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ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Jurisdiction: City of San Pablo

Address: 13831 San Pablo Avenue, Bldg 3, San Pablo, CA 94806

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Report Period: January 2005 To: December 2005

The following must be included in the report:

A. Progress in meeting Regional Housing Need:

San Pablo reports that the City is on track with meeting its regional housing needs. The Redevelopment Agency of the City of San Pablo has worked with four developers to develop over 600 housing units, of which 209 are income-restricted.

Below is a breakdown of the City's Regional Housing Need.

Income Level	Units Needed	Units Completed**	For 2006
VLI	147	52	13
LI	69	69	13
Mod	123	2	70
Above Mod	155		34
Total	494	123	130

* Table 43 of Housing Element as determined by ABAG
** Includes permits issued to EBALDC by end of 2005.

1. Total number of new housing permits issued:

2004: New housing permits: 304 total units:

2004* Housing Type	Total
2ndary	2
In-Law	2
Multi/Fam	89
SF	93
Townhouse	98
Condo	20
	304

*None of the units constructed in 2004 are income restricted.

**2005: New housing permits:
12 total permits / 92 total units: 86 Affordable Apartments**

2005 Housing Type	Total
2ndary	0
In-Law	4
Multi/Fam*	86
SF	1
Townhouse	1
Condo	0
	92

*Giant Road Family Apartments - all units are income restricted.

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Giant Road Family Apartments Breakdown

BR Type	XLI	VLI	LI	Mgr	Total
1 BR	5	7	4		16
2 BR	11	8	9	2	30
3 BR	14	7	19		40
	30	22	32	2	86

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate).

2004					
XLI	VLI	LI	Med*	Mod	Amod**
0	0	0	4	0	300

* Assumes by definition, 2ndary & In-law units are low-income to moderate.

2005					
XLI	VLI	LI	Med***	Mod	Amod**
30	22	32	6	0	2

* Assumes by definition, 2ndary & In-law units are low-income to moderate.

** Market-rate units.

*** Includes 2 manager units for Giant Road Family Apartments.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

Over the past several years, the permitting office has issued numerous building permits for new construction of several market-rate housing types. Since 2000, 588 finalized permits were issued for the following new units:

SF	TwnHm	Multi/Apt	Condo	In Law	2nd Unit	Total
202	196	178	0	8	4	588

I-A CITY TO PROVIDE LOW-INTEREST DEFERRED LOANS TO LOW – TO MODERATE INCOME PROPERTY OWNERS FOR THE REHABILITATION OF THE EXISTING HOUSING STOCK:

- **Low interest Rehabilitation Loans (I-A.1):** 4 totaling \$55,719
- **Neighborhood Clean-Up Programs (I-B.1):** Approximately 4880 dump vouchers were issued to San Pablo residents
- **Abandoned Motor Vehicle Abatement (I-B.3):**
 - a. 1,289 abandoned vehicles were tagged; 484 were towed by the City.
 - b. 4,321 parking violations were issued
 - c. Approximately \$25,000 in fines were collected
- **Abandoned and Dilapidated Housing Abatement (I-B.4):** Of the 640 cases opened by Code Enforcement, 607 are closed.
 - a. 82 units were red-tagged as substandard
 - b. 20 of the 82 units demolished by either City Council action or private owner

II-A ENCOURAGE AND ASSIST WITH THE DEVELOPMENT OF AFFORDABLE HOUSING UNITS:

- **Vacant Land Inventory (II-A.2):** Through the logging of vacant land, the Agency has successfully negotiated two large affordable housing project developments including the 86 units at the Giant Road Family Apartments by the East Bay Asian Local Development Corporation (EBALDC) and 132 units at the El Paseo Family Apartments by Simpson Housing Solutions, LLC. Table 44 in the City of San Pablo lists vacant land owned by City of San Pablo and those owned by the Redevelopment Agency.
- **Secondary Units (II-A.3):** The City encourages the construction of secondary units where lot sizes permit them. Only 3 secondary units have been completed due to the small lot sizes typical in the majority of the City's residential areas.
- **Mixed Commercial/Residential Use (II-A.4):** 2 mixed use building were constructed in 2003. The Agency is working to increase this building type on San Pablo Avenue and 23rd Street market to help create pedestrian friendly walkable communities.
- **Affordable Rental or Cooperative Family Housing (II-A.5) and New Construction (II-B.3):**
 - a. \$1.2 million was loaned to EBALDC for the development of 86 affordable units
 - b. \$1.5 million in land donation was awarded to Simpson Housing Solutions for the development of 132 units.

ENCOURAGE HOMEOWNERSHIP:

- CalHOME monies: 4 loans totaling \$155,000
- First-Time Homebuyer Loans utilizing Redevelopment monies: 4 loans totaling \$120,000

2. Assess effectiveness of actions and outcomes:

Considered a development friendly city, the programs and assistance provided by the City of San Pablo have/are instrumental in the housing development as shown by the permits approved over the past 5 years. An additional 209 units are scheduled to break ground in 2006 (132 are

income-restricted). The Agency is in preliminary discussions with a for-profit developer to build additional market and moderate for-sale housing units in an 8 acre site.

The year 2002 began the beginning of a new housing construction boom (74 units) since the mid-80s with the Abella Project market-rate housing. In 2003, 224 units were built, with 85 of those affordable and restricted to seniors. 2004 continued with the expanding of market-rate housing adding 101 total housing units; includes secondary and in-law units.

Mixed-use structures with for-sale housing above is strongly encouraged along the major arterials including San Pablo Avenue and 23rd Street. The Agency is currently working with various developers to produce such projects.

C. Progress toward mitigating governmental constraints identified in the housing element.

The Housing Element adopted by the City Council and found to be in full compliance by HCD who considered the City of San Pablo to be development friendly; no significant governmental constraints were identified requiring mitigation. Generally, San Pablo's land use map, developer fees and entitlement process are easy to comprehend and straightforward.

Staff works closely with developers, individual or otherwise, to develop projects collaboratively.