.asp>).

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.

There were no public comments received during the public comment period nor at the June 1, 2020 public hearing where amendments to this documents were considered by City Council.

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 two (2) public hearings are required with at least one (1) hearing to be held before the Proposed Five-Year Strategic Plan and Proposed 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 20th and 28th of 2015 and were advertised through many outlets including the City website, City facilities like the City Hall, public libraries, and community center, and a local ad and consecutive weekly press releases in the City's local newspaper *San Leandro Times*. 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. Priority Needs surveys were distributed at these two (2) public meetings. 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 thirty-six (36) survey responses (7 paper survey responses and 29 surveymonkey responses).

Notice of the availability of the Draft Consolidated Plan for a 30-day public comment period was published in the *The Daily Review* newspaper on February 26, 2015. The City Council held a public hearing on March 16, 2015 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 20th through April 20th, 2015. Both drafts were available for review at City Hall (at the City Clerk's office and City's Community Development Department), at the Main Library, and on the City's website at <http://www.sanleandro.org/depts/cd/housing/plans.asp> during the 30-day period. The public notice for the April 20th public hearing was published in a locally circulated newspaper *Daily Review* on April 2, 2015. The Council held a public hearing on the final versions of both Plans on April 20th, 2015 City Council Meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowners' Associations	The City of San Leandro held 2 community meetings. Community Meeting #1 was held on January 20, 2015 at the Marina Community Center and had 14 attendees. Community Meeting #2 was held on January 28, 2015 at the Senior Center and had 12 attendees.	The City received 7 completed Priority Needs surveys.	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	SurveyMonkey.com Priority Needs Survey	Non-targeted/broad community	The City created a surveyMonkey.com version of the Priority Needs Survey.	The City has received 27 survey responses. See attached "Summary of Responses to Priority Needs Survey".	All comments were accepted.	https://www.surveymonkey.com/s/7DHCQND

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs identified in the original Consolidated Plan focused on affordable housing needs, the needs of homeless citizens, and community development (including possibly funding public facilities and infrastructure, public services, and economic development activities). A tangential effort in this five year Consolidated Plan Substantial Amendment is to further define priorities that are currently identified generically as “Community Development Needs Goals” in the 2015-2020 plan documents. Those changes are noted in parenthesis below. The following bullet points summarize updates and/or new Priority Needs and Goals for COVID-19 response:

- Augmenting Homeless Assistance and Prevention Services
- Producing and Preserving Affordable Housing Opportunities
- Providing Enhanced Public Services (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)
- Improving Public Facilities and Infrastructure (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)
- Increasing Economic Development Opportunities (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)

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.

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 five-year consolidated plan period (July 1, 2015 through June 30, 2020), 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. Tremendous outreach efforts were made to ensure the broad distribution of the survey. The survey was 1) distributed at the two (2) community meetings the City held to discuss the City's Consolidated Plan; 2) emailed to the entire Housing Services Division CDBG distribution list; 3) posted on the City's website; and 4) converted into an online survey via [surveymonkey.com](https://www.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 thirty-six (36) survey responses (7 paper survey responses and 29 [surveymonkey.com](https://www.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 costs burdens and other housing problems that resulted from the recent economic recession as well as with the rapidly increasing current rental rates in San Leandro as well as throughout Alameda County. Respondents have identified affordable housing and jobs are the City's highest priority needs.

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

Describe the jurisdiction's need for Public Facilities:

The City-adopted 2010 ADA Transition Plan identifies ADA improvements mandated to be done to city facilities to make these facilities more accessible to seniors and persons with disabilities.

Non-profit social service agencies serving San Leandrans have facilities that are in need of improvements and renovations. 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.

Lastly, the City must dedicate CDBG funds for annually 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?

These needs were determined through the City's consultations, community meetings, priority needs survey, and public comment period.

Describe the jurisdiction's need for Public Improvements:

As in the past, if feasible, the City will continue to use CDBG funds for installing ADA curb ramps throughout the City.

How were these needs determined?

These needs were determined through the City's consultations, community meetings, priority needs survey, and public comment period.

Describe the jurisdiction's need for Public Services:

During the next five (5) years, the types of services considered priorities for CDBG funds are likely to include basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and shelter programs.

In accordance with HUD regulations, the City cannot commit more than 15% of its annual CDBG allocation (plus the estimated CDBG generated program income from the current fiscal year) toward public services. However, the number of individuals and families seeking social services continue to rise, while CDBG funds continue to be reduced.

How were these needs determined?

These needs were determined through the City's consultations, community meetings, priority needs survey, and public comment period.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The State Department of Finance indicates that San Leandro's population as of January 1, 2014 was 87,691. The 2010 Census indicated that 42.5 percent of San Leandro's households were renters and 57.5 percent were owners. The following sections illustrate the housing affordability and overpayment of both homeowners and renters in San Leandro.

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

Introduction

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	88	7	0	0	0
Arts, Entertainment, Accommodations	3,344	2,402	12	7	-5
Construction	1,298	2,846	5	8	3
Education and Health Care Services	5,029	4,440	18	13	-5
Finance, Insurance, and Real Estate	1,816	2,232	7	6	-1
Information	835	409	3	1	-2
Manufacturing	2,829	5,069	10	15	5
Other Services	2,362	2,057	9	6	-3
Professional, Scientific, Management Services	3,497	2,819	13	8	-5
Public Administration	1	0	0	0	0
Retail Trade	3,336	6,077	12	18	6
Transportation and Warehousing	1,349	2,231	5	6	1
Wholesale Trade	1,737	3,919	6	11	5
Total	27,521	34,508	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	44,628
Civilian Employed Population 16 years and over	40,056

Unemployment Rate	10.24
Unemployment Rate for Ages 16-24	24.61
Unemployment Rate for Ages 25-65	7.41

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,774
Farming, fisheries and forestry occupations	2,434
Service	4,019
Sales and office	11,340
Construction, extraction, maintenance and repair	3,640
Production, transportation and material moving	2,971

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,652	57%
30-59 Minutes	12,683	34%
60 or More Minutes	3,406	9%
Total	37,741	100%

Table 8 - Travel Time

Data Source: 2007-2011 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	4,393	693	1,895

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	8,032	1,109	2,346
Some college or Associate's degree	11,033	1,053	2,445
Bachelor's degree or higher	11,035	590	1,831

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	201	732	1,258	1,592	1,924
9th to 12th grade, no diploma	944	831	1,033	1,535	1,412
High school graduate, GED, or alternative	1,840	3,354	2,572	5,561	3,673
Some college, no degree	3,208	2,618	2,800	5,557	1,801
Associate's degree	283	1,066	748	1,796	632
Bachelor's degree	415	3,124	3,043	3,989	1,172
Graduate or professional degree	18	837	899	1,564	434

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,281
High school graduate (includes equivalency)	31,766
Some college or Associate's degree	41,560
Bachelor's degree	50,369
Graduate or professional degree	70,909

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Describe the workforce and infrastructure needs of the business community:

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.

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

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.

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.

Discussion

MA-50 Needs and Market Analysis Discussion

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

The most common housing problem for low- to moderate-income households in San Leandro is cost burden with 45.3% of all San Leandro households paying more than 30% of their income on housing in 2012, according to the American Community Survey for 2008-2012. "Overpaying" Renters (51.6%) are more heavily impacted "overpaying" homeowners (40.7%).

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

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as Census tracts where more than 50 percent of the population is comprised of a single ethnic or racial group. San Leandro is one of the most diverse cities in Alameda County with no one ethnic group constituting a majority. Though, San Leandro has one (1) census tract (4334) with Asian Non-Hispanic concentration.

The Community Development Block Grant (CDBG) program defines a low income concentration as any block group where more than 50% of residents earn 80% of MFI or less. Under this definition, there are twenty-two (22) low income block groups in San Leandro compared to 126 in the Alameda County Consortium cities as whole.

There appears to be an overlap among low income concentration and minority concentration in block groups 1 and 6 in census tract 4334.

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

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the City as a whole. There is a large mobile home community in this area.

Are there any community assets in these areas/neighborhoods?

There are community assets in this area, including a community center, parks, and other public facilities.

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.

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

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.

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.¹

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.

¹ 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>.

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.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The priority needs and goals of the FY 2015-2019 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 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 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 Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	City-Wide
	Associated Goals	Affordable Housing Needs Goals
	Description	To address the need for affordable housing in the City, the City 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 HOME Consortium area. The City historically allocated and will continue allocate CDBG funds primarily to provide fair housing services and preserve affordable housing and HOME funds to potential affordable rental or ownership housing projects, including new construction or acquisition and rehabilitation.

2	Priority Need Name	Homeless Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Homelessness Needs Goals
	Description	To address the homelessness needs of the City, 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 and the Alameda County HOME Consortium.
3	Priority Need Name	Supportive Housing Needs
	Priority Level	Low

	Population	Extremely Low Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Supportive Housing Needs Goals
	Description	The City intends to support future transitional or permanent supportive housing projects that will serve San Leandro residents with special needs, which includes persons with physical or mental disabilities and seniors who need affordable housing integrated with available support services.
	Basis for Relative Priority	Many of the homeless population also have supportive services needs. The City have primarily used available HOME funds for any future transitional or permanent supportive housing projects that will serve San Leandro residents with special needs. However, due to the consistently declining funding level for the HOME program, the City is unable to prioritize supportive housing needs hence the low priority level.
4	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 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	City-Wide
	Associated Goals	Community Development Needs Goals
	Description	The City will continue to provide program operational grants to non-profit social services 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 allocating CDBG funds towards the operational funding for the non-profit social services providers serving San Leandro residents as assisting San Leandro residents in need is a top priority for the City.
5	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	City-Wide
	Associated Goals	Community Development Needs Goals
	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 interests 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 a also top priority for the City.
6	Priority Need Name	Community Development Needs - Economic Development
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	City-Wide
	Associated Goals	Community Development Needs Goals

	Description	If funding is available, the City may potentially seek to 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.
7	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City-Wide
	Associated Goals	Affordable Housing Needs Goals Community Development Needs Goals Homelessness Needs Goals Supportive Housing Needs Goals
	Description	The City will continue to allocate 20% of its annual CDBG entitlement fund amount to the administration of the City's CDBG program and to fair housing services that affirmatively further fair housing.
	Basis for Relative Priority	The City considers it a high priority to ensure that the CDBG program is administered in accordance to the CDBG program regulations and to ensure the City continues to affirmatively further fair housing throughout the City.
8	Priority Need Name	COVID-19 Pandemic Response (CARES Act)
	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
	Geographic Areas Affected	City-Wide

Associated Goals	<p>Augmenting Homeless Assistance and Prevention Services</p> <p>Producing and Preserving Affordable Housing Opportunities</p> <p>Providing Enhanced Public Services (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)</p> <p>Improving Public Facilities and Infrastructure (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)</p> <p>Increasing Economic Development Opportunities (“Community Development Needs Goals” in 2015-2020 Consolidated Plan)</p>
Description	<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>
Basis for Relative Priority	<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>

Narrative (Optional)

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

Introduction

This section provides a brief description of the federal CDBG and HOME funds available to implement the City's FY 2015-2016 Annual Action Plan, which outlines the first year of the FY 2015-2019 Consolidated Plan.

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	628,306	0	0	628,306	2,513,224	As a CDBG entitlement locality, the City of San Leandro directly receives CDBG funds annually from the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used for a variety of housing and community development activities which benefit lower income individuals and families.

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	0	0	0	0	0	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.
CDBG-CV	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$451,972	0	0	0	\$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

Not applicable.

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

Not applicable.

Discussion

None.

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
SAN LEANDRO	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
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)

The City of San Leandro will continue to use CDBG public services funds to assist Davis Street Family Resource Center and its Basic Needs Program which provide not only basic needs services such as food and clothing, but also health, mental health and employment services to homeless persons.

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

There are a variety of services for special needs population and persons experiencing homelessness in San Leandro. Major gaps in the service delivery system remains to be inadequate and reduced funding to provide the level of services needed.

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

The HOME Consortium jurisdictions will continue to put forth joint efforts to address the priority needs in Alameda County as well as continue to support the coordination between housing providers and service providers in addressing the housing needs of the homeless and special needs population.

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	Affordable Housing Needs Goals	2015	2019	Affordable Housing	City-Wide	Administration Affordable Housing Needs	CDBG: \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	Homelessness Needs Goals	2015	2019	Homeless	City-Wide	Administration Homeless Needs	CDBG: \$0	
3	Supportive Housing Needs Goals	2015	2019	Non-Homeless Special Needs	City-Wide	Administration Supportive Housing Needs	CDBG: \$0	
4	Community Development Needs Goals-Providing Enhanced Public Services	2015	2019	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services	CDBG: \$2,063,225	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Community Development Needs Goals-Improving Public Facilities and Infrastructure	2015	2019	Non-Housing Community Development	City-Wide	Community Development Needs - Public Facilities	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted Other: 7 Other
6	Community Development Needs Goals-Increasing Economic Development Opportunities	2015	2019	Non-Housing Community Development	City-Wide	Community Development Needs - Economic Development	CDBG:	

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Affordable Housing Needs Goals.
2	Goal Name	Homelessness Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Homelessness Needs Goals.
3	Goal Name	Supportive Housing Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Supportive Housing Needs Goals.

4	Goal Name	Community Development Needs Goals-Providing Enhanced Public Services
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Community Development Needs Goals, which include providing enhanced public services.
5	Goal Name	Community Development Needs Goals-Improving Public Facilities and Infrastructure
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Community Development Needs Goals, which include improving public facilities and infrastructure.
6	Goal Name	Community Development Needs Goals-Increasing Economic Development Opportunities
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Community Development Needs Goals, which include increasing economic development opportunities.

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)

Not applicable.

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

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

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

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

Should the City use federal funds, such as CDBG funds for single-family housing rehabilitation grants and HOME funds for acquisition and/or rehabilitation of apartments for preservation or maintenance as affordable housing, it will inform homeowners and 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), which 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 Davis Street Family Resource Center (DSFRC) provides case management services to address their clients' financial and social struggles and, employment support services and workshops that include assistance with résumé writing, job search, interview preparation, creating a family budget, and providing clothes for interviews. Special career management courses also assist CalWORKs clients in transitioning from welfare to self-sufficiency. Moreover, DSFRC and Building Futures with Women and Children (BFWC) work collaboratively to find long-term affordable housing for homeless families who have students in the school district.

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

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

The City will continue to use CDBG funds to implement activities/programs to fight poverty and improve the economic circumstances of San Leandro residents. Non-profit agencies providing employment and training resources, such as Davis Street Family Resource Center, will continue to receiving CAP funds. Economic development projects/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 monthly invoices and quarterly 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

This section provides a brief description of the federal CDBG and HOME funds available to implement the City's FY 2015-2016 Annual Action Plan, which outlines the first year of the FY 2015-2019 Consolidated Plan.

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	628,306	0	0	628,306	2,513,224	As a CDBG entitlement locality, the City of San Leandro directly receives CDBG funds annually from the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used for a variety of housing and community development activities which benefit lower income individuals and families.

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	0	0	0	0	0	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

Not applicable.

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

Not applicable.

Discussion

None.

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	Affordable Housing Needs Goals	2015	2019	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Homelessness Needs Goals	2015	2019	Homeless	City-Wide	Administration Homeless Needs	CDBG: \$0	Other: 0 Other
3	Supportive Housing Needs Goals	2015	2019	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs	CDBG: \$0	Other: 0 Other
4	Community Development Needs Goals	2015	2019	Non-Housing Community Development	City-Wide	Community Development Needs - Economic Development Community Development Needs - Public Facilities Community Development Needs - Public Services	CDBG: \$412,645	Public service activities other than Low/Moderate Income Housing Benefit: 10982 Persons Assisted Other: 7 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Needs Goals
	Goal Description	<p>The City's Single-Family Housing Rehabilitation Program, which is administered by Neighborhood Solutions, will provide grants to fifteen (15) very low- and low-income households for minor repairs to their homes. \$90,000 CDBG funds will be used to provide these minor home repair grants.</p> <p>The City will continue to implement its FY 2010-2014 Fair Housing Plan, specifically designed to assist the City to "affirmatively further fair housing". The City will provide \$10,000 CDBG funds to ECHO Housing, a regional fair housing counseling agency, to provide housing discrimination services to ten (10) very low- and low-income clients.</p> <p>These projects are further detailed in section "AP - 38 Project Summary".</p> <p>In addition, the City will receive HOME funds in the amount of \$141,964 from HUD via the Alameda County HOME Consortium. Alameda County is the lead administrator for HOME funds under the County HOME Consortium. The City will also carry over \$433,772 in HOME funds from previous years for a total \$575,736 in total HOME amount for project expenditures. The City proposes to continue to use HOME funds for the acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance for lower income households in need. Currently, however, there are no proposed HOME-funded projects.</p>

2	Goal Name	Homelessness Needs Goals
	Goal Description	The City has, in the past, provided CDBG funds to Building Futures with Women & Children (BFWC) for its San Leandro Shelter for Women and Children and to ECHO Housing to providing tenant and landlord counseling and rental assistance program to San Leandro residents. However, due to limited CDBG funds, the City will be allocating local General Funds to BFWC and ECHO Housing to continue to provide their services that address the City's homelessness needs. BFWC's San Leandro Shelter will provide emergency shelter and support services, including food, laundry facilities, transportation vouchers, case management, mental health services, resources and referrals, advocacy, support groups, and household establishment assistance for residents moving beyond shelter, to homeless families in crisis, specifically to 200 women and children who are victims to domestic violence. ECHO Housing will provide tenant and landlord counseling, dispute resolution that provide tenants and landlords with mediation, and counseling services concerning tenant's and landlord's rights and responsibilities regarding rental housing to 130 tenants and landlords.
3	Goal Name	Supportive Housing Needs Goals
	Goal Description	Due to the limited availability of funds, the City of San Leandro does not anticipate funding activities that increase the availability of service-enriched housing for persons with special needs in FY 2015-2016.

4	Goal Name	Community Development Needs Goals
	Goal Description	<p>The City will commit 15% (or \$94,245) of its annual CDBG allocation (plus estimated CDBG generated program income from the current fiscal year), in accordance with HUD regulations, toward Public Services. The City issued a Community Assistance Grant Program (CAP) Request for Funding Proposal (RFP) in December 2014 to award two-year grants through FY 2015-2017 (July 1, 2015 - June 30, 2017). The following non-profit social services providers will be awarded CDBG public services funds in the 1st-year of the two-year funding cycle: Child Abuse Listening, Interviewing and Coordination Center (CALICO) (\$19,400); Davis Street Family Resource Center (\$34,500); SOS/Meals on Wheels (\$25,700); and Spectrum Community Services (\$14,645). These public services agencies will serve an estimated 10,982 persons. These projects are further detailed in section "AP - 38 Project Summary".</p> <p>For Public Facilities, the City will allocate \$201,417 to HUD for principal/interest payments for the City's outstanding \$2.5 million HUD Section 108 loan which was used to construct the City's senior center in 2010. In addition, staff proposes allocating \$116,983 to continue to assist in the implementation of the City's 2010 Updated ADA Transition Plan by funding the completion of architectural modifications designed to make seven (7) City facilities (Main Library, Marina Community Center, City Hall, South Offices, Police Department, Washington Manor Library, and Marina Park) more accessible to persons with disabilities.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

CDBG funds can be used for four (4) general types of projects: housing, capital 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 basically meets this standard if at least 51% of the beneficiaries have low-moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2015-2019, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG dollars in the following eligible funding categories: Public Services, Public Facilities, Housing Activities, and General Administration.

The City of San Leandro allocates its annual federal CDBG and HOME funds to address the City's housing and community development needs identified in the City's FY 2015-2019 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan).

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.

#	Project Name
1	CALICO - San Leandro Child Abuse Intervention Project
2	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
3	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
4	Spectrum Community Services - San Leandro Senior Nutrition and Activities Program
5	CDBG Program Administration
6	ECHO Housing - Fair Housing Program
7	Section 108 Loan Repayment
8	City of San Leandro ADA Transition Plan for City Facilities
9	Single-Family Housing Rehabilitation Program

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) selected to be funded in FY 2015-2016 are among fifteen (15) agencies who submitted an application to the City-issued FY 2015-2017 Community Assistance Grant Program (CAP) RFP. These agencies provide critical, and CDBG-eligible, social services for San Leandro residents, thus, meeting the City's Consolidated Plan priority needs, and the City's Human Services Commission recommended that these 4 agencies be funded with CDBG funds.

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

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

The City's ADA Transition Plan, partially funded with CDBG funds, outlines the City's commitment to make City facilities for ADA accessible.

Lastly, the City is able to provide lower-income San Leandro homeowners with minor repair grants using CDBG funds to ensure that these existing, affordable homes are preserved and in safe 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	CALICO - San Leandro Child Abuse Intervention Project
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$19,400
	Description	CALICO, the Child Abuse Listening, Interviewing, and Coordination Center, provide family support services to improve mental health outcomes for San Leandro children who have suffered abuse and their families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CALICO's Family Resource Specialist (FRS), a skilled mental health clinician, will provide critical therapeutic interventions that can place 52 abused children on path to healthy adulthoods. FRS will also provide caregivers with ongoing support that prevents the recurrence of violence and begins to foster healing for the children.
2	Project Name	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$34,500

	Description	Comprehensive Family Resource Center provides emergency services to low-income people in San Leandro enabling them to move out of poverty and into self-sufficiency. Family Support Services program include basic needs services, food, clothing, and housing assistance, employment support in addition to counseling case management and information and referral, free medical and dental case, and child care.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Basic Needs Program will provide 12,694 San Leandro clients with emergency food. Clients will be screened for eligibility for other services and referred to other community providers. Counseling services, including weekly individual, family and crisis intervention and substance abuse prevention and short-term counseling will be provided to 150 clients at both family resource centers and in 10 San Leandro schools.
3	Project Name	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$25,700
	Description	SOS/Meals on Wheels program delivers warm,nutritious meals to homebound seniors who are 60 years of age or older and unable to buy or prepare food for themselves.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	SOS/Meals on Wheels will deliver warm, nutritious meals to 270 homebound seniors in San Leandro. Drivers will also provide health check-in visits and assist seniors with small tasks.
4	Project Name	Spectrum Community Services - San Leandro Senior Nutrition and Activities Program
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$14,645
	Description	Spectrum's Senior Nutrition and Activities Program (SNAP) help low-income San Leandro seniors stay health and independent by serving hot, nutritious mels in supportive settings, 5 days week.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Spectrum's Senior Nutrition and Activities Program (SNAP) will serve 480 low-income San Leandro seniors with hot, nutritious meals 5 days a week, 248 days per year at the San Leandro Senior Community Center and the Fargo Senior Center.
5	Project Name	CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals Homelessness Needs Goals Supportive Housing Needs Goals Community Development Needs Goals

	Needs Addressed	Affordable Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development Administration
	Funding	CDBG: \$115,661
	Description	General administration and oversight of the CDBG Program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City will continue to allocation 20% of its annual CDBG entitlement fund amount to the administration of the City's CDBG program.
6	Project Name	ECHO Housing - Fair Housing Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Needs Administration
	Funding	CDBG: \$10,000
	Description	ECHO Housing provides fair housing services to San Leandro residents to reduce housing discrimination in the City.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p>ECHO Housing Fair Housing Coordinator will:</p> <ul style="list-style-type: none"> • provide services to San Leandro households inquiring about fair housing and related issues, and/or alleging housing discrimination by evaluating and investigating complaints within 24 hours, when feasible, using trained investigators. If discrimination is suspected, mediation will be offered or referrals will be made to private attorneys or government agencies if the complainant so desires. • conduct a systematic fair housing audit to determine fair housing compliance, analyze data, and provide follow-up and training for non-compliant property owners and/or managers. • conduct an annual April Fair Housing Month event and a fair housing training session for tenant and/or potential homebuyers. • conduct presentations on fair housing issues; distribute fliers/brochures at public locations such as libraries, churches, community groups, social service agencies, and stores; and disseminate quarterly public service announcements.
7	Project Name	Section 108 Loan Repayment
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$201,417
	Description	The City received \$2.5 million HUD Section 108 Loan to complete the construction of the senior center. With the completion of the facility, the City will now make repayments based on the repayment schedule provided by HUD. The City pledges future CDBG funds to repay the \$2.5 million loan over 20 years.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City will use future CDBG funds to repay its \$2.5 million HUD Section 108 Loan used to complete the construction of the City's senior center.
8	Project Name	City of San Leandro ADA Transition Plan for City Facilities
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$116,983
	Description	The Departments of Engineering & Transportation and Public Works will complete architectural modifications to City facilities (Main Library, Marina Community Center, City Hall, South Offices, Police Department, Washington Manor Library, and Marina Park) to make them more ADA accessible.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funds will be used to make City facilities (Main Library, Marina Community Center, City Hall, City Hall-South Offices, Police Department building, Washington Manor Library, and Marina Park) more accessible for seniors and disabled persons.
9	Project Name	Single-Family Housing Rehabilitation Program
	Target Area	City-Wide

Goals Supported	Affordable Housing Needs Goals
Needs Addressed	Affordable Housing Needs
Funding	CDBG: \$90,000
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	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	CDBG funds will be used to provide grants to 15 income-eligible (extremely low- and very low-income) households to complete repairs to the single-family or mobile homes. Grants may be used for minor repairs that improve health and safety, home accesibility, exterior clean up, exterior paint, and seismic strengthening.

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 fairly diverse, with few low-income census tract areas. Potential sites that could possibly accommodate affordable housing and homeless facilities are identified in the City's Housing Element.

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.

Discussion

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

Introduction

To carry out the following strategies outlined in the City of San Leandro's 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, moreover, 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

The new 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

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), which is currently funded with CDBG funds, will continue to support non-profit agencies that provide job assistance and related services to low-income members of the community.

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

Actions planned to develop institutional structure

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

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 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.

Discussion

Program Specific Requirements

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

Introduction

The program-specific requirements governed by the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) are described below.

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.	100.00%

Discussion