



CITY OF SAN PABLO

City of New Directions



SAN PABLO HOUSING ELEMENT ANNUAL PROGRESS REPORT CALENDAR YEAR 2025 *PLAN2602-0011*

SAN PABLO PLANNING COMMISSION

APRIL 28, 2026



REGIONAL HOUSING NEEDS ALLOCATION

- ❖ The Housing and Community Development State Agency (HCD) identifies the number of housing units needed across all income levels for each community in California for an eight-year RHNA cycle. Annual Progress Reports (APRs) are required by each community as part of mandatory Housing Element implementation.
- ❖ The Association of Bay Area Governments (ABAG) conducts the RHNA process for the Bay Area. The current cycle is from 2023 to 2031.
- ❖ Currently reporting the number of housing units permitted in 2025.
- ❖ The 2025 Annual Progress Report must be submitted to HCD by April 1, 2026.



2025 RHNA NUMBERS

- ❖ Total Regional Housing Needs Allocation for San Pablo for the new 2023-2031 cycle is **746 net new units, compared to the 449 units for the last cycle.**
- ❖ For the year 2025, San Pablo permitted a total of **23 net new units** including:
 - 16 Accessory Dwelling Units- moderate income
 - 1 Junior ADUs- low income
 - 3 Single Family Homes- above moderate income
 - 3 Mobile Homes- low income

The affordability of each unit is determined based on the Official State Income Limits for 2025 which are established by County:

- Very low-income households: 0-50% AMI (Area Median Income)
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI
- Above-moderate households: above 120% AMI

Contra Costa County Area Median Income: \$159,800



2023-2031 6th Cycle Numbers

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	173	54	-	-	-	-	-	-	-	-	54	119	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	100	-	50	-	-	-	-	-	-	-	60	40	
	Non-Deed Restricted	-	1	3	2	4	-	-	-	-	-	-	-	
Moderate	Deed Restricted	132	-	-	-	-	-	-	-	-	-	60	72	
	Non-Deed Restricted	-	4	13	28	15	-	-	-	-	-	-	-	
Above Moderate	Deed Restricted	341	2	10	12	4	-	-	-	-	-	28	313	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Total RHNA		746												
Total Units			61	76	42	23	-	-	-	-	-	202	544	

❖ The City’s RHNA allocation for the 6th cycle (2023- 2031) is for **746** units, including 173 at the very low-income level, 100 at the low-income level, 132 at the moderate-income level, and 341 at the above moderate-income level



CITY OF SAN PABLO

City of New Directions

ADDITIONAL UNITS IN PROGRESS & FUTURE GOALS

- ❖ In 2025, the City permitted **23** units, including 16 accessory dwelling units, which are in the moderate-income category; 1 junior accessory dwelling unit, which is in the low-income category, 3 new single-family homes, which are in the above-moderate income category, and 3 Mobile Homes, also in the low income category.
- ❖ In addition, San Pablo permitted **61** units during the “projection period” and **76** units permitted in 2023, and **42** permitted in 2024 in addition to the **23** unit permitted in 2025, and bringing the total unit production to date to **202** units for 2025, which is **27%** of the total allocation and leaves **544** units remaining to be produced by the end of the eight-year cycle in 2031.
- ❖ Meeting the 6th cycle goal will require policy, mapping and regulatory changes, which are the focus of the recently adopted 2023-2031 Housing Element and updated General Plan 2031 implementation.



2023-2031 6th Cycle Numbers

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	173	54	-	-	-	-	-	-	-	-	-	54	119
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	100	-	50	-	-	-	-	-	-	-	-	60	40
	Non-Deed Restricted	-	1	3	2	4	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	132	-	-	-	-	-	-	-	-	-	-	60	72
	Non-Deed Restricted	-	4	13	28	15	-	-	-	-	-	-	-	-
Above Moderate		341	2	10	12	4	-	-	-	-	-	-	28	313
Total RHNA		746												
Total Units			61	76	42	23	-	-	-	-	-	-	202	544



PENDING AND ENTITLED UNITS

❖ 2022-2024 Entitlements approved & pending building permits:

- 2812 Chattleton (Block E): 20 new single-family lots plus 8 ADUs = 28 new units (1 affordable unit) 9 units permitted in 2023 and 13 units permitted in 2024, **6 remaining**.
- 13717 San Pablo Avenue (Block C): 91 new multi-family units (now all affordable)
- 13831 San Pablo Avenue (Alvarado Gardens): 100 new multi-family units (99 low income) only 50 permitted in 2023, **50 remaining (finally funded and in progress!)**
- 1982 23rd Street: 7 new units in mixed-use building
- 1820 Rumrill: **40 new affordable multi-family units**
- 2364 Road 20- 145 low-income units

❖ 2025/2026 Entitlements approved & pending Building permits:

- 12 ADUs and 2 Single Family
- 2424 Church Lane- 12 Units (moderate and above moderate income apartments)
- 2834 El Portal Drive- 4-units apartments



CITY OF SAN PABLO
City of New Directions

PENDING AND ENTITLED UNITS

Block E, 20 Townhomes, 8 ADUs



Block C, 91 apartment units





CITY OF SAN PABLO

City of New Directions

2364 Road 20,
145 unit
apartment



Alvarado Gardens
(Old City Hall) 100
units (2 phases)



1982-1988 23rd St, 7 new units





CITY OF SAN PABLO

City of New Directions

2424 Church Lane -12 Apartments



Drive Elevation



Side Elevation-

Rear Elevation

Interior Unit-Side Elevation-



2834 El Portal Dr- 4-plex

1 PROPOSED FRONT ELEVATION COLOR BOARD
CB SCALE 1/4" = 1'-0"



HOUSING ELEMENT POLICY COMPLIANCE

Program 1-A: Inventory of Available Sites

Completed! Inventory of Available sites is posted on the website. No recent updates, but will monitor quarterly for any revisions

Program 1-B: Rumrill Corridor Plan

Completed! Plan was adopted by City Council on July 7, 2025. Staff has begun implementation.

Programs 1-D, 1-G, 1-H, 1-I, 1-F, 2-G, 3-B, 3-C, 3-D, 3-E, 3-J, 3-K, 3-M (13 Programs) Omnibus Zoning Code Clean-Up

Completed! Staff worked on a zoning ordinance amendment to implement the General Plan Update/Housing Element. The Ordinance was adopted December 15, 2025.

Program 1-L- Accessory Dwelling Units

Incentives, Information resources, and reporting work is completed; target number of ADUs built (66) by 2031 is on track.

Program 2-C Preservation of Deed-Restricted Assisted Housing

Ongoing. The City restructured the loan for Giant Road Apartments for major rehabilitation. Their loan with the City was extended, resetting the affordability covenants for an additional 20 years.

Programs 3-F and 3-G Landlord/Tenant Dispute and Just Cause Evictions Protections

Completed! City Council adopted ORD2026-001, including a Just Cause Eviction Protection Ordinance. In addition, the City provides resources to its residents to inform them about Just Cause Evictions Protections and connects them with non-profit organizations that can provide assistance.



CITY OF SAN PABLO

City of New Directions

ANNUAL PROGRESS REPORT SUBMITTAL

- HCD requires that all Annual Progress Reports be submitted to California Department of Housing and Community Development (HCD) and to Governor's Office of Land Use and Climate Innovation (LCI) by April 1, 2026
- Before submitting to HCD and LCI, the City Council must hold a Public Hearing and adopt a Resolution authorizing the submittal of the City of San Pablo Housing Element Annual Progress Report
- City Council adopted Resolution 2026-038 approving adoption of the 2025 Housing Element APR on March 16, 2026 and staff submitted the APR to HCD and LCI before April 1, 2026



CITY OF SAN PABLO

City of New Directions

QUESTIONS?