

Appendix C

Past Accomplishments

1 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, the City of San Leandro reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table C-1 and Table C-2 summarizes the City's construction, rehabilitation, and preservation goals and accomplishments during the 5th Cycle planning period and Table C-3 provides a detailed program-level assessment of housing accomplishments over the last planning period.

1.1 Overview of Accomplishments

During the 5th Cycle Housing Element, the City implemented numerous programs to support market-rate and affordable housing production, homeownership, preservation of existing housing stock, and tenant protection. A full list of programs is included in Table 5-2. Most notably, the city implemented the following:

- **Rent Review Program** – The Rent Review Program offers public negotiation/mediation of rent disputes between tenants and landlords through a five-member board consisting of two landlords, two tenants and a homeowner.
- **Tenant Relocation Assistance Program** – The tenant relocation ordinance is triggered when a tenant's rental agreement is terminated due to landlord-caused terminations as defined in the Ordinance. Eligible tenants may receive relocation assistance of up to \$7,000 per unit from their landlord following a landlord-caused termination to assist with relocation to a new residence.
- **Landlord-Tenant Counseling with Legal Aid** – The City of San Leandro maintain a contract with Centro Legal to provide San Leandro tenants information on their housing rights and responsibilities. ECHO Housing has a subcontract with Centro Legal to provides information and referral assistance in resolving rental housing disputes through conciliation.
- **First Time Homebuyer Program** – The City of San Leandro contracts with Bay Area Affordable Homeownership Alliance (BAAHA) to administer first-time homebuyer seminars, homebuyer education and counseling, and assists with the administration of the City's Inclusionary Housing Ownership Program.
- **Owner Occupied Home Repair Program** – The City's Minor Home Repair Program offers home repair grants of up to \$5,000 for needed improvements including compliance with health and safety standards.
- **Inclusionary Housing Program** – City staff continues to implement the Inclusionary Housing Ordinance that requires new residential rental development projects (including condominium conversions) to set aside at least 15 percent of their units for moderate-, low-, and very low-income households.
- **Mobilehome Rent Stabilization Ordinance** – Beginning in 2019, a mobilehome park owner may impose a rent increase for a mobilehome space of no more than four percent or the annual percent change in the CPI, whichever is less. In addition, the rent for a mobilehome space may not be increased more than once in any twelve-month period.

Additionally, San Leandro has focused on long-range planning efforts to support housing development, including:

- **Bay Fair TOD Plan** – The Bay Fair TOD Specific Plan was adopted by the San Leandro City Council in 2018, following an extensive community engagement and planning process. The Specific Plan sets a vision for the Bay Fair area to become a walkable, transit-oriented community hub, with public gathering spaces and a mix of retail, neighborhood services, housing, and office space.

1.1.1 Development of Affordable Units

During the 5th Cycle, multiple affordable housing developments either began construction or were completed (see Table 5-2 for total number of units). The following notable projects have contributed to the affordable housing stock in the city:



Marea Alta, BRIDGE Housing – This 115-unit development was completed in 2017 and is affordable to households earning 30-55 percent of the AMI. The Marea Alta development is located adjacent to the San Leandro Bay Area Rapid Transit (BART) station.



La Vereda, BRIDGE Housing – This 85-unit senior development was completed in 2019. The development was allocated 62 project-based vouchers.



Loro Landing, Eden Housing – This 62-unit development was completed in May 2022. The development was allocated 25 project-based vouchers under the HUD-VASH (Housing and Urban Development - Veterans Affairs Supportive Housing) program as a subsidy to the development.



15101 Washington, Abode Communities – This 72-unit development is in the planning stage as of April 2022. Non-profit Abode Communities was approved by City Council for \$7 million in City affordable housing funding for this project.

1.1.2 Effectiveness in Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

The City of San Leandro's 5th cycle housing element addressed special needs populations through actions under *Goal 58: Special Needs Populations*, which has the objective to proactively address the identified special housing needs of the community, which include seniors, low-income families, and unhoused residents. During the 5th cycle, the City took the following actions to address special needs housing:

- In 2015, the City adopted zoning code amendments which allow emergency shelters by right in the Industrial-Light (IL) zoning district.
- In March 2016, the City of San Leandro partnered with Building Futures with Women & Children and the Rental Housing Association of Southern Alameda County to form the San Leandro Homeless Compact, a collaborative dedicated to providing long-term housing and services to San Leandro residents experiencing chronic homeless individuals in San Leandro. The compact provided 25 housing units for those persons.
- The City annually contributed funds along with other Alameda County jurisdictions to provide general support for EveryOne Home (EOH) and the management of InHOUSE Homeless Management Information System (HMIS) database. EOH continues to design and incubate best practices and innovative approaches to reducing and ending homelessness in Alameda County.
- In 2021, the City Council prioritized the acquisition of a site for a homeless navigation center with temporary and/or permanent supportive housing. City staff began actively searching for a site since Spring 2021 and City Council approved a purchase agreement in March 2022 to acquire and rehabilitate the Nimitz Motel into an interim homeless navigation center with shelter/housing and longer-term conversion to permanent supportive housing. The City submitted a state Project Homekey Program grant application in May 2022 for funding.
- La Vereda completed construction of 85 affordable housing units for seniors.
- Loro Landing completed construction of 62 residential apartments that includes housing vouchers for 25 formerly homeless military veterans.
- The City annually allocated General Fund monies to assist with the operation of Building Futures with Women and Children San Leandro Shelter. The City also allocated Community Development Block Grant (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.

1.2 Quantified Objectives

Table C-1 summarizes the City’s progress toward meeting the previous 5th Cycle Housing Element objectives to rehabilitate and conserve/preserve existing housing stock.

Table C-1 Quantified Housing Objective and Achieved Accomplishments (2015-2021)

Income Levels ¹	Rehabilitation		Conservation ² /Preservation	
	Objectives	Actual	Objectives	Actual
Very Low Income (<50% AMI)	15	43	620	-0
Low Income (50-80% AMI)	205	-	805	-
Moderate Income (80-120% AMI)		-	11	-
Above Moderate (>120% AMI)		-	-	-
Total	220	43	1,436	0

¹ Income levels are based on Area Median Income (AMI).

² There were no units identified in the 5th Cycle Housing Element that were at high risk of conversion to market-rate units.

As shown in Table C-2, the City did not reach its 5th cycle RHNA goals for any income category. As detailed in Section 3, *Housing Constraints*, rising construction costs and decreased rents as a result of the pandemic were cited as a hinderance to housing development. However, the City successfully moved forward on several affordable housing projects, as noted above.

Table C-2 RHNA Progress (2015-2021)

Income Levels¹	2015-2023 RHNA	Permits Issued 2015-2020	Percent RHNA Progress with Permits Issued
Very Low Income (<50% AMI)	504	132	26%
Low Income (50-80% AMI)	270	126	47%
Moderate Income (80-120% AMI)	352	0	0%
Above Moderate (>120% AMI)	1,161	83	7%
Total	2,287	341	15%

¹ Income levels are based on Area Median Income (AMI).

1.3 Review of Past Accomplishments

Table C-3 provides a detailed program-level assessment of housing accomplishments during the 5th Cycle Housing Element planning period.

Table C-3 Review of Past Accomplishments

Program	Description and Objectives	Progress and Continued Appropriateness
Goal 53: Affordable Housing Development - Increase the supply of ownership and rental housing in San Leandro affordable to extremely low-, very low-, low-, and moderate-income households		
53.01 A	Downtown TOD Strategy Implementation	<p>Continue to promote the San Leandro BART Transit Oriented Development (TOD) Area as a major regional opportunity for mixed use development and ABAG Priority Development Area (PDA).</p> <p>Mixed-use development projects continue to be implemented, including the following recent and planned projects:</p> <ul style="list-style-type: none"> ▪ 62 units of affordable housing at Loro Landing (1604 San Leandro Boulevard) ▪ 196 market and moderate-income multi-family units and ground floor grocery and retail at 1188 E 14th Street (Centro Callan) ▪ Several multifamily projects at including 687 market-rate units by Maximus Development at 915 Antonio <p>Based on the continued importance of increase housing stock in the City of San Leandro, especially in TOD areas, and in compliance with newly signed housing bills SB 9 and SB 10, this action is appropriate to carry into the upcoming housing element cycle as part of an overall residential and mixed use promotion program.</p>
53.01 B	Bay Fair BART	<p>Work with BART to further develop and refine transit-oriented development plans for the area around the Bay Fair Station, including the BART parking lots and adjoining underutilized private and public properties.</p> <p>The City Council adopted the Bay Fair BART TOD Specific Plan in February of 2018. The zoning update was initiated and two census tracts in the Specific Plan area were named as federal Opportunity Zones in 2019. In 2020 the Specific Plan amendment and General Plan amendment were adopted by the City Council. In 2021, the Planning Division approved a SB 35 application for 497 new housing units in the Bay Fair TOD areas.</p> <p>Based on the action being completed this action should be eliminated. No further action necessary.</p>
53.01 C	Upper Washington Corridor and MacArthur Blvd Rezoning	<p>Consistent with the San Leandro General Plan, rezone the following “CC” areas for Mixed Use development:</p> <p>Washington Street between Castro Street and San Leandro Boulevard (excluding properties zoned RD and RM) MacArthur Blvd between Durant Street and Foothill Boulevard</p> <p>The rezoning will be adopted concurrently with the Housing Element Update.</p> <p>Based on the progress of this program and continued importance for new housing opportunities in the city, Action 53.01-C is appropriate to carry into the upcoming housing element cycle.</p>
53.01 D	Shoreline Area Housing Opportunities	<p>Complete a planning study for the San Leandro Marina area which includes opportunities for new housing at a variety of densities. Following consideration by the Planning Commission and City Council, make appropriate zoning changes which would enable the construction of additional housing units in this area.</p> <p>The City and Cal-Coast Development continue to work on the comprehensive development plan for the Monarch Bay Shoreline Development Project. In 2020, the City held community meetings and approved a Disposition and Development Agreement, a Purchase and Sale Agreement, and multiple leases, as well as approved an EIR Addendum and Zoning and General Plan Map Amendments. The City also approved consulting contracts to begin community outreach and design for a nine-acre park.</p> <p>The development will include the construction of approximately 285 multi-family units and 206 single-family and townhome units. The developer will construct 21 units of workforce</p>

Program	Description and Objectives	Progress and Continued Appropriateness
		<p>housing and contribute over \$2.1 million to the City’s Affordable Housing Trust Fund. All housing entitlements slated to be approved by mid-2022.</p> <p>Based on the action being completed, this action should be eliminated. No further action necessary.</p>
53.03 A	<p>Applications for Grant Funding</p> <p>Continue to pursue all available funding sources for affordable housing construction, including annual applications for federal CDBG and HOME funds, and applications for state funds through the Department of Housing and Community Development.</p>	<p>The City is a member of the Alameda County HOME Consortium that collaborates on allocation and appropriation of federal HOME funds. The Loro Landing (aka Parrott Street) Apartments affordable housing development successfully applied for Tax Credit financing in 2019. Construction on this project commenced in 2020 and was fully leased-up by Spring 2022.</p> <p>Based on the progress of this action, Action 53.03 A is appropriate to carry into the upcoming housing element cycle.</p>
53.03 B	<p>Support for Non-Profit and For-Profit Affordable Housing Developers</p> <p>Continue to provide support and information to non-profit and for-profit developers seeking to create affordable housing in San Leandro, including assistance in applications for Low Income Housing Tax Credits, Mortgage Revenue Bonds, Affordable Housing Program funds, and other funding sources.</p> <p>The City will continue to participate as a member of the Alameda County HOME Consortium in applications for federal funds. The City will also continue to explore alternatives to make up for the revenue lost when the Redevelopment Agency was eliminated. Among the new state funding sources to be explored are the Proposition 41 funds to acquire, construct, rehabilitate and preserve affordable housing for veterans and their families. Approximately \$545 million in Prop 41 funds will be available statewide in the next seven years. The City will also explore funding to facilitate new housing development through HCD’s Infill Infrastructure Grant Program and its TOD Housing Program. Based on a 2014 Senate Budget Review Committee proposal, approximately 20 percent of the funds collected through the State’s cap-and-trade program may be earmarked for affordable housing in transit-oriented development.</p>	<p>City staff continue to meet with nonprofit housing developers to encourage new affordable housing development in the City. The City released an RFP in 2021 seeking to formally establish a relationship with an Affordable Housing Developer in order to encumber the City’s remaining allocation of Measure A-1 funding. In Spring 2022 City Council approved City Staff’s recommendation to fund a 100% affordable housing development with 71 residential housing units at 15101 Washington Avenue by Abode Communities, a non-profit affordable housing developer who works throughout California with offices in Los Angeles.</p> <p>Based on the progress of this action, Action 53.03 B is appropriate to carry into the upcoming housing element cycle.</p>

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Program	Description and Objectives	Progress and Continued Appropriateness
53.03 C	Affordable Housing Trust Fund Maintain a local affordable housing trust fund (AHTF) that is capitalized with in-lieu fees from the inclusionary housing program and condo conversion fees.	Housing Division staff continue to compile AHTF revenue/expenditure income data from prior fiscal years for annual reporting under the Inclusionary Housing Ordinance. The City is anticipating an infusion of in-lieu revenue from entitled housing developments that faced delays during the pandemic. Based on the continued importance of affordable housing in the City to meet RHNA allocations, Action 53.03 C is appropriate to carry into the upcoming housing element cycle.
53.03 D	Affordable Housing Bonds Support affordable housing bond measures at the State and County level. Lobby for and participate in discussions of such bonds if and when they are being developed or proposed.	The County of Alameda Housing and Community Development Department continues to administer the 2016 Measure A-1 Affordable Housing Bond funds. The City of San Leandro issued an RFP in 2021 in order to commit its base City allocation of \$5 million. The nonprofit Abode Communities was selected, and it is seeking to develop 72 affordable rental housing units at 15101 Washington Avenue. Based on the progress of this action, Action 53.03 D is appropriate to carry into the upcoming housing element cycle.
53.04 A	Housing Nexus Study Prepare a nexus study, either independently or collaboratively with other cities, to support an adjustment to the inclusionary housing in-lieu fee and/or an Affordable Rental Housing Impact Fee.	In 2016, the Silicon Valley Community Foundation conducted a regional Nexus Study and Feasibility Analysis. The City of San Leandro participated in this effort and contracted with Keyser Marston Associates to provide their assessment and a program proposal to be considered by the City Council. The City applied the proposed rental housing in-lieu fee to multiple mixed-income projects that were exempt from AB 1505 (915 Antonio, Shoreline Development, 1388 Bancroft, 1188 E. 14th). The amendments to the Inclusionary Housing Ordinance to incorporate the Keyser Marston study did not occur during the 5 th cycle but will be addressed during the 6 th cycle as part of planned City fee review/study. Based on the progress of Action 53.04 A, this action should be carried over into the next housing cycle as part of the City’s fee review/study.
53.04 B	Revisions to Inclusionary Housing Ordinance Action 53.04 B – Revisions to Inclusionary Housing Ordinance: Revise the Inclusionary Housing Ordinance (Zoning Code Article 30) to incorporate “lessons learned” since its adoption. <i>It may be desirable to amend the Ordinance so that it is more responsive to market fluctuations. The aim of the revision should be to increase the production of affordable units while still achieving geographic dispersal of affordable housing across the city.</i> <i>Changes to the Ordinance should consider:</i> making it easier to contribute to the Affordable Housing Trust Fund rather than incorporating	This program action was in response to a state Supreme Court decision in 2009, <i>Palmer/Sixth Street Properties L.P. v. City of Los Angeles</i> , that invalidated the City of San Leandro’s ability to enforce an Inclusionary Zoning Ordinance for new rental housing development. The Inclusionary Housing Ordinance was first enacted in 2006. In the fall of 2017, the California State legislature passed AB 1505 (Bloom) that provided a fix to the state supreme court decision. Based on the progress of this action, Action 53.04 B is appropriate to carry into the upcoming housing element cycle along with 53.04A.

Program	Description and Objectives	Progress and Continued Appropriateness
	<p>inclusionary units on site. Such a change could enable deeper levels of subsidy for affordable housing development and increase the supply of very low and extremely low income units when above moderate income housing is built.</p> <p>allowing developers to acquire and refurbish foreclosed properties and resell them as income-restricted inclusionary units (in lieu of developing new units).</p> <p>modifying the way inclusionary requirements are calculated, rounding “up” rather than “down” for fractional assignments over 0.5.</p> <p>capturing “partial” units (0.1 through 0.4) in projects with seven or more units through in-lieu fees (for example, a 9-unit project currently only has to provide one unit and pay no fee, even though 15 percent of nine units is 1.35 units.).</p> <p>adjusting the percentages of owner-occupied units targeted to low- versus moderate- income households based on market conditions.</p> <p><i>The City will ensure that any revisions to the Ordinance are made with input from developers, builders, realtors, and housing advocates in the San Leandro area, as well as the community at large.</i></p>	
<p>53.05 A</p>	<p>Marketing of Housing Development Opportunities</p> <p>Prepare promotional print and web-based materials advertising residential and mixed-use development opportunities in the city, particularly around the Downtown and Bay Fair BART Stations and along the East 14th Street corridor. Continue to pursue grant funding for visual simulations and other educational media which illustrate high-density housing prototypes (especially along East 14th Street and around the BART Stations) and respond to neighborhood concerns about higher density housing</p>	<p>The City provided information in the 2015-2023 Housing Element Appendix A. In addition to Appendix A, the City updated the Housing Opportunity Site list published on the City’s website in 2018: https://www.sanleandro.org/DocumentCenter/View/4759/Housing-Opportunity-Sites-July-2018-PDF?bidId=</p> <p>Staff have communicated in recent years with many private developers, including those with entitled projects that were near expiration or expired, to look into State housing streamlining laws (SB 35, Density Bonus) or partnerships with experienced nonprofit housing developers to create affordable or mixed income developments on their existing or potential sites.</p> <p>Based on the progress of this action, Action 53.05 A is appropriate to carry into the upcoming housing element cycle. Recommend updating language to focus on a development and opportunity sites map on the City website that has been started.</p>

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Program	Description and Objectives	Progress and Continued Appropriateness
53.05 B	<p>Downtown Housing Sites</p> <p>Facilitate land assembly and/ or mixed-use development, including housing, on the following two sites:</p> <p>Town Hall Square (block bounded by Davis, Hays, and East 14th)</p> <p>CVS (1188 East 14th)</p>	<p>In 2020, the City continued to develop two former RDA sites: Town Hall Square and the former CVS building at located at East 14th and Davis Street (197 units with ground-floor retail).</p> <p>City staff continue to support the site assembly of both City-owned and private parcels to gain an economy of scale for a signature mixed-use development and to activate these important downtown locations.</p> <p>Based on the action being completed this action should be eliminated. No further action necessary.</p>
53.06 A	<p>The Cornerstone Apartments</p> <p>Facilitate the completion of the 200-unit Cornerstone Apartments on the 2.2-acre site at West Juana Avenue and San Leandro Boulevard currently used for BART parking.</p>	<p>In 2019 the residential development at the former BART surface parking lot, "La Vereda," received its Temporary Certificate of Occupancy and residents moved in starting in the Fall. The 115-unit Marea Alta project was completed.</p> <p>Based on the action being completed this action should be eliminated. No further action necessary.</p>
53.06 B	<p>Encouraging Market Rate Rentals</p> <p>Develop strategies to attract additional market rate rental apartment development to San Leandro.</p>	<p>City Planning staff continue to meet with for-profit housing developers to encourage new housing in the City.</p> <p>To further support development in the City's primary growth areas, the City utilized State SB2 Planning Grants Program funding to develop objective design and development standards for multi-family residential and mixed-use development in order to provide greater predictability to developers and community members. The objective standards amendments were adopted in January 2022 and they included standardizing and streamlining the development review process in accordance with recent changes in state law. Based on the continued need for market rate rentals in the City, Action 53.06 B is appropriate to carry into the upcoming housing element cycle.</p>
53.09 A	<p>Additional Allowances for Mobile Home Parks</p> <p>Amend Section 2-510(B) of the San Leandro Zoning Code to make "manufactured home parks" a conditionally permitted use in the RD zone, in addition to the RM zone (where it is already permitted).</p>	<p>Additional mobile home anti-displacement policies were adopted in 2021. Zoning amendments to expand allowed locations for mobile homes are being prepared for concurrent adoption with the Housing Element Update.</p> <p>Based on the progress of 53.09A, it is recommended that this action be carried over into the next housing cycle.</p>
53.10 A	<p>Market-Rate Development Focus Group</p> <p>Convene one or more roundtable discussions, site tours, or focus groups with prospective developers of market rate condominiums and townhomes, as well as lenders, realtors, economists, and others with knowledge of the local market.</p> <p><i>The purpose of this action is to have a continuing discussion about the factors affecting the condo and townhouse market in San Leandro, and steps the City, the development community, lenders,</i></p>	<p>Market-rate developers/real estate professionals focus group were convened to discuss development feasibility for the Bay Fair TOD Plan adopted in 2018. In 2020, the City worked on the preparation of objective standards for multifamily development utilizing a SB 2 grant. Market-rate developers were interviewed as key stakeholders and their feedback was summarized in a Development Constraints Memo and is still current enough to be used for the 6th cycle Housing Element Update.</p> <p>Based on the continued need to develop market-rate housing in San Leandro, Action 53.10 A is appropriate to carry into the upcoming housing cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
<i>and others can take to create more favorable conditions for development.</i>		
Goal 54: Administration of Housing Programs - Ensure that local housing programs are administered in a way that maximizes benefits to San Leandro residents.		
54.01 A	Housing Annual Report	<p>Consistent with State law, prepare an annual report on the City’s progress toward Housing Element implementation.</p> <p>This is a regular function of the Housing Division staff, the Annual Progress Report has been submitted in a timely and on an annual basis to ensure the City is in compliance with State law.</p> <p>Based on the action being a recurring component of the Housing Division it should be eliminated. It will be discussed where relevant in the Housing Element Update.</p>
54.01 B	Monitoring Housing Production	<p>As a component of the Annual Report, include data on the balance between market rate and affordable housing production in San Leandro. Use this data to shape the City’s housing and economic development programs, and to identify funding priorities.</p> <p>This is a regular function of the Housing Division staff.</p> <p>Based on the action being a recurring component of the Housing Division and changes to APR reporting requirements, it should be eliminated. It will be discussed where relevant in the Housing Element Update.</p>
54.04 A	Changes to Long-Term Affordability Requirements	<p>Engage the City Council in a discussion of possible revisions to the City’s long-term affordability requirements.</p> <p>Housing Division staff actively track changes in ownership for housing developments that are considered "at-risk" of being lost to the housing supply (properties with expiring deed restrictions).</p> <p>Based on the recurring nature of this action, Action 54.04 A is appropriate to carry into the upcoming housing element cycle.</p>
54.05 A	Monitoring Data to Demonstrate Local Needs and Benefits	<p>Continue to collect and report out on data which documents the need for affordable housing among existing San Leandro residents, and the extent to which new affordable units benefit local residents.</p> <p>Housing Division staff manage grants supported by the federal CDBG funds. In October 2017 the City Council adopted the Human Service Needs Gap Analysis that identified priorities for the City's Human Services Program support and guides programs that are funded by the Community Assistance Program (CAP). Agencies funded in FY 2020-21 include CALICO, SOS/Meals on Wheels, Spectrum Community Services, Building Futures (San Leandro homeless shelter and services for women and children at risk or who are homeless), Davis Street Family Resources (housing counseling and basic needs programs), EveryoneHome, and the Housing Division and Human Services departments that monitor and provide services to homeless and those at-risk of homelessness.</p> <p>Based on the action being a recurring component of the Housing Division it should be eliminated. It will be discussed where relevant in the Housing Element Update.</p>
54.06 A	Boomerang Funds	<p>Review the feasibility of using “boomerang” funds (locally designated funding for affordable housing from property tax revenues resulting from the elimination of the Redevelopment Agency) for affordable housing development and programs in San Leandro. A report on this issue should be provided to the City Council within two years of Housing Element adoption and an</p> <p>There has been no activity in this area in the last RHNA planning period 2015-2023.</p> <p>Based on there being no information on this action in the APRs for two years following the adoption of the 5th Cycle Housing Element, it is recommended this be addressed within a year of the 6th cycle Housing Element.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
	<p>action to dedicate such funds to housing programs/projects should be taken if deemed appropriate.</p>	
54.07 A	<p>Web-based GIS Applications</p> <p>As feasible, expand web-based GIS applications so that the public can access data about particular parcels and their surroundings via the internet.</p>	<p>City IT and Housing Division staff continue to work together to provide maps of affordable housing and services in the City that are available to the public. Following is the address of the public web portal: https://www.geosl.org/</p> <p>In addition, the City has created a new website which will help advance this program. Based on the progress and continued need to provide information to the public regarding Housing Element Opportunity Site parcels, Action 54.07A is appropriate to carry into the upcoming housing element cycle.</p>
54.08	<p>Collaboration with Oakland and Alameda County</p> <p>Continue to work collaboratively with the City of Oakland and Alameda County on issues of mutual concern along the San Leandro border. In the North Area, this should include joint planning efforts to address circulation, parking, truck traffic, neighborhood blight and code enforcement issues along the border between the two cities. In the Bay Fair and Ashland areas, this should include joint efforts with Alameda County to improve the quality of housing, roads, infrastructure, and public space in the unincorporated areas southeast of the San Leandro city limits.</p> <p>Intergovernmental Coordination</p>	<p>Housing Division staff actively participate in regular meetings hosted by Alameda County that convenes representatives of many if not all County jurisdictions. When possible, staff also participate in East Bay Housing Organization's Regional Policy Committee and Non-Profit Housing of Northern California's Legislative Issues Committee. Planning staff actively participate in regional planning forums that pertain to housing, including the monthly Alameda County Planning Directors' Working Group and ABAG's RHNA Housing Methodology Committee.</p> <p>Based on the progress and routine collaboration this action, Action 54.08 is appropriate to carry into the upcoming housing element cycle.</p>
<p>Goal 55: Home Ownership - Provide opportunities for low- and moderate-income San Leandro households to become homeowners, and support efforts to help such households retain their homes in the event of financial crisis.</p>		
55.02 A	<p>First-Time Homebuyer Loan Program</p> <p>As funding allows, restore the City's first-time homebuyer assistance program, offering low-interest deferred payment loans to qualifying low- and moderate-income households for down payment assistance or gap financing.</p> <p>The program was eliminated in 2012 due to the loss of Redevelopment Agency funding. Funding options could include partnering with another jurisdiction or agency on a First Time Homebuyers Loan Program.</p>	<p>The City will continue to explore opportunities to re-establish the first-time homebuyer down payment assistance loan program, but available funding resources continue to be limited. Based on the progress of this action, Action 55.02 A is appropriate to carry into the upcoming housing element cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
55.02 B	<p>Mortgage Credit Certificate Program</p> <p>Continue to support the Mortgage Credit Certificate (MCC) Program administered by the Alameda County Housing and Community Development Department.</p> <p>Recipients of MCCs may take 20 percent of their annual mortgage interest payment as a dollar-for-dollar tax credit against their federal income taxes. The homebuyer adjusts federal income tax withholdings, thereby increasing income available to pay the mortgage.</p>	<p>The City of San Leandro 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 from 2020 until the end of the RHNA planning period.</p> <p>Based on the progress and on-going nature of this action, Action 55.02 B is appropriate to carry into the upcoming housing element cycle.</p>
55.03 A	<p>First-Time Buyer Education</p> <p>Provide support to the Bay Area Home Buyers Agency or an equivalent organization to provide homebuyer counseling services and to conduct periodic City-sponsored workshops for first-time homebuyers, in coordination with participating lenders and realtors. Publicize these seminars as they occur and ensure that local residents may attend seminars in nearby cities as well as those in San Leandro.</p>	<p>The City maintains a contract with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide First-Time Home Buyer counseling assistance to San Leandro residents. Additionally, BAAHA provides workshops and seminars that prepares First-Time Home Buyers to purchase their home. These workshops and seminars provide financial literacy and information on financial resources for home buyers.</p> <p>Based on the progress of Action 55.02 A, this action, Action 55.03 A is appropriate to carry into the upcoming housing element cycle. This could be combined with 55.02A and others in a “First Time Home Buyer Support” program.</p>
55.03 B	<p>Post-Purchase Seminar</p> <p>Continue conducting an annual seminar to advise persons who have recently purchased a San Leandro home (a “post- purchase” seminar), particularly through the inclusionary housing program.</p>	<p>The City maintains a contract with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide Post-Purchase counseling assistance to San Leandro Below Market Rate ownership housing.</p> <p>Based on the progress of this action and how it complements the above action, Action 55.03 B is appropriate to carry into the upcoming housing element cycle.</p>
<p>Goal 56: Affordable Housing Conservation - Encourage the preservation and rehabilitation of the existing affordable housing stock.</p>		
56.01 A	<p>Home Repair Grants</p> <p>Continue local financial support for the following programs which assist low- and very low income homeowners in home maintenance and repair:</p> <ul style="list-style-type: none"> Minor Home Repair Program, for minor repairs to correct conditions that threaten the health and safety of occupants Mobile Home Repair, for minor repairs to correct conditions that threaten the health and safety of occupants Accessibility grants, to make homes accessible to disabled or elderly people 	<p>In 2020 City Housing Division staff continued to work with Rebuilding Together Oakland East Bay (RT). During the RHNA planning period there will be over 43 home rehabilitation grants awarded under this CDBG program. Based on the progress and ongoing demand of this funding, Action 56.01 A is appropriate to carry into the upcoming housing element cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
	<p>Exterior Clean-up, to help very low income owner occupants with yard clean-up and debris removal</p> <p>Exterior Paint, to improve the appearance of homes for very low income owners</p> <p>Seismic strengthening, to help low-income owners make improvements to reduce possible earthquake damage.</p> <p>These grants should be publicized through news articles, expanded use of the “housing programs” link on the City’s website, press releases and liaison with the San Leandro Times and other media outlets, advertisements on the City’s local access cable channel, greater coordination with the Police Department’s Community Compliance officers, increased use of promotional flyers at San Leandro public libraries, greater use of multi-lingual printed materials, and targeted campaigns in neighborhoods with high concentrations of older housing stock or lower-income households.</p>	
<p>56.01 B</p>	<p>Owner-Occupied Housing Rehabilitation Loan Program</p> <p>Explore potential new funding sources to restore the Owner-Occupied Housing Rehabilitation Loan Program, which was discontinued upon the elimination of the Redevelopment Agency. When funds were available, the program provided loans and technical assistance to very low and low-income homeowners for major repairs such as kitchens, baths, and roofs. If new funding sources are identified, they should be pursued and used for this purpose.</p>	<p>The City's housing rehabilitation loan program was eliminated due to loss of redevelopment funding in 2012. If another funding source is identified, then staff will consider reinstating this program. City Housing Division staff have been making referrals to the Alameda County "Renew" Program funding with 2016 A-1 Bond funds.</p> <p>Based on the progress of this action, it is recommended that Action 56.01 B be carried over into the next housing cycle.</p>
<p>56.02-A</p>	<p>Action 56.02-A: Apartment Rehabilitation Program: Continue the Apartment Rehabilitation Program, which funds projects on a case-by-case basis using sources such as HOME, CDBG, the local Affordable Housing Trust Fund, and state and federal tax credits.</p> <p>This program provides technical and financial assistance to the owners of rental properties to</p>	<p>The City's ad hoc rental apartment rehabilitation loan program has diminished due to loss of redevelopment funding in 2012. Federal HOME funds could be a future potential funding source. The City will support developers interested in acquiring and rehabilitating apartments with regulated affordable housing (e.g., using tax credit financing.) The City has not expanded publicity of the program, since funding for implementation has been limited.</p> <p>See also Action 56.06 A.</p> <p>Action 56.02 A and Policy 56.04 to be combined into one Housing Rehabilitation Program.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
	<p>rehabilitate substandard units. The following specific actions related to this program should be pursued:</p> <p>Funding to rehabilitate and/or acquire and rehabilitate additional apartment complexes in the City by 2023. The City will work as co-applicant with interested owners and non-profit developers to obtain additional funds for apartment rehabilitation.</p> <p>Measures to use this program as a strategy for extending the affordability terms of units with subsidies that will be expiring before 2023.</p> <p>Expanded publicity of the apartment rehabilitation program through mailings to the owners of rental properties and coordination with interested non-profit developers.</p> <p>Expanded use of state and federal low income housing tax credits, particularly following the successful application of such credits at Lakeside Apartments, where 840 market rate units were rehabilitated and converted to affordable housing.</p> <p>Consistent with Action 54.04-A, changes to the length of the affordability terms for this program may be considered as a way to encourage participation and increase the number of below market rate units. Affordability terms could vary based on the level of financial assistance provided.</p>	
<p>56.02-B:</p>	<p>Soft-Story Retrofit Program</p> <p>Explore the feasibility of a formal program to retrofit soft-story multi-family buildings in San Leandro, thereby protecting an important and potentially vulnerable component of the City's housing supply.</p> <p>While the City has programs to retrofit unreinforced masonry buildings and wood frame homes, it does not have a program to retrofit soft-story buildings. Such buildings are typically two to three stories tall, with ground floor car</p>	<p>The City's housing rehabilitation loan program was eliminated due to loss of redevelopment funding in 2012. If another funding source is identified, then staff will consider reinstating this program.</p> <p>City Housing Division staff have been making referrals to the Alameda County "Renew" Program funding with 2016 A-1 Bond funds.</p> <p>The City Council will be reviewing feasibility for a Soft Story Program in 2022 led by the Building Safety and Services Division. The City has allocated American Rescue Plan Act funds in FY 2021-22 to explore this option. Based on the continued need for soft-story retrofit of buildings in the city, it is recommended that Action 56.02-B be carried over into the next housing cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
	<p>ports and other ground floor openings that require additional stability to withstand a major earthquake. Some cities have provided programs requiring the installation of shear walls and other improvements to reduce the risk of collapse. The 2002 General Plan estimated that San Leandro had 368 soft-story buildings. This program would evaluate the current level of risk and the options for a program to retrofit these structures.</p> <p>(See also Action 29.02-C in the Environmental Hazards Element of the 2015 San Leandro General Plan)</p>	
<p>56.06 A</p>	<p>Protection Strategy for At-Risk Units</p> <p>Develop a strategy to protect the four below market rate (BMR) rental units at the Golden Gate Apartments (15151-15170 Golden Gate Av) set to expire in 2015. The strategy should include the following components:</p> <p>Direct contact with the owners during the next 12 months</p> <p>Offering low-interest rehabilitation loans or other forms of financial assistance in exchange for an agreement to retain the units as affordable</p> <p>Working collaboratively with the property owner and non-profit housing developers who may be interested in acquiring an ownership share in the project</p> <p>Exploring other incentives (such as fee reductions or allowances for additional development) in exchange for a renewal of affordability restrictions</p> <p>In the event that protection of the units is infeasible, ensure that impacted tenants are provided with resources for relocation to the extent required by the state and federal laws associated with the expiring loan or subsidy program.</p>	<p>In late 2017, the State legislature enacted SB 1521 where owners of expiring regulatory agreements after 2021 must consider selling the regulated asset to entities certified to own and operate regulated affordable housing. Housing Division staff will evaluate San Leandro deed restricted properties that are at-risk of being lost and seek resources to prevent this from happening.</p> <p>Based on the progress of this action, Action 56.06 A is appropriate to carry into the upcoming housing element cycle and revised to focus on at-risk properties with regulatory mechanisms set to expire during the 2023-2031 planning period.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
56.06-B	<p>Renters in Foreclosed Properties</p> <p>Work with ECHO Housing, Davis Street, Building Futures for Women and Children, and other local non-profits to respond to the needs of persons in rental properties that face displacement due to foreclosure by an absentee owner. Where feasible, assist such households in relocation to suitable rental housing elsewhere in San Leandro.</p>	<p>There was no activity in this area during the 2015-2023 RHNA planning cycle. Based on the loss of relevance following the Great Recession, it is recommended that Action 56.06 B be eliminated.</p>
56.07 A	<p>Rent Review Board</p> <p>Maintain a Rent Review Board (RRB) to mediate disputes related to significant rent increases in local apartment complexes.</p>	<p>The Rent Review Board annual reports are available here: https://www.sanleandro.org/317/Rent-Review-Program</p> <p>Based on the progress of this action, Action 56.07 A is appropriate to carry into the upcoming housing element cycle. It is recommended that this action be combined with a consolidated Fair Housing program.</p>
56.07-B	<p>Ratio Utility Billing System</p> <p>Evaluate the City's Rent Review Board Ordinance to determine whether Ratio Utility Billing System (RUBS) charges should be considered a form of rent increase, and thereby eligible for review by the Rent Review Board.</p>	<p>There was no activity in this area during the 2015-2023 RHNA planning cycle. Based on the progress of this action, it is recommended that Action 56.07 B be eliminated since no further action appears pending.</p>
56.07 C	<p>Monitoring and Reducing Displacement</p> <p>Monitor the risk and frequency of displacement and develop programs to mitigate this risk as needed.</p> <p>Displacement could result directly from development (and removal of lower cost housing) or indirectly from rising rents, evictions, Notices to Vacate, condo conversions and other activities which result in lower income tenants losing their homes. The magnitude of the problem should be measured through such metrics as residential rental rates (to identify trends), local and regional displacement studies (through such organizations as Institute of Urban and Regional Development), and local and regional benefits offered by developers to displaced residents. The City will continue to evaluate existing state and federal “just cause for eviction” provisions to determine if additional protections or ordinances are warranted at the local level.</p>	<p>In 2017 the City Council adopted the Tenant Relocation Ordinance that requires the landlord to pay a tenant in good standing if their rent increase is more than 12 percent or if their tenancy is terminated for no justifiable reason. When available, the annual report for this ordinance will be posted here (in the same report for the Annual Rent Review Program Evaluation): https://www.sanleandro.org/319/Tenant-Relocation-Assistance.</p> <p>In 2021, the Mobile Home Park Overlay District was established and applied to existing mobile home parks and the Mobile Home Park Conversion Ordinance was amended to strengthen anti-displacement protections for mobile home park residents.</p> <p>This action has been achieved and should be revised for the upcoming housing cycle and combined with a consolidated Fair Housing program. Reference to Congregations Organized for Renewal to be eliminated as it is no longer active within the City.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
	<p>The annual Housing Progress Report should reference any findings relating to displacement based on the data collected. In addition, the City will meet with a local housing advocacy group (such as Congregations Organized for Renewal) at least once every two years to discuss the issue of displacement and possible strategies for protecting renters.</p>	
56.08 A	<p>Mobile Home Grant Program</p> <p>Continue local financial support for the Mobile Home Grant Program, which provides grants to very low income mobile homeowners for mobile home rehabilitation.</p>	<p>See Action 56.01 A. In 2019 City Housing Division staff actively worked with Rebuilding Together Oakland/East Bay to establish their program for City residents. In CY 2019, the Trailer Haven rehabilitation program expired. Mobilehome owners may apply to the City's CDBG-funded program for a \$5,000 grant if their income qualifies for the program.</p> <p>Based on the progress of this action, Action 56.08 A is appropriate to carry into the upcoming housing element cycle.</p>
56.08-B	<p>Mobile Home Rent Stabilization</p> <p>Consider adopting a mobile home rent stabilization ordinance similar to the agreement currently in effect for Mission Bay.</p> <p><i>The agreement would apply more broadly to residents of all mobile home parks in the city and help protect the city's existing supply of mobile homes.</i></p>	<p>City Council began deliberations to consider a Mobilehome Rent Stabilization Ordinance in July 2018 and adopted an ordinance in July of 2019. Since 2020, under the auspices of this new ordinance, there have been three applications for rent increases by land owners and one application for rent reduction by a resident association.</p> <p>Based on the importance of mobile homes as a naturally occurring affordable housing stock in San Leandro, the city is including Program 3: Mobile Home Preservation. This includes Action 3.3: Re-evaluate the Mobile Home Rent Stabilization Program and enact identified updates to enhance its effectiveness and objectives</p>
56.09-A	<p>Condominium Conversion Ordinance Update</p> <p>Update the San Leandro Condo Conversion Ordinance (Article 24 of the Zoning Code) in response to changing market conditions, public input, and the experience of recent condominium conversion proposals. Among the changes that should be considered include:</p> <ul style="list-style-type: none"> increasing the condo conversion fee, and basing the fee on sales price rather than using a flat fee removing the exemption for 2- and 3-unit rental buildings setting a minimum cost per unit for upgrades as part of condo conversions requiring a marketing plan for the converted units <p>Input from the development community, housing advocates, residents, and others will be</p>	<p>In the 2015-2023 RHNA planning cycle there were no legislative actions taken to update the condominium conversion ordinance.</p> <p>Based on the importance to update this ordinance that was last updated in 2006, Action 56.09 A is appropriate to carry into the upcoming housing element cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
	solicited as revisions to the Ordinance are considered. As part of this process, the City will survey other communities with condo conversion fees to develop the fee schedule and conversion requirements that are most appropriate for San Leandro.	
56.10-A	Shared Housing Program	Explore a roommate matching or shared housing program aimed at seniors living alone. In the event the City is unable to sponsor such a program, participate in the existing shared housing program run by ECHO Housing which serves seniors and others in Alameda County. There has been no activity in the 2015-2023 RHNA Planning Cycle. Based on the potential importance of a program of this type, Action 56.10 A is appropriate to carry into the upcoming housing element cycle.
Goal 57: Healthy Homes and Sustainable Neighborhoods - Create a healthy environment in all San Leandro homes and sustainable development which reduces greenhouse gas emissions and household utility and transportation costs.		
57.01-B	Property Assessed Clean Energy (PACE) Financing	Participate in County and State initiatives to establish alternative energy financing. This includes the PACE initiative which enables interested homeowners to install photovoltaic panels and undertake energy efficiency improvements, with the cost repaid through annual property taxes at a low interest rate, or through financial agreements with their utility company. Homeowner participation in such a district would be completely voluntary and could lead to lower energy bills and greater energy independence. The City has several PACE providers that have been approved for residential and commercial financing. Based on the progress of this action, Action 57.01 B is appropriate to carry into the upcoming housing element cycle.
57.02-A	Build-It Green’s Green Point Rated Checklist and US Green Building Council LEED Requirements	Continue to require use of the Green Point Rated or LEED checklists to evaluate new residential construction projects larger than 500 square feet and commercial projects valued at or above \$100,000. Continue requiring “green” or LEED-equivalent construction on projects receiving City funds of \$3 million or more. The City will consider having this as a requirement for future Affordable Housing Trust Fund or Low/Mod Housing Asset Fund multi-family housing loans. Given that this standard is incentivized in other funding sources that San Leandro multi-family housing developments has accessed, the City by default supports this policy. Based on the progress of this action, Action 57.02 A is recommended to be revised to reflect Cal Green replacing these third-party programs.

Program	Description and Objectives	Progress and Continued Appropriateness
57.02-B	Evaluation of Green Building Requirements	<p>Continue to amend the San Leandro Building Code as needed to encourage greener construction. The City will monitor code change proposals at the State level and amend its ordinances accordingly. Any changes to the Building Code beyond those required by State law will be thoroughly vetted through discussions with builders, developers, contractors, and property owners.</p>
57.02-C	Incentives for Green Building	<p>As part of state-wide studies for REACH codes, cost effectiveness of certain green building elements (namely energy efficiency upgrades, electrification, and solar) have been assessed for certain building construction types. These studies are available through the Building Decarbonization Coalition for the entire state and they are working on a database for easy filtering of results by climate zones. The City anticipates adopting “Reach Codes” for new construction in 2022 per the recently updated Climate Action Plan.</p> <p>Based on the progress of this action, Action 57.02 B is appropriate to carry into the upcoming housing element cycle.</p>
57.02-C	Incentives for Green Building	<p>Consider incentives for certain types of green building improvements such as solar panel installation, energy efficiency upgrades and green remodeling. The fiscal impacts of incentives should be considered prior to their enactment.</p> <p>BayREN, the Regional Energy Network, has an energy efficiency upgrade incentive program called Home+. This is targeted towards homeowners to offset for the cost of upgrades. Additionally, East Bay Community Energy has certain incentives for solar and battery installation.</p> <p>The City received a Silver designation from Sol Smart in 2020 for solar permit streamlining after City Building staff completed required video training.</p> <p>Based on the progress of this action, it is recommended that this action be eliminated or revised. An action including increasing public awareness about these incentives could be the evolution of this action.</p>
57.03-A	Climate Action Plan	<p>Maintain a Climate Action Plan with energy efficiency and renewable energy programs to reduce greenhouse gas emissions and achieve the targets set by AB 32. Recognize the potential impacts of these measures on housing costs and work to ensure positive, rather than negative, cost impacts for San Leandro residents.</p> <p>The updated Climate Action Plan was adopted in Fall 2021. Implementation policies include:</p> <ul style="list-style-type: none"> BE-1 electrified retrofits policy and associated actions to increase saving costs of building appliances after swapping out natural gas appliances with emissions-free alternatives BE-2 electrified new construction policy and associated actions to limit natural gas use in new construction RF-1 residential energy retrofit financing, which will provide educational outreach and financing programs for improving existing residential buildings energy efficiencies RF-2 residential energy retrofit equity, which focuses on increased energy cost savings across demographics RF-3 homeowner energy retrofits, which will promote energy efficiency programs and incentives for residential property owners RF-4 rental energy retrofits, which will work with landlords to increase energy efficiency and decrease energy costs for their tenants including multi-family properties RE-2 residential owner-occupied renewable energy, which will promote adoption of renewable energy and storage for new and existing homes RF-3 residential rental renewable energy will prioritize increasing installation of renewable energy production on rental homes, multi-family buildings, and affordable housing <p>Based on the progress of this action, Action 57.03-A is appropriate to carry into the upcoming housing element cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
57.03-B	<p>Plan Bay Area</p> <p>Continue to participate in the regional dialogue on Plan Bay Area (created under SB 375), which mandates regional land use and transportation solutions to reduce greenhouse gas emissions. Support outcomes which would increase the affordability of housing, including steps to facilitate higher densities around BART stations and along the East 14th Street corridor.</p> <p><i>ABAG anticipates the next Plan Bay Area Update to begin in late 2015.</i></p>	<p>In 2020, staff participated in the Plan Bay Area 2050 planning process and continued to support outcomes that would increase the affordability of housing.</p> <p>Based on the progress of this action, it is recommended that this action be eliminated.</p>
57.04-A	<p>Indoor Air Quality</p> <p>Take steps to encourage healthy indoor air quality through abatement of lead paint and or asbestos hazards and the use of non-toxic building materials such as low VOC paints.</p>	<p>The City's Housing Rehabilitation Program provides lead-based paint awareness and information literature in each application packet requesting for a minor home repair grant. Testing is always performed on homes when there are children ages 6 years old and under living in them. The City utilizes lead abatement contractors in addition to general contractors when appropriate to perform the necessary repairs. Similarly, the program requires EPA certificates from its general contractors certifying their training with regard to lead-based paint.</p> <p>The City informs tenants of lead-based paint and complies with both new EPA law on lead-based paint and home renovations as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations when it uses federal funds, such as CDBG or HOME funds.</p> <p>The City conducts annual meetings with the Alameda County Healthy Homes Division on Public Health and Housing initiatives to maximize efforts and resources.</p> <p>Based on the progress and on-going nature of this action, Action 57.04 A is appropriate to carry into the upcoming housing element cycle.</p>
57.04-B	<p>Healthy Homes Initiatives</p> <p>Collaborate with the Alameda County Healthy Homes Department and the member organizations of the Alameda County Healthy Homes Alliance to address public health and safety issues in San Leandro residences. Working with partner agencies and organizations, the City will develop strategies to help residents improve the health and safety of their home living environments, and will help landlords and building owners remediate construction and design deficiencies which contribute to health problems in San Leandro residences.</p> <p>See also Action 56.01-C on rental housing inspection</p>	<p>The Alameda County Healthy Homes Alliance is a local forum of government agencies, community-based organizations, and businesses working together to develop and promote healthy housing practices and policies so that all residents have access to a healthy home. Through strategy development, analyses and partnerships, Alliance members aim to improve the health of Alameda County residents by focusing on the environmental and housing determinants of health and lessening health disparities. In addition to advancing policy initiatives, alliance meetings serve as educational opportunities where a range of guest speakers are invited to present on various healthy homes topics.</p> <p>City of San Leandro is not a member agency but will revisit this decision in the 6th Housing Element Cycle.</p> <p>The City conducts annual meetings with the Alameda County Healthy Homes Division on Public Health and Housing initiatives to maximize efforts and resources.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
<p>Based on the progress and on-going nature of this action, Action 57.04 B is appropriate to carry into the upcoming housing element cycle.</p>		
<p>Goal 58: Special Needs Population - Proactively address the special housing needs of the community, including seniors, disabled individuals, single parents, large families, and the homeless.</p>		
58.01-A	Additional Funding	<p>Pursue funding through the HUD Section 202 and 811 programs, and through State and federal low income housing tax credit programs, for the construction of additional housing for seniors and persons with disabilities.</p>
		<p>In 2019 La Vereda (the second phase the Marea Alta development across the San Leandro BART station) completed construction of 85 housing units for Senior Citizens. Residents moved into the development in 2019. There are no other affordable housing developments in the pipeline that serve Seniors or Physically Challenged population.</p> <p>Based on the achievements and on-going nature of this action, Action 58.01 A is appropriate to carry into the upcoming housing element cycle.</p>
58.02-A	Allowing Senior Householders to “Age in Place”:	<p>Continue programs (including loans and/or grants) which allow seniors to “age in place” by retrofitting their homes with grab bars, wheelchair ramps, and other assistive devices which respond to the decreased mobility of elderly householders. Additional funding sources should be explored to replace the lost revenue from the former Redevelopment Agency.</p>
		<p>See Action 56.01 A.</p> <p>The City's Minor Home Repair Grant Program is intended to support senior citizens who prefer to "Age in Place."</p> <p>Based on the progress and on-going nature of this action, Action 58.02 A is appropriate to carry into the upcoming housing element cycle. Combine with Action 58.01 A.</p>
58.05-A	Large Family Rentals	<p>Consider, and if appropriate amend, the City's fee schedule and zoning regulations to create incentives to include three- and four-bedroom apartments in new affordable multi-family and/or mixed use projects. The number of bedrooms should be considered as a ranking factor when proposed projects are competing for local affordable housing dollars.</p>
		<p>See Action 53.03 A.</p> <p>San Leandro Housing Division staff worked with Eden Housing to secure funding for their affordable housing development, Loro Landing Apartments, near the San Leandro BART station in 2019. Construction commenced in 2020 and was fully leased-up in Spring 2022.</p> <p>The nonprofit Abode Communities was selected in 2021 and plans to develop 72 affordable rental housing units at 15101 Washington Avenue.</p> <p>Based on the progress of this action, Action 58.05 A is appropriate to carry into the upcoming housing element cycle. Based on recent legislative changes it is recommended that the word “family” be changed to “household.”</p>
58.06-A	Reasonable Accommodations for Disabled Residents	<p>Ensure that reasonable accommodations are made to meet the housing needs of persons with disabilities, including persons with developmental disabilities. All land use regulations and planning procedures shall support the development or alteration of housing to meet the needs of San Leandro's disabled residents.</p>
		<p>The City Recreation and Human Services Department continues to provide paratransit to residents via the "Flex Shuttle."</p> <p>The City Housing Division staff is responsible for Section 504 coordination in any federally funded housing development.</p> <p>Based on the progress of this action, Action 58.05 A is recommended to be combined in the “Housing for Persons with Special Needs” program.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
58.07-A	<p>Section 8 Program</p> <p>Continue to support local property owner participation in the Section 8 Certificate and Voucher Program, which provides assistance to very low income tenants through rent subsidies paid directly to landlords. Promote partnerships with the Alameda County Housing Authority and the Rental Housing Organization to expand the availability of vouchers for San Leandro residents, and provide additional incentives for San Leandro landlords to participate in the program.</p>	<p>See Action 53.01 A. The Housing Authority of the County of Alameda (HACA) that serves all cities in Alameda County (except Berkeley and Oakland) does not have any public housing sites in San Leandro. For the La Vereda Senior Housing Development, HACA allocated 62 Project-based Section 8 vouchers. For the Loro Landing Apartments HACA allocated 25 Project-based Section 8 vouchers under the VASH program. City staff is in regular contact with HACA staff to track the number of vouchers and Shelter Plus Care Certificates that are utilized in San Leandro.</p> <p>Based on the progress of this action, Action 58.07 A is appropriate to carry into the upcoming housing element cycle.</p>
58.07-B	<p>Homelessness Prevention and Re-Housing</p> <p>Pursue funding to sustain the Mid-County Housing Resources Center (HRC), which was initially funded through HUD’s Homelessness Prevention and Rapid Re-Housing (HPRP) program.</p>	<p>Based on the progress and on-going nature of this action, Action 58.07 B is appropriate to carry into the upcoming housing element cycle.</p>
58.07-C	<p>Funding for Extremely Low-Income Housing Programs</p> <p>Allocate a share of the City’s annual housing budget to programs serving households earning less than 30 percent of AMI and continue to place a priority on serving those with the greatest level of financial need.</p>	<p>Based on the similarities to Policy 58.07-B it is recommended this action be eliminated or combined with Policy 58.07-B.</p>
58.08-A	<p>Assistance to Homeless Service Providers</p> <p>Continue to provide financial support to Building Futures with Women and Children’s San Leandro Shelter and domestic violence shelter, the Davis Street Family Resource Center, and similar organizations assisting the homeless and persons at risk of becoming homeless. Appropriate organizations to fund include those that provide emergency shelter, case management, hot meals and groceries, motel vouchers, medical care, adult literacy, and other services which assist those who are homeless or at risk of becoming homeless.</p>	<p>Based on the similarities to Policy 58.07-B it is recommended this action be eliminated or combined with Policy 58.07-B.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
58.08-B	<p>Rental Assistance Program</p> <p>Pursue alternative funding for the Emergency Rental Assistance Program, which provides emergency loans to lower-income families with delinquent rent due to temporary economic hardship. The program should continue to be administered by a local non-profit entity such as ECHO Housing.</p>	<p>In 2020 City Housing Division staff used CDBG-CV federal stimulus funds to assist low-income renter households who were impacted by the Coronavirus Pandemic. The San Leandro Emergency Rental Assistance Program provided rental assistance payments for up to six months on behalf of qualifying San Leandro renters who had lost income due to COVID-19 and that meet federal low-income requirements. The program used Round I and III allocations of CBG-CV funding for a total program budget of \$1,163.178. At project close-out in June 2022, the program assisted 147 households. This is the largest rent relief program the City has ever established.</p> <p>Based on the progress and on-going nature of this action, Action 58.08 B is appropriate to carry into the upcoming housing element cycle.</p>
58.08-C	<p>Regulation of Emergency Shelter</p> <p>Maintain Zoning Code regulations which allow emergency shelter as a matter of right on Industrial-Light (IL) zoned parcels, and as a conditional use in one or more additional zoning districts.</p> <p>In accordance with State law, the development standards that are applied to shelters, transitional housing, and permanent supportive housing in all zones where these uses are permitted or conditionally permitted will be no more onerous than those that apply to other uses permitted in the same zone. For instance, in the IL Zone, such uses would be subject to the same setback, height, lot coverage, and floor area ratio requirements that apply to permitted light industrial uses. This principle applies not only to the IL zone, but to the city’s residential and commercial zones as well. Transitional and supportive housing will be treated the same as all other residential uses. If these uses are multi-family in format, the same standards that apply to other multi-family developments would apply. If they are single family, they would be subject to the same standards that apply to single family homes elsewhere in each respective zoning district.</p> <p>In addition, the zoning code should include definitions of “supportive housing,” “and transitional housing” in addition to using the more generic terms “group housing” and</p>	<p>Completed. In Fall 2015, the City adopted zoning code amendments to comply with this Housing Element Action along with SB 745 (2014).</p> <p>Based on the status of this action as complete, Action 58.08 C is recommended to be eliminated. However, it is recommended that there is an action to update the zoning code to comply with recent State laws regarding emergency shelters, transitional housing, permanent supportive housing, and navigation centers.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
	<p>“residential congregate care.” This change should be made in both the Definitions section of the Code and in the lists of permitted and conditionally permitted uses for the appropriate zones. The Code changes should clarify that, consistent with State law, these uses are allowed in all districts where housing is a permitted use. In addition, the definitions should be consistent with those established by SB 745, which took effect on January 1, 2014. When these definitions are added, the City will also re-evaluate the Zoning Code definition of “family” and will modify it as needed to ensure consistency with state requirements.</p>	
<p>58.09-A</p>	<p>EveryOne Home</p> <p>Develop a local implementation strategy for the Alameda County EveryOne Home program. EveryOne Home is the community-based organization formed to implement the Alameda County Homeless and Special Needs Housing Plan (also known as the EveryOne Home Plan). The Plan is a comprehensive blueprint to end homelessness by 2020 and address the housing needs of homeless and extremely low-income persons and those living with serious mental illness and/ or HIV/ AIDS. The San Leandro City Council has adopted the EveryOne Home Plan and made a commitment to develop a strategy to implement it at the local level in the coming years. This could entail additional efforts to prevent homelessness, increase local housing opportunities for extremely low-income households, deliver additional services to support stability and independence, and provide technical and financial assistance to organizations that assist those who are homeless or at risk of becoming homeless. It also includes ongoing City participation in EveryOne Home meetings to enhance coordination with other jurisdictions and social service agencies.</p>	<p>City of San Leandro continues to contribute funds along with other Alameda County jurisdictions to provide general support for EveryOne Home (EOH) and the management of InHOUSE Homeless Management Information System (HMIS) database. EOH continues to design and incubate best practices and innovative approaches to reducing and ending homelessness in Alameda County.</p> <p>Based on the progress and on-going nature of this action, Action 58.09 A is appropriate to carry into the upcoming housing element cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
58.09-B	Transitional/ Permanent Supportive Housing	<p>Continue to provide financial support to develop and operate supportive and transitional housing facilities, including those located in nearby communities that are accessible to persons who are homeless or at risk of homelessness in San Leandro.</p> <p>In March 2016, the City of San Leandro Human Services and Police Departments, partnered with Building Futures with Women & Children and the Rental Housing Association of Southern Alameda County to form the San Leandro Homeless Compact, a collaborative dedicated to providing long-term housing and services to San Leandro residents experiencing chronic homelessness. The compact represented the first of its kind in Northern California. The key component of the compact is the collaboration between local government, non-profit and landlords to secure housing in tandem with vital services. The compact provided 25 housing units for San Leandrans experiencing chronic homelessness.</p> <p>The Rental Housing Association, along with other Compact member organizations, coordinated property owners willing to provide rental housing while Building Futures provided a variety of supportive services for individuals who live in the units. Participants were assigned case managers to help coordinate not only health services, but prepare them for success and independence.</p> <p>The Compact was funded by a combination of city and county funding and HUD vouchers.</p> <p>In Spring 2022, the City Council approved entering into purchase agreement for a site that will house a temporary shelter and drop-in navigation center.</p> <p>Based on the progress and on-going nature of this action, Action 58.09 B is appropriate to carry into the upcoming housing element cycle.</p>
58.09-C	Homeless Task Force	<p>Create a task force or ad hoc group of service providers, faith community representatives, homeless persons and advocates, City commissioners, and interested community members to address the issue of homelessness in San Leandro. The task force should assess the needs of homeless San Leandro residents and develop strategies to address those needs. It should also address the funding and organizational changes needed to implement additional homeless prevention and re-housing efforts, and additional steps that can be taken to implement the EveryOne Home Plan. The Task Force should be charged with preparing a report or plan to the City Council which lays out their findings and recommendations within one year of their formation.</p> <p>The City created a Homeless Task Force in 2017 that lead to the creation of the winter shelter and the San Leandro Homeless Compact.</p> <p>City's Human Services Commission meets monthly. Housing and services for San Leandrans experiencing homelessness are the main topics covered. In 2021, the commission met nine times. Commission meeting details including agendas and minutes are available on the City's website under "Meeting Central" where all Council and Board/Commission meeting details are archived.</p> <p>Based on the progress and on-going nature of this action, Action 58.09 C is appropriate to carry into the upcoming housing element cycle, combined with similar programs and actions that support the unsheltered.</p>

Program	Description and Objectives	Progress and Continued Appropriateness	
58.10-A	Multi-lingual Staff Capacity	<p>Maintain multi-lingual staff capacity at City Hall in order to better respond to the needs of non-English speaking households and ensure that all residents may participate fully and equally in the housing market.</p> <p>Presently, San Leandro’s Community Development Department includes staff members who are fluent in Spanish. The City maintains a directory which indicates the languages spoken by staff in all City departments so that residents receive appropriate referrals and information. When necessary, the Housing Division staff calls upon bilingual staff from other departments for translation assistance. The City is also updating its Language Access Plan, based on HUD guidelines, to address written and oral language access measures.</p>	<p>The City of San Leandro Human Resources Department maintains a list of all City staff who have passed a fluency test demonstrating that they have the skills to provide interpretation services. Also, the City maintains an on-demand contract with an agency that provides translation services to written materials. The City's website can be viewed in multiple languages that is powered by "Google Translate."</p> <p>Based on the necessity of this action to advance language access equity and AFFH, Action 58.09 A is recommended to be carried forward.</p>
58.12-A	Housing for Public Service Employees	<p>Explore programs which assist San Leandro’s teachers, nurses, police officers, and other community service employees in obtaining suitable and affordable housing within the community. Explore the availability of state funding for such programs.</p>	<p>The recently completed affordable rental housing (Marea Alta, Loro Landing) and recent SB 35 entitled projects (110 East 14th Street and Bay Fair Mall/King parcel project) are intended for not just the lower income population but also the public service essential works.</p> <p>Based on workforce housing needs it is recommended this action be continued into the 6th Cycle Housing Element.</p>
Goal 59: Elimination of Housing Constraints - Reduce potential constraints that increase the cost or feasibility of new housing development.			
59.01 A	Amend the Minimum Lot Area Required for a Planned Development	<p>Maintain provisions in the Zoning Code for “Planned Developments” (PDs) on sites where the strict application of zoning standards could make development less feasible.</p>	<p>There was no activity in the 2015-2023 RHNA Planning Cycle. To further support development in the City’s primary growth areas, the City utilized State SB2 Planning Grants Program funding to develop objective design and development standards for multi-family residential and mixed-use development in order to provide greater predictability to developers and community members. The objective standards amendments were adopted in January 2022, and they included standardizing and streamlining the development review process in accordance with recent changes in state law</p> <p>It is recommended that this Action be re-worded to further demonstrate how this will advance related goals and policies.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
59.01-B	<p>Amend Zoning Code Provisions for Multi-Family Uses</p> <p>Amend the Zoning Code as follows to facilitate the production of multi-family housing:</p> <ul style="list-style-type: none"> ▪ Adopt a <u>minimum</u> density requirement of 12 units per acre for new development on properties zoned RM-1800, RM-2000, and RM-2500. This would apply to new development only. The purpose of this change is to ensure that land zoned for multi-family housing is actually used for multi-family housing and not developed or redeveloped with single family detached homes. ▪ Amend Section 2-696(A) (Article 6) of the Zoning Code to note that housing in the CC and CRM zones is subject to the same regulations that apply in the RM-1800 zone (24 units per acre) rather than those that apply in the RM-2000 zone (22 units per acre). <p>Amend Section 2-684 and 2-686 of the zoning code to allow higher FARs and lot coverage limits in the CC and CN zone when residential uses are included in a development project. Currently, mixed use projects and multi-family housing in these zones are subject to the same requirements that apply to shopping centers (0.3 FAR and 50 percent lot coverage in CN and 0.5 FAR and 50 percent lot coverage in CC). The current requirements make it impractical to develop housing without a variance. Higher FAR and lot coverage allowances would enable the densities more commonly associated with the RM-1800 zoning district and reduce the need for variances</p>	<p>The City utilized State SB2 Planning Grants Program funding to develop objective design and development standards for multi-family residential and mixed-use development in order to provide greater predictability to developers and community members. The objective standards amendments were adopted in January 2022 and they included standardizing and streamlining the development review process in accordance with recent changes in state law. Recent legislation, SB 330, prevents jurisdictions from downzoning residential property. Zoning changes concerning density/FAR will be carried over as appropriate, as they were not included in the proposed objective standards.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
59.01-C	<p>Changes to the North Area (NA) Zoning Districts</p> <p>Amend the NA-1 and NA-2 zones (parcels fronting East 14th Street between San Leandro Creek and Durant Avenue) so they more effectively implement the General Plan and North Area Plan.</p> <p><i>Changes to be considered should include:</i></p> <ul style="list-style-type: none"> ▪ Eliminating the NA-1 zone, since it was effectively replaced when the Downtown TOD Strategy was adopted and now applies to only one small parcel. ▪ Requiring a minimum density of 18 units per acre to match the SA- zones and to implement Transportation Element Action 13.04-B. ▪ Reducing the setbacks on smaller lots in the NA-2 zone to increase the developable envelope. The existing setbacks (20 feet front yard and 15 feet side yard) may be appropriate on large, consolidated properties but may be an impediment to development of smaller infill parcels along East 14th Street. Design guidelines should be used to ensure that development is appropriately buffered and steps down to neighboring lower density uses. <p>Other changes to the zoning standards may also be considered, subject to further community input and discussion.</p>	<p>The City will explore amending the North Area Plan, originally adopted in the early 1990s (and the East 14th South Area Development Plan), in the 6th cycle Housing Element.</p>
59.01-D	<p>Micro Units</p> <p>Develop regulations for micro units (apartments generally ranging from 250 to 400 square feet) which recognize the growing demand for this type of housing among small households and the relative affordability of such units compared to traditional studios and one-bedroom apartments.</p>	<p>See progress of this policy in the associated actions listed below.</p> <p>In late 2016, the City amended its zoning code to add a density bonus for residential developments constructing units less than 750 square feet in size.</p> <p>Based on the information from the APR it appears this action was not completed; the program should be included, and it is recommended that the City commit to making these changes within one year of the Housing Element Update deadline.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
59.01 E	Monitoring the Effectiveness of Minimum Density Standards	Monitor the impacts of minimum density standards on development activity in the Downtown TOD area to ensure they are reasonable and reflective of market conditions.
		<p>In 2022, the City adopted objective standards for multi-family development utilizing a SB2 grant. Evaluation of existing development standards was summarized in a Development Constraints Memo. Minimum density standards have not created an impediment to housing, but stakeholder interviews and site test fits indicate that increased maximum density standards would further support development in the Downtown TOD area. Zoning amendments to increase maximum density, floor area ratios, and heights in key growth areas are being prepared concurrent with the Housing Element Update.</p> <p>This is an ongoing effort by Community Development Planning Division staff to monitor impacts of zoning standards on development and propose zoning amendments to address areas of concern. It is recommended that this action be incorporated into a program to review development standards to ensure that they do not pose a constraint to development.</p>
59.01 F	Additional Density in Established Neighborhoods	Develop zoning amendments which would facilitate the construction of additional dwelling units in single family neighborhoods.
		<p>In 2020, the City amended its Accessory Dwelling Unit Zoning Code to align with state laws intended to foster ADU construction.</p> <p>Based on the completion of this action, Action 59.01-F Is recommended to be revised based on recently approved legislation (SB 9, 2021).</p>
59.02 A	Amendments to the Parking Requirements	<p>Consider, and if appropriate amend, the parking standards in the San Leandro Zoning Ordinance to incorporate the following change:</p> <p>Allow a greater percentage of the parking spaces in multi-family housing near transit stations or along transit corridors to be uncovered.</p> <p>Eliminate guest parking requirements for buildings with less than 4 units.</p> <p>Lower the parking requirements for studio apartments from 1.5 to 1.25 spaces/ unit.</p> <p>Provide greater incentives and provisions for shared parking for mixed use projects and projects in transit-oriented development areas.</p>
		<p>The City completed Zoning Code Amendments in Fall 2015 and therefore fulfilled this Action Item. In 2020-21, the City worked on preparation of objective standards for multi-family development utilizing a SB 2 grant. Evaluation of existing parking standards was summarized in a Development Constraints Memo and further parking reduction amendments for transit-proximate projects will be considered as a separate policy effort.</p> <p>Based on the completion of this action, Action 59.02 A is recommended to be eliminated or revised based on the 2020 APR preparation of additional objective standards.</p>
59.03 A	Permit Streamlining	Maximize the potential benefits of the City's permit tracking system, one-stop permitting center, and website to facilitate permit processing and the issuance of building permits.
		<p>The City's One-Stop Permit Center continues to provide a centralized location for multiple departments to communicate to the public about various aspect of development. Staff that can be accessed in the One-Stop Permit Center include Fire, Engineering, Housing and Economic Development.</p> <p>Recent state legislation has streamlined housing development for ADUs and allowed additional units per lot. Recent legislation allows lot splits and two-unit developments and requires that the City monitor and report through the Housing Element Annual Progress Report. The City has adopted code changes to implement State legislation.</p> <p>Based on the progress and on-going nature of this action, Action 59.03 A is appropriate to carry into the upcoming housing element cycle. It is recommended that the City adopt an SB9</p>

Program	Description and Objectives	Progress and Continued Appropriateness
		<p>monitoring program. Combine the permit streamlining actions (including Action 59.04 C) into one program and revise the wording.</p>
59.04 A	<p>Fee Reviews</p>	<p>Regularly review and update local development and permitting fees to ensure that they are competitive with other communities in the East Bay.</p>
		<p>The City’s Master Fee Schedule is reviewed annually. The City Council budgeted funds in FY21-22 to conduct a development impact fee review and/or study. The City anticipates beginning this review process in FY22-23. Based on the progress and on-going nature of this action, Action 59.04 A is appropriate to carry into the upcoming housing element cycle.</p>
59.04 B	<p>Fee Reductions for Affordable Housing—City</p>	<p>Develop a policy to reduce certain fees for affordable housing projects, provided that such reductions will not adversely affect the City’s ability to provide services to the project.</p>
		<p>The City’s Master Fee Schedule is reviewed annually. See Action 59.04-A about fee review and/or study. Based on the progress and on-going nature of this action, Action 59.04 B is appropriate to carry into the upcoming housing element cycle.</p>
59.04 C	<p>Fee Reductions for Affordable Housing—Other Agencies:</p>	<p>Work with the East Bay Municipal Utility District (EBMUD) and other utilities to explore possible reductions to connection and system capacity fees for housing projects which include a substantial number of affordable units.</p>
		<p>The City’s Master Fee Schedule is reviewed annually. Based on the progress and on-going nature of this action, Action 59.04 C is appropriate to carry into the upcoming housing element cycle. Combine the permit streamlining actions (including Action 59.03-A and -B) into one program and revise the wording</p>
59.06 A	<p>Multi-family Design Guidelines</p>	<p>Continue to use the adopted multi-family design guidelines in the Downtown TOD and East 14th Street South areas. Develop additional guidelines that apply more broadly to multi-family projects on infill lots.</p>
		<p>Through the “Building Homes and Jobs Act” Planning Grants Program (S B2), the State has provided grant funding for the City to evaluate the Zoning Ordinance to develop objective design and development standards intended to stimulate high quality multi-family residential and mixed-use development. New objective design and development standards for each Zoning District that accommodates multi-family and/or mixed-use development were adopted in January 2022. Updated standards focused on development feasibility and addressed the topics identified in Action 59.06-A. Based on the progress and on-going nature of this action, Action 59.06 A is appropriate to carry into the upcoming housing element cycle.</p>
59.07-A	<p>Correction of Infrastructure Deficiencies</p>	<p>Ensure that the San Leandro Capital Improvement Program includes the projects needed to correct existing infrastructure deficiencies and facilitate the development of housing on the sites identified in this Element. Particular attention should be given to upgrading infrastructure in the Downtown BART station area.</p>
		<p>With respect to the sites identified in the housing element: The City has identified that the sanitary sewer collection system must be upsized to accommodate full build out of the City’s RHNA allocation for the 6th Housing Element Cycle. Funding for 90% of these locations is scheduled to be appropriated in FY 22-23. Note that some of the sites do not receive service from the City as they are in the Oro Loma Sanitary Sewer District. The City is unaware of any deficiencies in the Oro Loma system. The City hasn’t identified any roadway capacity deficiencies. The system wide average pavement condition index is 54 which is fair but at risk. The City does not supply water, gas, or electricity and is unaware of any deficiencies in these systems. The storm drain system is adequate to convey storm water except for locations that are within the 100-year flood plain as identified by the FEMA flood insurance rate map. The City</p>

Program	Description and Objectives	Progress and Continued Appropriateness
		<p>is evaluating options for reducing the risk of flooding at these locations but funding sources to conduct this evaluation is unclear at the time this document was drafted.</p> <p>Based on the progress and on-going nature of this action, Action 59.07 A is appropriate to carry into the upcoming housing element cycle.</p>
59.09-A	<p>Remediation of Soil Contamination</p> <p>Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination problems on potential housing sites.</p>	<p>Since 2016, the City has been working with ABAG, that received EPA grant funds to assist Oakland, Hayward, San Leandro and Alameda County with Phase 1 and/or Phase 2 environmental assessments. The City received the EPA grant to do a Phase 1 environmental for an adjacent City-owned site that is proposed to become a public park next to the proposed new 687 rental housing unit development at 915 Antonio.</p> <p>Based on the progress and on-going nature of this action, Action 59.09 A is appropriate to carry into the upcoming housing element cycle. It is recommended that this action be combined with 59.05.</p>
<p>Goal 60: Fair Housing - Ensure that all persons, within their abilities and means and without discrimination, have freedom of choice as to where they live.</p>		
60.01-A	<p>Contract with Fair Housing Services Provider</p> <p>Continue to contract with a fair housing services provider such as Eden Council for Hope and Opportunity (ECHO) Housing for fair housing assistance and the investigation of discrimination complaints, and for tenant-landlord counseling and mediation services</p>	<p>In the 2015-2023 RHNA Planning Cycle, the City maintained a contract with ECHO Housing, a regional non-profit fair housing agency, to provide fair housing services in an effort to reduce housing discrimination. ECHO Housing fielded fair housing cases with intake, assessment and counseling. Of those cases where there were findings of housing discrimination, they were reported to Fair Employment and Housing Commission, Office of Fair Housing and Equal Opportunity, or other Fair Housing legal providers.</p> <p>Based on the progress and on-going nature of this action, Action 60.01 A is appropriate to carry into the upcoming housing element cycle.</p>
60.06-A	<p>Fair Housing Training</p> <p>Work with ECHO Housing to conduct fair housing training sessions for landlords and property owners, tenants and homebuyers, realtors, and the public at large. In addition, support ECHO's targeted audits to gauge the level of discrimination in the rental housing market.</p>	<p>In the 2015-2023 RHNA Planning Cycle, the City maintained a contract with ECHO Housing to provide presentations on issues related to Fair Housing to property management companies, area realtors/brokers, and interested first time homebuyers.</p> <p>Based on the progress and on-going nature of this action, Action 60.06 A is appropriate to carry into the upcoming housing element cycle. It is recommended that this policy be combined into a consolidated Fair Housing program.</p>
60.06-B	<p>Fair Housing Outreach</p> <p>Use public service announcements, newspaper ads, educational fliers, and other media to raise community awareness about fair housing and the need for affordable units.</p>	<p>In the 2015-2023 RHNA Planning Cycle, the City maintained a contract with ECHO Housing to provide public service announcements, education flyers and supports other media outreach on the availability of their Fair Housing counseling and education services.</p> <p>Based on the progress and on-going nature of this action, Action 60.06 B is appropriate to carry into the upcoming housing element cycle. It is recommended that this policy be combined into a consolidated Fair Housing program.</p>