CITY OF SAN PABLO
Development Services / Planning

CITY OF SAN PABLO
City of New Directions

San Pablo
All-America City
NATIONAL CIVIC LEAGUE
2014

July 20, 2015

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Housing Policy Department
Received on:
JUL 27 2015

The following information is provided by the City of San Pablo for the Annual Housing Element Progress Report for the City's 2007-2014 certified Housing Element. As a note, the City has adopted a new 2015-2023 Housing Element on April 6, 2015 and certified on May 26, 2015.

City Name: City of San Pablo

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Reporting Period by Calendar Year: from 1/1/2014 to 12/31/2014

If you have further questions, please feel free to contact me at rods@sanpabloca.gov or (510) 215-3036.

With Kind Regards

Rod Simpson
Assistant Planner

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
			0	0					0	0	0
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶					32	0	0	32			
(10) Total by income Table A/A3 ▶ ▶					32			32			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Units	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	32					32	32
No. of Units Permitted for **Above Moderate**	0					0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	22												22
	Non-deed restricted													
Low	Deed Restricted	38												37
	Non-deed restricted					1							1	
Moderate	Deed Restricted	60												25
	Non-deed restricted									3	32		35	
Above Moderate		178												178
Total RHNA by COG. Enter allocation number:		298				1				3	32		36	262
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program H-1.1.1	Continue to provide low-interest loans to extremely low- to moderate-income owner-occupied and rental property owners to bring units up to current building code standards, modify buildings for improved mobility of disabled and elderly persons, demolish irreparable secondary buildings, expand units to alleviate overcrowding, identify and remove lead paint hazards, and allow for	Ongoing	Ongoing - the effectiveness of the program and quantification of loans will be determined through the 2015-2023 update of the City's Housing Element.
Program H-1.1.2	Continue to provide low-interest deferred loans, payable upon sale or transfer of property, to extremely low- to moderate- income senior households. Provide low-interest deferred loans, payable in five years or sale/transfer of property (whichever comes first) to non- senior extremely low- and moderate-income	Annually	Ongoing - the effectiveness of the program and quantification of loans will be determined through the 2015-2023 update of the City's Housing Element.
Program H-1.1.3	Continue to provide free technical assistance and counseling to approved loan applicant homeowners interested in developing plans and specifications for rehabilitation. Assist in monitoring construction.	Ongoing	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-1.2.1	Continue to implement the Neighborhood Clean-up Program to help keep San Pablo clean.	Vouchers distributed year-round. Publicity distributed in the summer,	Materials available at the counter at City Hall.

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Program H-1.2.2	Continue a modified Residential Paint Rebate Program to encourage residents to paint and maintain their homes. Modify the program by including a lead pain remediation educational component, to encourage households to complete safe and effective remediation for homes with lead paint hazards. Additionally, implement a tracking system to record the number of applications and approvals under this program each year, and the number and location of participant households with identified	Ongoing; modify the program, adding the lead paint remediation component within one year of adoption of the 2030 General Plan in late 2010.	Ongoing - the effectiveness of the program and quantification of activity will be determined through the 2015-2023 update of the City's Housing Element.
Program H-1.2.3	Continue to implement the Motor Vehicle Abatement Program to keep the streets clear of abandoned motor vehicles, by towing vehicles after adequate notice is given to the	Ongoing	Ongoing - the effectiveness of the program and quantification of activity will be determined through the 2015-2023 update of the City's Housing Element.
Program H-1.2.4	Continue to monitor the conditions of housing stock through regular housing inspections.	Ongoing. Implemented when funding obtained; year-round.	The City has established a Residential Health and Safety Program in place. The effectiveness of the program and quantification of activity will be determined through the 2015-2023 update of the City's Housing Element.
Program H-1.3.1	Create an inventory of potential historical buildings, evaluate their historical and architectural significance, and designate those with significance as local landmarks.	Create an inventory by the end of 2011, and designate those with significance as landmarks by early 2012	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-1.3.2	Preserve archaeologically significant sites by continuing to investigate and review all potentially significant Native American Sites before any development activity takes place.	Ongoing	Ongoing
Program H-1.3.3	Promote a unified theme in new housing developments by continuing to encourage developers and architects to design in the Early California Architecture style.	Ongoing	Ongoing

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Program H-1.4.1	Continue to inspect rental units to enforce building code and health and safety ordinances. Require all rental properties to obtain a "Certificate of Compliance" every 12 to 36 months, depending on the number of demerits a property receives during inspection.	Ongoing	Ongoing
Program H-1.4.2	Continue to inspect owner- occupied housing to enforce building code and health and safety ordinances. Require all single-family homes more than 10 years old, or with a "Certificate of Compliance" more than three years old to obtain a new one.	Ongoing	Ongoing
Program H-1.5.1	Continue the Police Department's participation in the review of Building Plans.	Ongoing	Ongoing
Program H-1.6.1	Update the Zoning Ordinance to provide standards for the Mixed Use Center, Residential Mixed Use, and Commercial Mixed Use land use designations in the 2030 General Plan. In the interim, before the Zoning Ordinance is updated, the City will in practice enforce the new General Plan land uses and densities rather	Update the Zoning Ordinance within one year of the adoption of the Housing Element.	Part of the comprehensive update of the City's Zoning Ordinance currently underway.
Program H-1.6.2	Update the Zoning Ordinance to reduce parking standards for the following housing types where appropriate, to reflect actual need: • Group Housing; and • Multifamily housing along San Pablo Avenue.	Update the Zoning Ordinance within one year of the adoption of the 2030 General Plan in late 2010.	Part of the comprehensive update of the City's Zoning Ordinance currently underway.
Program H-2.1.1	Continue to allow manufactured housing units in single-family detached areas, consistent with State law requirements, to provide a mix of affordable and moderate- income	Ongoing	Ongoing
Program H-2.1.2	Continue to maintain an inventory of vacant and underutilized sites available for extremely low-to moderate-income housing and make it available to interested developers.	Ongoing	Ongoing

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Program H-2.1.3	Continue to promote the development of second units as an affordable housing alternative in single-family areas, with reduced setback requirements.	Ongoing; examine the possibility of allowing exemptions to standards if a second unit has a minimum rear yard setback of five feet within one year of the adoption of	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.1.4	Promote mixed commercial/ residential development in the City's Mixed Use Center, Commercial Mixed Use, and Residential Mixed Use General Plan land use areas.	Ongoing; GIS database finished within two years of adoption of the Housing Element.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.1.5	Continue to promote the development of affordable rental and cooperative family housing that provides on-site support seivices for extremely low- and very low-income families through the use of available State and federal housing funds.	Ongoing	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.1.6	Explore the feasibility of establishing an Inclusionary Housing Ordinance, consistent with recent case law, to require the development of units affordable to lower income households in all new housing developments, with the possible option of an in-lieu fee payment for developers that cannot provide units on-site.	Conduct study in 2011.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.1.7	Promote the development of Single Room Occupancy units (SRO) or efficiency units for extremely low-income Households, by establishing a definition and appropriate zoning standards, offering priority permit processing, and exploring funding sources to assist in their development. Establish a separate use classification for SROs for San Pablo Avenue, with no parking required for SROs if they are located	Within one year of adoption of the Housing Element.	Ongoing - program is included in the 2015-2023 Housing Element.

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Program H-2.1.8	Provide by right reductions from the standard parking requirements for new residential projects that are located on San Pablo Avenue and have frequent transit service.	Specific standards to be incorporated into the Zoning Ordinance within one year after the adoption of the 2030 General	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.1.9	Prioritize 10 percent of Redevelopment Agency (RDA) program funds to assist extremely low-income households.	Within one year of adoption of the Housing	No longer a viable program.
Program H-2.2.1	Develop a program for the use and allocation of the Low-Income Housing Fund, from the Redevelopment Agency's tax increment revenues set-aside fund; to maximize extremely low- to moderate-income housing development potential. Require 15 percent of the unencumbered funds to be reserved for the development of	Ongoing	No longer a viable program.
Program H-2.2.2	Review aggregate housing demolition and construction in the City each year through the annual report submitted to HCD and continue to provide corresponding one-to-one replacement housing within four years of the removal of extremely low-, very low, low and moderate-income	Ongoing	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.2.3	Continue to facilitate new projects in the Redevelopment Area that include 15 percent or more units affordable to extremely low-to moderate-income households by using RDA funds or other incentives.	Ongoing	No longer a viable program.

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Program H-2.2.4	Facilitate lot consolidation. The City's proposed General Plan encourages high-density housing through the densities it allows and the development standards it imposes. The City will assist developers in finding opportunities for lot consolidation to maximize development potential in zones that allow multifamily development. The City will develop a program that: (a) targets sites along San Pablo Avenue and 23rd Street, (b) gives consideration to new, synergistic development activities, and (c)	Within one year of the adoption of the Housing Element.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.3. 1	Continue to promote the development of large housing units with three or more bedrooms by providing regulatory incentives such as reduced lot coverage or building height bonuses, on a case by-case basis, for rental housing developments.	Ongoing	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-2.4.1	Facilitate the development of student housing at the Mixed Use Center North site near Contra Costa College through density bonuses and priority permit processing.	Begin after the adoption of the General Plan.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-3.1.1	Continue to work with Housing Rights, Inc. (HRI) to minimize and resolve conflicts and disputes between landlords and tenants, and eliminate all forms of housing discrimination by disseminating tenant/landlord conflict resolution information in the annual mailing about residential programs, and documentjng residents' concerns at City Hall before forwarding them to HRI. Additionally, implement a tracking system to record the number of referrals to HRI under this program	Ongoing	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-3.2.1	Continue to offer Density Bonuses and other incentives to affordable housing and other qualified housing development, consistent with State	Ongoing	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-3.2.2	Facilitate the development of emergency homeless shelters by amending the Zoning Ordinance to permit their use in the high density residential zone (R-4) and commercial and industrial zones	Within one year of the adoption of the Housing Element.	Part of the comprehensive update of the City's Zoning Ordinance currently underway.

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Program H-3.2.3	Continue to preserve at-risk affordable rental housing units.	Monitor annually. Further action will depend on the intention of property owners.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-3.2.4	Continue to promote Contra Costa County's Mortgage Credit Certificate Program and the City's First-time Homebuyer Program.	Annually. The City will make program information readily available and will periodically update program	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-3.2.5	Create and adopt a Reasonable Accommodations Ordinance to provide persons with disabilities reasonable accommodation to rules, procedures and standards to ensure equal access to housing opportunities.	By 2012	Part of the comprehensive update of the City's Zoning Ordinance currently underway.
Program H-3.2.6	Enforce State handicapped accessibility and adaptability standards and expand housing opportunities for persons with disabilities through requirements for senior housing; first-floor accessibility, accessible parking space and ADA compliance in multi-family projects; encourgaing home loan programs; and, providing information to raise awareness on accessibility issues	By 2012	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-3.2.7	Revise Residential Care Facility provisions by: • Creating a definition for facilities with seven or more residents; and • Developing standards that apply to all residential care facilities to eliminate the possibility that standards will be imposed on an ad-hoc basis.	Within one year of the adoption of the Housing Element.	Part of the comprehensive update of the City's Zoning Ordinance currently underway.
Program H-4.1.1	Create an "Energy Improvement and Weatherization Program" to offer rehabilitation loans to extremely low- to moderate- income homeowners and seniors to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances.	Within one year of the adoption of the Housing Element.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.

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Program H-4.1.2	Promote the use of solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes.	Within one year of the adoption of the Housing Element.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-4.1.3	Require developers to complete a GreenPoint Checklist, Leadership in Energy and Environmental Design Checklist (LEED) or equivalent, as part of their submittal to the Planning Division and encourage them to attain the equivalent of LEED Silver certification or better.	Consider as part the General Plan Update.	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-4.1.4	Consider a Green Building Design Ordinance that offers density, FAR, and height bonuses for private projects that meet certain green	Beginning in 2011	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.
Program H-4.1.5	Facilitate environmentally sensitive construction practices by: • Restricting the use of chloroflourocarbons (CFCs), hydrochlor-oflourocarbons (HCFCs), and halons in mechanical equipment and building materials; • Promoting the use of products that are durable and allow efficient end-of-life disposal (recyclable); • Requiring large project applicants to submit a construction waste man-agement plan for City approval; • Promoting the use of locally or regionally available materials; and • Promoting the use of cost- effective design and construction strategies that reduce resource and environmental impacts	Beginning in 2011	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.

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Program H-4.1.6	Promote water conservation in San Pablo homes by: • Requiring all new and remodeled housing units to install high efficiency toilets; • Offering water efficiency surveys by trained staff that will make recommendations tailored to household needs; • Promoting the use of drought-resistant plants in gardens, sub-surface lawn irrigation systems; and • Promoting the use of gray-water (water recycling) systems and rainwater catchment systems.	Beginning in 2011	Ongoing - the effectiveness of the program will be determined through the 2015-2023 update of the City's Housing Element.