



CITY OF SAN LEANDRO

**FY 2022-2023
Community Development Block
Grant (CDBG) Consolidated
Annual Performance and
Evaluation Report (CAPER)**

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***ALAMEDA COUNTY
HOME CONSORTIUM***

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of San Leandro (City) is a U.S. Department of Housing and Urban Development (HUD) entitlement city for the Community Development Block Grant (CDBG) program. For FY 2022-23, the City received an allocation of \$747,498. The FY 22-23 Consolidated Annual Performance and Evaluation Report (CAPER) covers the third year of the FY 2020-2024 Consolidated Plan. The City's CDBG were used for activities that meet the CDBG program national objective to benefit low- and moderate-income (LMI) persons. There were four categories of programs where these funds were committed: Public Services, General Administration & Planning, Improvement of Public Facilities and Housing Activities.

The City allocated its CDBG public services funds to four subrecipients (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels, and Spectrum Community Services) who provided support services to 6,816 (low-income persons in need from July 1, 2022 through June 30, 2023).

The City also allocated CDBG funds to the Minor Home Repair Grant Program that provided eleven (11) income-eligible homeowners with a grant for housing rehabilitation.

The City completed a two-year contract that began FY 2021 that used CDBG allocated funds to conduct a lead-based paint visual assessment of properties that received FY2020-2021 Emergency Assistance Program HUD CDBG-CV funds.

Additionally, CDBG funds supported the following: 1) City ADA Transition Plan designed to modify the City's facilities to improve ADA accessibility requirements; 2) repayment of the City's Section 108 Loan (in accordance with HUD's 20-year repayment schedule) used to complete the construction of the City Senior Center; and 3) to ECHO Housing to provide fair housing services and affirmatively further fair housing.

See Appendix A for U.S. HUD Integrated Disbursement & Information System (IDIS) Summary Reports:

- PR03 – CDBG Activity Summary Report
- PR23 – Summary of Accomplishments
- PR26 – CDBG Financial Summary Report
- PR26 – CDBG Activity Summary Report

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and

explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

In the FY 2020-2024 Consolidated Plan, the City received HUD technical assistance to re-configure the identified goals to align with HUD guidance. The revisions were applied to the overall program goals, categories for the types of populations assisted, indicators for how that assistance is delivered, and units of measurement for goals.

The City maintains an annual contract with ECHO Housing to provide services to affirmatively further fair housing. ECHO housing is a HUD certified housing counseling agency. Section CR-35 contains a matrix that reports on efforts identified in the City’s Analysis of Impediments to Fair Housing of activities that address obstacles to access housing for all vulnerable to discrimination.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improving Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9500	0	0.00%	0	0	
Providing Enhanced Public Services	Non-Housing Community Development	CDBG-CV: \$	Lead based-paint visual inspections for ERAP recipients	Persons Assisted	0	0	61.3%	124	76	61.3%
Producing & Preserving Affordable Housing Opportunity	Affordable Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	87	116.00%	14	11	621.43%

Providing Enhanced Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19980	6092	30.49%	3700	6307	170.46%
Providing Enhanced Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	9		0	9	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The priorities identified are as follows:

1. Affordable Housing
2. Homeless Assistance and Prevention Services
3. Community Development Needs – Public Services
4. Community Development Needs – Public Facilities
5. Community Development Needs – Economic Development
6. COVID-19 Pandemic Response

The goals to address those priority needs are as follows:

1. Producing and Preserving Affordable Housing Opportunities
2. Providing Enhanced Public Services
3. Improving Public Facilities and Infrastructure
4. Increasing Economic Development Opportunities

5. Augmenting Homeless Assistance and Prevention Services

In FY 22-23, the City continued to address Homeless Assistance and Prevention Service by providing CDBG funding to non-profit organizations such as Davis Street Family Resource Center for Basic Needs services to help mitigate and prevent homelessness. To further address Homeless Assistance and Prevention Services, the City allocated \$300,000 for acquisition, rehabilitation and relocation related to the Nimitz Motel as an interim shelter and navigation center. The City addressed Public Services through its annual CDBG Public Services grants: CALICO (child abuse services), Davis Street Family Resource Center, Service Opportunities for Seniors/Meals on Wheels, and Spectrum Senior Services. Funding in FY 21-22, the Washington Avenue Corridor ADA Improvements project is a Public Facilities priority and the City's prepared bids to start construction on the project.

In FY 22-23, the City did not allocate CDBG funds for Economic Development.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2501
Black or African American	506
Asian	2691
American Indian or Alaskan Native	31
Native Hawaiian or Other Pacific Islander	66
American Indian/Alaskan Native & White	2
Asian & White	3
Other multi-racial	507
Total	6307
Hispanic	2015
Not Hispanic	4292

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City is one of the most diverse cities in Alameda County and there is no single ethnic group that constitutes a majority of the City's population. In addition to HUD's reporting requirements, the City collects additional information reflected in the Table 2 above. The City requires that services are provided to any qualified individual in need regardless of race or ethnicity. This data does not reflect the programs that are funded by non-Federal City grants. Table 2 was updated as reflected in the PR 23 report.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,930,510.87	\$608,519.60

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG Program. The FY 2023 grant is contributing to the high amount of resources available shown on line 16 of the PR 26 report. Also, there is \$19,364.40 of returned funds from an overpayment of a Section 108 loan.

HOME Program. The City participates in the Alameda County HOME Consortium, which is made up of Alameda County cities (including unincorporated cities), excluding Berkeley and Oakland. The City receives HOME funds via a formula allocation to be used for administration and housing projects. However, the City's annual allocation is not typically large enough to be used for a HOME eligible housing project. HOME Consortium cities have historically pooled funds to be used regionally on a competitive and/or rotating basis among member cities. The HOME Consortium awarded the City \$331,319 in FY 2021 and \$245,827 in FY 2022. After administrative costs, the city has a balance of \$563,105 of HOME funds available for an eligible housing project or program.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Following is a summary of funds leveraged by the City's FY 2022-23 CDBG subrecipients :

- CALICO also received the following funds:
 - \$25,000 in state funds
 - \$20,039 in other local funds
 - \$8,750 in private funds
- Davis Street Family Resources received the following funds:
 - \$75,000 in other federal funds
 - \$25,100 in other local funds
 - \$141,285 in Alameda County funds
- ECHO Housing received \$455,399 in other CDBG entitlement funds
- SOS/Meals on Wheels received the following funds:
 - \$2,700,000 in other federal funds
 - \$375,853 in local funds
 - \$514,826 in private funds
- Spectrum Community Services received the following funds
 - \$29,591 in local funds
 - \$25,00 in other CDBG funds
 - \$29,591 in local funds
 - \$70,300 in private funds
 - \$920,194 in other funds

HOME Match

HUD requires that Cities that receive HOME funds provide matching funds for all HOME fund expenditures awarded since 1993. HOME funds must be matched with an equivalent to twenty-five percent of the total amount of funds expended in the fiscal year. Historically, the City has exceeded the required HOME match. HUD allows for match funds to be accumulated from one year to the next. To date the City has exceeded its HOME match requirements and reports this in the annual HOME Match Report in the HOME Consortium CAPER submitted annually by Alameda County.

Local Resources

The City also appropriated \$177,185 in local General Funds to the following programs in 2022 that assisted the City in addressing the affordable housing, homelessness, and community development needs of the City, as identified in the FY 2020-2024 Consolidated Plan.

- \$11,000 to Davis Street Family Resource Center to provide affordable housing counseling services to City residents.
- \$45,000 to Centro Legal de la Raza to provide tenant and landlord legal services and “Know Your Rights” workshops in addition to a subcontract to ECHO Housing to provide tenant and landlord information & referral, counseling and mediation/conciliation services. Due to the high demand for Centro Legal’s services, we increased this contract by \$40,000 using federal American Rescue Plan Act (ARPA) funds.
- \$35,930 to Bay Area Affordable Homeownership Alliance (BAAHA) to administer and monitor the City’s First-Time Homebuyer Program.
- \$25,000 to Building Futures with Women and Children to provide emergency food and housing to homeless women and children in addition to social support services.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units		
Number of special-needs households to be provided affordable housing units		
Total		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units	14	11
Number of households supported through the acquisition of existing units		
Total		

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Despite the best efforts of Rebuilding Together|Oakland East Bay (RTO), who administered the housing rehab program, they fell short three projects from their projected goal. Projects were approved that were not completed in time due to 1.) scope of work changes by clients, 2.) availability of clients, and 3.) availability of approved contractor to complete the work within the fiscal year.

The most significant barrier to added affordable housing in the last decade was the dissolution of the City’s Redevelopment Agency resulting in a loss of affordable housing financing support. There have also been substantial reductions in grant amounts in the last five years that have impeded the City’s ability to meet its housing and community development goals. In addition, the ongoing high costs of construction, labor and materials, and high interest rates in San Leandro and the Bay Area, have impacted the development of market rate and affordable housing.

Discuss how these outcomes will impact future annual action plans.

The City prepares its annual action plans based on actual grant funding received. The City will continue to monitor developments in regional and state funding initiatives and work to support affordable housing and community development projects in applying for all available funding resources. The City has a base allocation of \$10 million in Alameda County Measure A-1 funds, a voter-approved initiative authorizing a \$580 million general obligation bond to invest in regional efforts to address the lack of affordable housing. A-1 funds are specifically designated for affordable rental housing development meeting the Consolidated Plan goal to Produce and Preserve Affordable Housing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	6	0
Low-income	5	0
Moderate-income	0	0
Total	11	0

Table 7 – Number of Households Served

Narrative Information

Table 13 provides housing rehab accomplishments and does not include visual lead testing accomplished as reflected in the attached PR 23.

Minor Home Repair Program: In FY 22-23, Rebuilding Together Oakland/East Bay (RTO) Minor Home Repair Program completed 11 housing rehabilitation grants allocated to low-income households including 11 households with either extremely low- and low-income senior citizens and/or disabled persons. The repairs included the installation of ADA grab bars, ramps & other accessibility improvements, plumbing repairs & fixture replacements, porch railing installments & dry rot repairs, replacement of water heater furnace, interior and exterior painting, weatherization of windows or replacement with new dual glaze, roof repairs and/or replacement, energy efficiency upgrades, code enforcement related yard clean-up and/or fence repair/replacement, and earthquake retrofits. The goal

of this program is to preserve existing affordable ownership housing for low- and moderate-income households and to support aging in place.

Lead-Based Paint Assessment of Emergency Rental Assistance Payment Program Properties: In FY 21-22, the City contracted with RTO to ensure compliance with CDBG-CV requirements under the Lead-Safe Housing Rule for properties older than 1978 and that received subsistence payment for more than 3 months. This was a two-year contract that was completed in FY22-23.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Jurisdictions in the HOME Consortium continue outreach to unsheltered persons. Emergency Solutions Grant (ESG) program funds are provided to the region's homeless providers to engage and support individuals and families experiencing homelessness. Alameda County coordinated countywide work.

Addressing the emergency shelter and transitional housing needs of homeless persons

Year-round emergency shelter capacity within the HOME Consortium consists of 364 for families with minor children and 396 beds for single adults for a total of 760 emergency shelter beds. The overall transitional housing capacity in the HOME Consortium jurisdictions is 234 beds with 86 beds for families with minor children and 148 beds for single adults. Of the 148 beds for adults, 71 of those are grant per diem beds restricted to Veterans. During the rainy season, warming station shelters operated in San Leandro (25 beds), as well as Alameda (6 beds), Fremont (27 beds), Hayward (18 beds), and Livermore (6 beds). The majority of the Continuum of Care's (COC) homeless population continues to be unsheltered (73% as of the February 22, 2022 Point-In-Time Count).

In FY 22-23, the City began negotiations to purchase the 33 unit Nimitz Motel. In collaboration with Building Futures and the Housing Consortium of the East Bay (HCEB). In 2022, the City applied for State Project Homekey Program Round 2 funding for acquisition and rehabilitation of this property. The proposal contemplates a short term-navigation center/drop-in shelter with a conversion in year 5 to permanent supportive housing. This will address urgent housing services needs for unhoused persons at-risk of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The COC is working with a number of publicly funded institutions of care to ensure that persons are not discharged into homelessness. The Realignment Housing Program has housing specialists working with persons in the County jail on their housing needs prior to their release date and is funded by Alameda County Probation Department to rapidly rehouse those who are or could become homeless. It also participated actively in the Youth Transitions Planning partnership funded by Health and Human Services (HHS) to ensure that no transitional age youth aging out of foster care exits to homelessness. The

partnership works to coordinate the foster care and McKinney funded housing resources to ensure youth do not fall out of housing.

Alameda County is a “housing first” COC. All funded programs prioritize finding clients permanent housing as quickly as possible without any clinical pre-conditions, such as sobriety, medication compliance or utilizing a shelter or transitional housing program first. Alameda County continues to expand Rapid Rehousing and Permanent Supportive Housing (PSH) throughout the County. County-wide PSH went from 2,753 in 2020 to 3710 in 2021. Veterans Affairs Supportive Housing (VASH) vouchers increased from 325 in 2020 to 364 in 2021. Alameda County Measure A1 funding has been committed to 46 projects and 1003 units targeted to homeless households within those projects.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Office of Homeless Care and Coordination is building a Housing Crisis Response System in Alameda County that prevents homelessness whenever possible, provides dignified homeless safety net services, and maintains people in permanent homes with ongoing subsidies and services. Coordinated Entry is the front door and central organizing feature of the Housing Crisis Response System. The purpose of Coordinated Entry is to quickly assess the needs of people in crisis, connect them to available support, and track the outcomes and performance of the system. Coordinated Entry provides a standard and transparent way for the Housing Crisis Response System to effectively identify people in Alameda County who are experiencing a housing crisis and assess their needs, then prioritize and match them to the most supportive services and housing programs for which they are eligible. To do this, the County’s Home Together initiative manages a Countywide By-Name-List, which is maintained in HMIS and governed by all applicable privacy and security policies.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not have a Housing Authority nor any public housing units within City boundaries. The Housing Authority of the County of Alameda (HACA) serves all cities and rural areas in Alameda County. HACA administers the Section 8 Voucher program and the Shelter Plus Care certificate programs. As of June 2022, there are 1,400 vouchers and 19 Shelter Plus Care certificates being utilized by San Leandro residents. The City continued to support HACA to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding the availability of public housing and Section 8 vouchers.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City continues to work towards eliminating housing constraints that are identified in the 2023-2031 General Plan Housing Element, certified by HCD in February, 2023.

The State of CA provided SB2 “Building Homes and Jobs Act” funding for the City to evaluate the General Plan and Zoning Ordinance. The City proposed to develop objective design and development standards intended to stimulate high quality multi-family residential and mixed-use development. The intent of this project is to signal to housing developers what the City wants to see in their proposed multi-family residential and mixed-use developments thereby creating predictability and saving time in the

In 2016 and 2020, the City updated its Zoning Code to create more flexibility to meet market demands while ensuring compatibility with existing neighboring uses.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City addresses the underserved needs through the following: 1) Fostering and Maintaining Affordable Housing, and 2) Eliminating Barriers to Affordable Housing.

Fostering and Maintaining Affordable Housing

- The City has regulatory agreements that require annual monitoring of approximately 620 Below-Market Rate (BMR) rental units and 50 inclusionary BMR home ownership units.
- The City continues to respond to inquiries from private and non-profit developers to acquire property and rehabilitate or construct new affordable rental units.
- The City's Minor Home Repair Program provided funding to twenty (20) single-family owner-occupied home (see CR-20 – Affordable Housing). The Program continues to preserve and improve the City' existing housing stock and assist senior homeowners with aging in place.
- The City's Rent Review Program, funded by City General Funds, provides a non-binding arbitration board that reviews eligible rent increase cases in San Leandro.
- The City adopted a Mobile Home Space Rent Stabilization Ordinance (MHSRSO) with the goal of preserving affordable housing for approximately 855 mobile home space tenants located in the nine mobile home parks throughout San Leandro.

Eliminating Barriers to Affordable Housing

- The City's certified 2023-2031 General Plan Housing Element identifies barriers and implementation strategies eliminate barriers to affordable housing in "Goal 58: Elimination of Housing Constraints". The 2023-2031 Housing Element also includes a section on the City's efforts to Affirmatively Further Fair Housing.

- The City's Analysis of Impediments to Fair Housing Choice (AI) was updated in January 2020 and will be implemented under the FY 2020-2024 Consolidated Planning period (July 1, 2020 through June 30, 2025). The AI includes an examination of various indicators of discrimination and recommended actions that the City could take to address discrimination. See Table 1 (City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction).
- The City's Housing Division provides Chinese and Spanish translated affordable housing materials.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

- As required by the Environmental Protection Agency (EPA), the City Building & Safety Services Division requires contractors to be EPA-lead certified before they can obtain necessary City building permits and before they can work on homes built prior to 1979.
- The City's Minor Home Repair Program provides lead-based paint awareness and information literature to residents. Testing is always performed on homes with residents ages 6 years old and under. The Program utilizes lead abatement contractors to perform the necessary repairs. Similarly, the program requires EPA certificates from general contractors certifying their lead-based paint training.
- When using federal funds for the acquisition and rehabilitation of apartments for preservation or maintenance of affordable housing, the City informs tenants of lead-based paint and complies with both EPA and HUD lead-based paint hazard reduction guidelines and regulations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Through the use of CDBG and City General Funds, the City provided funding to six programs that assisted individuals to achieve economic independence and to preserve and build affordable housing.

- Davis Street Employment and Housing Assistance Program assists low-income working clients to become job ready and/or secure employment and housing through one-on-one counseling with to define their employment goals, training needs, and housing goals.
- Davis Street provides affordable housing search assistance and placement for income-qualified tenants.
- Building Futures with Women & Children (BF) provides supportive services to homeless women and children at the San Leandro Emergency Shelter. In FY 22-23, BF provided emergency shelter and supportive services, including 3,714 meals and 1,238 bed nights directly supported by the City. All 73 clients received access to health care and group sessions to advance essential skills such as employment strategies, money management, housing strategies, and parenting skills. Out of the 84 women and children served, 48 exited to safe and stable permanent housing.
- The City annually monitors 620 BMR rental units to maintain affordable housing for extremely low, very low, low, and moderate-income people and for special populations like seniors and the disabled.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City participates in regular meetings with the County of Alameda, and neighboring jurisdictions, and social service agencies, to coordinate on housing and homeless prevention services and programs. The City supports Alameda County CoC Council through donations to HomeBase. The City participates in the Alameda County Office of Homeless Care and Coordination (OHCC) process to provide support for the Home Together 2026 five-year plan to end homelessness in Alameda County.

in 2016, the City passed a Minimum Wage Ordinance that accelerates implementation of the statewide minimum wage requirements in San Leandro.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City participates in the HOME Consortium (HOME TAC) with six (6) other cities and the County of Alameda.

The City coordinates with HACA to support the Section 8 Rental Assistance Program in San Leandro.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The following summarizes the City efforts to Affirmatively Further Fair Housing (AFFH) by listing the policies and actions identified in the HOME Consortium AI and identifies City programs implemented in FY 2022-23.

Fair Housing Goals and Activities

Regional Goal #1: Fair Housing – Promote Fair Housing Enforcement and Outreach

Activity 1.a:

The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.

Accomplishments in FY 22-23: FTHB Fair Housing Training: ECHO staff conducted 10 first time homebuyer trainings that included a “Know Your Rights” Fair Housing curriculum. Fair Housing Presentations: ECHO Staff presented at 9 Regional FH trainings. For FH Month in April 2023, ECHO Staff accepted a Proclamation from the Mayor describing the FH Act and addressed the public.

Activity 1.b:

Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.

Accomplishments in FY 22-23: Fair Housing Training: There were 4 trainings conducted to the following area organizations: 2 N CA Fair Housing Coalition training & 2 N CA Fair Housing Coalition meeting with the Civil Rights Division.

Activity 1.d:

Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).

Accomplishments in FY 22-23: The City provides General Fund support to Davis Street Family Resource Center to provide affordable housing services, including affordable rental housing referrals/placement to lower income households. DSFRC supported 321 clients in their housing counseling program. Of those clients, 81 were homeless individuals, 43 were walk-in clients & 69 received printed information packets with local housing & shelter information.

DSFRC, 8 clients with emergency hotel vouchers, & assisted 1 San Leandro resident with and rental assistance & 2 with utility assistance.

Activity 1.e:

Participating jurisdictions will provide financial assistance to clinics that provide free or reduced cost legal services for low-income rental households facing barriers to affordable housing.

Accomplishments in FY 22-23: The City provides General Fund support to Centro Legal de la Raza to provide support for tenant/landlord legal services and “know your rights” workshops.

Additionally, ECHO Housing is subcontracted to provide information & referral, counseling & mediation/conciliation services.

Centro Legal provided 63 households with legal consultation and 13 households with legal representation. ECHO Housing provided tenant/landlord information/referral, counseling, and conciliation to 230 clients households.

Regional Goal #2: Jurisdiction Policies – Maintain, improve, and implement local policy that supports affordable housing and fair housing.

Activity 2.a:

Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.

Accomplishments in FY 22-23: The City of San Leandro’s Rent Review Ordinance was not triggered in FY 2022-23 as landlords consistently chose to reduce their rent increases to <7% to prevent going before the City’s Rent Review Board. The City’s Mobilehome Space Rent Stabilization Ordinance (MHRSO) caps space rents at 4% (calculated as the lower of 4% or the annual % change in CPI).

Activity 2.b:

Participating jurisdictions will promote fair housing laws (e.g.: AB 1482, Chiu 2019), and to the extent required by any other new laws.

Accomplishments in FY 22-23: See response to Activity 1.a above. Additionally, in 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the federal Fair Housing and Employment Act. The law requires all local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 ensures that California Cities affirmatively further fair housing (AFFH). The City’s 2023-2031 General Plan Housing Element was certified by HCD in February 2023. The AFFH conducts a full analysis and identifies actions based on this analysis to address fair housing issues in the City. This work will be publicly reported to City Council every year.

Activity 2.c:

Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.

Accomplishments in FY 22-23: The City has included review of its inclusionary zoning ordinance as a goal/objective in its recently certified 2023-2031 Housing Element.

Activity 2.d:

The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.

Accomplishments in FY 22-23: In conjunction with the certified 2023-2031 HE update, the City

adopted related amendments to the General Plan Land Use Element. Related Zoning Code & Map Amendments were also adopted to remove barriers to housing production & facilitate development of housing near transit, in alignment with sustainability goals.

Activity 2.e:

Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.

Accomplishments in FY 22-23: In April 2023 the City of San Leandro submitted its Annual Progress Report (APR) for the 2015-2023 Housing Element to the California Department of Housing and Community Development (CA HCD). The State also certified the City's 2023-2031 Housing Element in February 2022.

Activity 2.f:

Participating jurisdictions will continue to incorporate these Regional Analysis of Impediments (AI) goals into their 5-Year Consolidated and Annual Action Plans.

Accomplishments in FY 22-23: This Matrix will be added to the HUD CAPER in compliance with this Fair Housing Activity.

Activity 2.g:

The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.

Accomplishments in FY 22-23: This Matrix will be included in the HUD CAPER in compliance with this Fair Housing Activity.

Activity 2.h

As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.

Accomplishments in FY 22-23: In FY 22-23 it was not necessary to conduct a FMR study to adjust the HUD-approved amount.

Regional Goal #3: Rental Subsidies – Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.

Activity 3.a:

Educate tenants and landlords on new fair housing laws.

Accomplishments in FY 22-23: Fair Housing Presentations: ECHO staff distributed flyers and brochures and sent emails for training on how to identify housing discrimination and find assistance for counseling and/or legal intervention. They also conducted 4 Northern CA FH trainings, 9 Regional FH trainings.

Regional Goal 4: Rehabilitation – Preserve and rehabilitate existing affordable housing stock

Activity 4.c:

Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.

Accomplishments in FY 22-23: In FY 22-23 City Housing Division staff continued to work with Rebuilding Together Oakland|East Bay. There were 11 housing rehabilitation grants allocated to low-income Households including 11 HHs with either extremely low- and low-income senior citizens and/or disabled persons. The goal of this program is to preserve existing affordable ownership housing for low- and moderate-income HHs and to allow senior citizens to age in place if desired.

Regional Goal #5: Unit Production – Increase the number of affordable housing units

Activity 5.c:

Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.

Accomplishments in FY 22-23: The City of San Leandro has created special online resources to inform, assist and encourage the development of Accessory Dwelling Units, including information in Spanish and Chinese. This same information and assistance is also provided at the City's Permit Center.

Regional Goal 6: Homeownership – Increase homeownership among low- and moderate-income households

Activity 6.b:

As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.

Accomplishments in FY 22-23: The City has a contract Bay Area Affordable Homeownership Alliance (BAAHA) to provide First-Time Home Buyer counseling assistance to residents. They placed four households into BMR inclusionary zoned homes after performing a comprehensive outreach in 3 languages and generated 900 inquiries. 270 eligible applicants were placed in a lottery. The City continues to explore opportunities to re-establish the City's homebuyers

downpayment assistance loan program, but available funding resources continue to be limited. The City continues to participate in the Alameda County HCD Mortgage Credit Certificate Program. Alameda County ran out of authority to issue more MCCs as of October 2019. Given this, there were no new MCCs issued for properties in San Leandro in 2022-23. ECHO conducted 10 Homebuyer Education trainings. A1CHS conducted 2 HE trainings.

Regional Goal 7: Supportive Services – Maintain and expand supportive services for lower -income households

Activity 7.b:

Participating jurisdictions will continue to provide financial support for homeless services.

Accomplishments in FY 22-23: The City allocated CDBG public service dollars to Davis Street Family Resource Center Basic Needs Program, SOS Meals on Wheels, Spectrum senior food nutrition program, and CALICO child abuse intervention services. City council approved allocation of General Fund monies to support a shelter and drop-in navigation center for people experiencing homelessness.

Regional Goal 8: Marketing – Maintain and expand awareness of affordable housing opportunities and services through marketing efforts

Activity 8.c:

The participating jurisdictions will continue promoting 211's affordable housing database with current information.

Accomplishments in FY 22-23: City staff regularly received calls and emails from people with housing stability issues who are referred to 2-1-1 for services.

CR-40 - Monitoring 91.220 and 91.230

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

The City conducts annual monitoring of CDBG and HOME funded projects. The Housing Division and Finance Division coordinate regularly to reconcile IDIS data. Desk monitoring includes reviews of quarterly progress reports, invoice reimbursements, back-up expense documentation, and regular communications with subrecipients. On-site monitoring includes physical visits of the City's subrecipients to assess compliance with the CDBG program. The City maintains regular communication with all CDBG and HOME funded programs and properties.

The City monitors CDBG capital improvement projects through review of reimbursement requests and invoices and provides technical assistance on CDBG regulations including Davis Bacon, Section 3 and MBE/WBE compliance.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City held a public hearing to approve the FY 22-23 CAPER document on September 18, 2023. The draft CAPER was posted on August 18, 2023 and will have a public review period of August 19, 2023–September 18, 2023 on the City website and shall be displayed at City facilities including the San Leandro Main Library, Marina Community Center, Senior Community Center, City Hall Kiosk and the City Clerk's office. The Notice of a Public Hearing was published in the East Bay Times (formerly known as The Daily Review) on August 18, 2023. There were no comments submitted.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Not applicable.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The were no CDBG activities that required Section 3 compliance in FY 2022-23. The City has reviewed the requirements for the 2021 revised final rule (Notice: CPD-21-09 released on August 24, 2021) for Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992, for funding applicable to the City (CDBG, CDBG-CV, and Section 108). Additionally, City staff attended trainings and will continue to create a plan to address Section 3 requirements with the goal of setting standards to implement recognized Qualitative Efforts in staff hiring for CDBG projects with funding more than \$200,000 and, if possible, other general fund procurement procedures.

APPENDIX A: IDIS REPORTS

****Please note that these reports will be added to the Final CAPER.****

- PR 23 – Summary of Accomplishments
- PR 03 – CDBG Activity Summary Report
 - PR 26 – CDBG Financial Summary