

Affordability by Household Incomes - Certificates of Occupancy																Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			
		8	9	10											11	12	13	14	15	16	17	18	19	20	
Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(e)(2)(H) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units
			23	0	0	0	0	0	0	0	0	0	0	10		23	NONE	No	Y			ADU, 30.30.30.10 Rule			6
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y			ADU, 30.30.30.10 Rule			
			0													0	NONE	No	Y	Other	DB				
			0													0	NONE	No	Y						
	1	3/6/2025	1													0	NONE	No	Y						
1		1/14/2025	1													0	NONE	No	Y			ADU			
		1/22/2025	1													0	NONE	No	Y			Mobile Home in MH Park			
1		1/30/2025	1													0	NONE	No	Y			ADU			
1		2/26/2025	1													0	NONE	No	Y			ADU			
1		2/26/2025	1													0	NONE	No	Y			ADU			
	1	3/18/2025	1													0	NONE	No	Y						
1		3/20/2025	1													0	NONE	No	Y			ADU			
1		4/17/2025	1													0	NONE	No	Y			ADU			
		4/17/2025	1													0	NONE	No	Y			ADU			
		4/24/2025	1													0	NONE	No	Y			Mobile Home in MH Park			
		4/24/2025	1													0	NONE	No	Y			Mobile Home in MH Park			
1		4/29/2025	1													0	NONE	No	Y			ADU			
1		6/18/2025	1													0	NONE	No	Y			ADU			
1		7/2/2025	1													0	NONE	No	Y			ADU			
1		7/15/2025	1													0	NONE	No	Y			ADU			
1		7/21/2025	1													0	NONE	No	Y			ADU			
1		7/30/2025	1													0	NONE	No	Y			ADU			
	1	8/11/2025	1													0	NONE	No	Y						
1		10/8/2025	1													0	NONE	No	Y			ADU			
1		10/27/2025	1													0	NONE	No	Y			ADU			
	1	3/26/2025	1											1	1/8/2025	1	NONE	No	Y						
			0											1	8/28/2025	1	NONE	No	Y						
			0											1	11/5/2025	1	NONE	No	Y						
			0										1	5/27/2025	1	NONE	No	Y				ADU			
			0										1	7/1/2025	1	NONE	No	Y				ADU			
			0										1	5/28/2025	1	NONE	No	Y				ADU			
			0										1	3/7/2025	1	NONE	No	Y				ADU			

Jurisdiction	San Pablo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

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	-	-	-	-	-	-	60	40
Moderate	Deed Restricted	132	-	-	-	-	-	-	-	-	-	-	60	72
	Non-Deed Restricted		4	13	28	15	-	-	-	-	-	-	60	72
Above Moderate		341	2	10	12	4	-	-	-	-	-	-	28	313
Total RHNA		746												
Total Units			61	76	42	23	-	-	-	-	-	-	202	544

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- *For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		San Pablo						
Reporting Year		2025 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
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.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1-A: Inventory of Available Sites	At least 746 new housing units, consistent with RHNA obligations	Publish inventory by April 2023; updates to be made quarterly throughout the planning period.	6th Cycle	Completed; updates ongoing	Inventory of Available sites is posted on the website. Inventory is monitored for any revisions.	Units	23	https://www.sanpabloca.gov/DocumentCenter/View/17187/2023-31-Housing-Element-Certified-Volume-2
Program 1-B: Rumrill Corridor Plan	314 new high density housing units by 2031, including at least 90 that are affordable or moderate income households	Bring the Corridor Plan to the City Council for adoption by end of Q1 2025 to ensure the objectives listed in this program are effectuated; anti-displacement strategies implemented within 1 year of adoption	6th Cycle	Completed. Plan was adopted by City Council on July 7, 2025. Staff has begun implementation.	Staff has implemented action RUM-2 a, is implementing policy RUM-1.1 to develop housing at the 1411 Rumrill "Planned Development" site. Another prominent site, 1820 Rumrill has received Entitlements for an Affordable Housing Project and has secured funding.	Units	40	https://www.sanpablo.gov/DocumentCenter/View/18323/Rumrill-Corrido-Plan-adopted-July-7-3035
Program 1-C: Repeal or Revise the 23rd Street Specific Plan.	314 new high density housing units by 2031, including at least 90 affordable for moderate income households	Bring above-referenced zoning amendments to Council for hearing with the intent of adopting by end of Q2 2025	6th Cycle	Completed as part of General Plan adoption on July 7, 2025.	As part of the General Plan update, the 23rd St. Specific Plan was sunsetted, and the area was incorporated into the General Plan and made consistent with other mixed use commercial area designations. Plan update and amendments were adopted by City Council on July 7, 2025.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7453904&GUID=B35C6745-7948-4478-AEBC-9D90225A7513&Options=&Search=
Program 1-D: Revise Multifamily Minimum Parcel Size	240 new housing units in RMU and CMU districts by 2031	Introduce amendments with the intent of adopting the zoning amendments by end of Q2 2025	6th Cycle	Completed as part of General Plan adoption on July 7, 2025.	Part of Zoning Ordinance omnibus amendment to implement the General Plan/Housing Element, including revisions to the multifamily minimum parcel size. The Ordinance was adopted December 15, 2025.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776882&GUID=2E00802C-DE45-465A-852A-CA75755D08BB
Program 1-E: Facilitate Lot Consolidation	100 new multifamily units by 2031	Identify consolidation opportunities by Q2 2024; bring any necessary amendments to Subdivision Ordinance to facilitate lot consolidation to the Council for hearing with the intent of adopting by Q2 2025	6th Cycle	Underway.	Identification of lot consolidation opportunities conducted as part of General Plan Update process. No amendments to Subdivision Ordinance were found necessary, but fees for lot consolidation approval were reduced in new Fee Schedule adopted on January 16, 2026.	Meetings	1	https://sanpabloca.gov/906/Master-Fee-Schedule
Program 1-F: Incentives for High Density Residential Development.	1,037 new multifamily homes in PDAs by 2031	End of 2024 with adoption of General Plan Update	6th Cycle	Completed	The General Plan update was adopted by City Council on July 7, 2025. In addition, staff continues to fast-track permitting, expedite design reviews and streamline environmental review for residential development applications, especially for affordable housing projects.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7453904&GUID=B35C6745-7948-4478-AEBC-9D90225A7513&Options=&Search=
Program 1-G: Reduced Parking Standards.	1,037 new multifamily homes in PDAs by 2031	Update Zoning Ordinance to incorporate reductions by end of Q2 2025	6th Cycle	Completed	Part of Zoning Ordinance omnibus amendment to implement the General Plan Update/Housing Element included revisions to the parking requirements to reduce parking minimums. The Ordinance was adopted December 15, 2025.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776882&GUID=2E00802C-DE45-465A-852A-CA75755D08BB

Program 1-H: Faith-Based Community Housing	15 new very low-income housing units by 2031	Complete outreach by end of Q3 2024; adopt zoning amendments by end of Q2 2025	6th Cycle	Underway.	The City's Housing Division is compiling a list of faith-based locations to be contacted to explore potential for accommodating housing developments and attended a workshop designated to promote collaborations between faith-based organization and housing developers/local jurisdictions. Workshop: Sacred Land, Shared Futures: Cities + Congregations for Housing East Bay	Meetings	1	https://urbanland.uli.org/sacred-space-churches-turn-surplus-land-into-housing#:~:text=The%20initiative%20begins%20with%20a,they%20are%2C%E2%80%9D%20she%20said.
Program 1-I: Shopkeeper Housing	12 shopkeeper units by 2031	Bring above-referenced zoning amendments to Council for hearing by end of Q2 2025	6th Cycle	Completed	As part of Zoning Ordinance omnibus to implement the General Plan Update/Housing Element, revisions to allow shopkeeper housing by right were included. The Ordinance was adopted December 15, 2025.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776882&GUID=2E00802C-DE45-465A-852A-CA75755D08BB
Program 1-J: Incentives for "Missing Middle" Housing	25 low- or moderate-income units through SB9 implementation by 2031	Conduct study sessions with City decision-makers by Q2 2025 and bring a draft ordinance to Council for hearing by end of 2026	6th Cycle	Study session Completed; target of units build by 2031 is underway.	City Council held a housing policy implementation workshop on August 21, 2024. This included discussion of measures to increase missing middle housing. Staff will begin working on policies to increase "missing middle" housing production and will put forward an implementing ordinance by end of 2026	Units	19	pending/in-progress
Program 1-K: Objective Standards for Ministerial Review.	Compliance with State law	End of 2026	6th Cycle	Underway.	Staff has included Objective Design Standards in our workplan to complete by end of 2026.	Other		pending/in-progress
Program 1-L: Accessory Dwelling Units	66 new ADUs/JADUs by 2031	(a) identify incentives by end of 2024; (b) post informational materials and resources by end of 2022; (c) reporting with annual report to HCD in April 2023; annually by April of each year thereafter	6th Cycle	Incentives, Information resources, and reporting targets completed; target number of ADUs build by 2031 on track.	16 ADUS and 1 JADU permitted in 2025. Ordinance amended to stay current with State law. Ordinance amended to allow sale of ADUs, adopted on December 15, 2025. Fees for ADUs reduced per fee study, effective January 16, 2026.	Units	17	https://sanpabloca.gov/906/Master-Fee-Schedule
Program 1-M: Innovative and 'Non-Traditional' Forms of Housing	Create opportunity for innovative housing types	Conduct expert panel meetings and study sessions by end of Q4 2024; report on options in Q2 2025; implement follow up actions by end of Q4 2025	6th Cycle	Underway.; In Progress	Staff presented results of ADU for sale/use of SB9 study to City Council in Fall 2025. Ordinance amended to allow sale of ADUs, adopted on December 15, 2025. Fees for ADUs and SB9 units reduced per fee study, effective January 16, 2026.	Meetings	4	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=
Program 1-N: By Right Zoning Text Amendment to Accommodate RHNA	231 lower income units by 2031	Zoning text amendment for Housing Element Overlay District will be brought to City Council for hearing in parallel with Housing Element by Jan. 31, 2024	6th Cycle	Completed	This program is complete. Zoning text amendment completed under Resolution PC23-15 and Ordinance 2023-006, adopted on January 16, 2024.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=6429407&GUID=1C87E87A-3D76-44CE-B865-64E4B7DE59BE&Options=&Search=
Program 2-A: Community Land Trust Collaboration	Acquisition of property in San Pablo	Report to City Council on options by July 2025	6th Cycle	Ongoing.	City of San Pablo Housing and Economic Development Division is exploring potential partnerships with local area land trusts and provides periodic reports back to City Council. The City's Housing Division provided a letter of support for Richmond Land Trust for a project in San Pablo to help them acquire an apartment building in the City.	Other		https://sanpabloca.gov/2739/Housing

Program 2-B: Rental Assistance	Assistance for 720 households most at risk of homelessness annually	Report to City Council on rental assistance programs options by January 2025	6th Cycle	Completed	City Council held a housing policy implementation workshop on August 21, 2024. This included discussion of measures to increase rental assistance. City also implemented a rental registry program in 2024 to help develop better information on available rental opportunities. Working with the County Housing Authority, 25 Tenant Based Vouchers were applied to the Alvarado Gardens project opened in April 2025. In addition, the City has adopted a series of Tenant Protection Ordinances including a Just Cause/ Eviction Protection, Rent Review and Rent Registry Amendments.	meetings	8	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7933154&GUID=E96CDE4C-9B87-45AB-9254-A9A821CC2CA3&Options=&Search=
Program 2-C: Preservation of Deed-Restricted Assisted Housing	Preservation of 141 deed-restricted units in the planning period	End of Q4 2024 for creation of local database; conduct outreach to qualified entities by Q2 2025	6th Cycle	ongoing	The City restructured the loan for Giant Road Apts for major rehabilitation. Their loan with the City was extended, so that also reset the affordability covenants for an additional 20 years.	Units	86	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=6780894&GUID=F30CF20D-118F-47CB-B706-6EE319EF7EF7&Options=&Search=
Program 2-D: Loan Assistance for Sustainable Housing	16 loans to qualified first-time buyers by 2031	Annual progress reporting to HCD through APRs; bi-annual renewal as part of EDC agreement Q2 of 2024; evaluation of cumulative effectiveness by Q4 2026	6th Cycle	ongoing	The San Pablo Economic Development Council (EDC) issued 2 SPLASH loans in the 2025 calendar year. 1 loan for first-time homebuyer assistance and 1 for rehabilitation assistance.	Other	2	https://sanpabloedc.org/1st-time-homebuyers
Program 2-E: First-Time Homebuyer Assistance	Subsidy for 10 first-time homebuyers	Annually, with quarterly updates to materials (as needed) and reporting via the Annual Housing Element Progress Report to HCD	6th Cycle	Ongoing; EDC also granted 1 loan for a first-time homeowner buyer in 2025.	The Housing and Economic Development Division maintains open communication and partnership with Contra Costa County to stay informed of any available programs and funding opportunities that might benefit our residents. Any information that becomes available will be published quarterly in the City's E-Newsletter and on the City's website, be available at the service counter in the Community Development Department located at City Hall, the public libraries, and community centers and sent to local real estate agents and lending institutions notifying them of the availability of the programs for clients who might qualify	Other	1	https://sanpabloedc.org/1st-time-homebuyers
Program 2-F: Mobile Home Parks	Preservation of 398 mobile homes	Prepare revisions to Zoning Code to comply with State law and bring to City Council for adoption by end of Q2 2025	6th Cycle	Completed	As part of a Zoning Ordinance omnibus to implement the General Plan Update/Housing Element, city amended the Zoning Code to revise the Mobile Homes Park section. The Amendments were adopted by City Council in December 2025. The City's Local Enforcement Agency program for Mobile Home Parks was evaluated by HCD in June 2024 and received an excellent rating. 2026 evaluation is currently underway. Also, in 2026, the City Housing and Economic Division implemented a short-term grant program to assist mobile home owners with lot rental costs using affordable housing funds.	Units	398	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=
Program 2-G: Single-Room Occupancy Hotels	Preservation of 60 SRO units	Prepare revisions to Zoning Code to comply with State law and bring to City Council for adoption by end Q2 2025	6th Cycle	Completed	As part of Zoning Ordinance omnibus to implement the General Plan Update/Housing Element, the City adopted revisions to allow Single Room Occupancy Uses consistent with State Law. Ordinance adopted on December 15, 2025.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=6429407&GUID=1C87E87A-3D76-44CE-B865-64E4B7DE59BE&Options=&Search=

<p>Program 2-H: Home Sharing and Tenant Matching</p>	<p>10 home sharing opportunities created</p>	<p>Report to City Council on options by April 2025</p>	<p>6th Cycle</p>	<p>Ongoing.</p>	<p>The City is assessing the feasibility of establishing a home-sharing and tenant matching program in collaboration with Contra Costa College and/or non-profit groups such as Front Porch Home Match, Covia, or Home Match Contra Costa. Results to be shared at a future Council Housing Policy workshop. Allowing ADUs to be sold separately will further encourage home sharing.</p>	<p>Meetings</p>	<p>1</p>	<p>https://www.sanpabloca.gov/2739/Housing and https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=</p>
<p>Program 2-I: Incentives for Affordable and Special Needs Housing</p>	<p>273 new units affordable to lower income households in the planning period</p>	<p>Monitor affordable housing contracts on an annual basis for compliance; Develop program to reduce development fees as further incentive for including affordable housing units by end of Q2 2024; Present proposal to City Council by Q3 2024.</p>	<p>6th Cycle</p>	<p>Ongoing/Complete.</p>	<p>The City completed a five-year fee study in Fall 2025, which included assessment of development fee adjustments to encourage affordable housing. Adopted Fee Schedule effective January 16, 2026 includes reductions for affordable housing. The City's Housing Division monitors affordable housing contracts on at least an annual basis. The City prioritizes incentives to affordable housing projects and complies with all State laws regarding Density Bonuses, Streamlining, and other incentives for affordable housing projects. At its Housing Policy Workshop in August 2024, the City Council received a presentation that includes updates in housing production and updates of the City's efforts to incentivize more affordable housing annually.</p>	<p>Meetings</p>	<p>3</p>	<p>https://sanpabloca.gov/906/Master-Fee-Schedule</p>
<p>Program 3-A: Housing for Extremely Low-Income Households and Special Needs Groups</p>	<p>Permits for at least 115 extremely low-income units, consistent with the City's regional allocation of such units for the planning period</p>	<p>2023-2031</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>The City continues to provide administrative assistance upon request to developers seeking available State and federal funding and/or tax credits for the construction of low- and moderate-income housing. Facilitate projects that incorporate affordable units by granting modifications to development standards, expediting the review process, and/or providing financial incentives consistent with City regulations and State law. Contact affordable housing developers at least once each year to solicit interest and apprise them of available assistance programs. Whenever feasible, provide targeted assistance for special needs housing and extremely low income (ELI) units through density bonuses and/or regulatory incentives, modified development standards, and fee deferrals. As documented in Appendix E – Fifth Cycle Accomplishments and summarized above under Program 2-I, similar actions in recent years have resulted in the construction of a 54-unit permanent supportive housing project at 2555 El Portal in San Pablo. The City has also recently provided two letters of support for two supportive housing projects seeking State funding.</p>	<p>Units</p>	<p>55</p>	<p>https://sanpabloca.gov/2846/Residential-and-Mixed-Use-Projects</p>

<p>Program 3-B: Emergency Shelters</p>	<p>Consistency with State law (AB2339)</p>	<p>Prepare revisions to Zoning Code to comply with State law and bring to City Council for adoption by end of Q2 2025</p>	<p>6th Cycle</p>		<p>As part of the Zoning Ordinance omnibus to implement the General Plan Update/Housing Element, the City removed constraints to the development of emergency shelters, including the 500-foot separation requirement from other emergency shelters and the use permit requirement in the CR zone, and established parking requirements based on staffing level only, consistent with AB 139 and SB 2. The Amendments werer adopted on December 15, 2025.</p>	<p>Other</p>	<p>3</p>	<p>https://sanpablo.legistar.com/LegislationDetail.aspx?ID=6429407&GUID=1C87E87A-3D76-44CE-B865-64E4B7DE59BE&Options=&Search=</p>
<p>Program 3-C: Employee Housing</p>	<p>Consistency with State law</p>	<p>Prepare revisions to Zoning Code to comply with State law and bring to City Council for hearing by end of Q2 2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>As part of Zoning Ordinance omnibus to implement the General Plan Update/Housing Element, revisions to allow Employee Housing by right were included. The Ordinance was adopted December15, 2025.</p>	<p>Other</p>	<p>1</p>	<p>https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=</p>
<p>Program 3-D: Zoning for Residential Care Facilities</p>	<p>Consistency with State law</p>	<p>Prepare revisions to Zoning Code to comply with State law and bring to City Council for hearing by end of Q2 2025</p>	<p>6th Cycle</p>	<p>completed</p>	<p>The City Council adopted Ordinance 2025-004 on December 15, 2025, including an update Title 17 of the Municipal Code to permit group homes for 7 or more persons by right in all residential zones with objective standards to facilitate approval certainty and incorporate objective standards to guide the integration of these facilities into existing neighborhood contexts; Review and revise applicable parking standards to ensure they do not pose an obstacle to development of residential care facilities; and Revise the current definitions for different types of facilities to avoid confusion by more closely following the terms used in State law; comply with California Code, Health and Safety Code Section 17021.5, including the incorporation of a definition of the term "employee housing."</p>	<p>Other</p>	<p>1</p>	<p>https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=</p>
<p>Program 3-E: Transitional and Supportive Housing</p>	<p>Consistency with State law</p>	<p>Prepare revisions to Zoning Code to comply with State law and bring to City Council for hearing by end of Q2 2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>As part of Zoning Ordinance omnibus to implement the General Plan Update/Housing Element, revisions to allow Employee Housing by right were included. The Ordinance was adopted December15, 2025.</p>	<p>Other</p>	<p>1</p>	<p>https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=</p>
<p>Program 3-F: Landlord/Tenant Dispute Resolution</p>	<p>Resolution of conflicts and disputes between landlords and tenants, and elimination of all forms of housing discrimination</p>	<p>Set up tracking system by end of 2024, with annual reporting on performance; annual update of website materials; at least annual dissemination of newsletters and communications.</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>City Council adopted a Just Cause Eviction Ordinance and an Anti-Harrasment Ordinance, ORD 2026-001, to protect tenants in the City. The City maintains and regularly updates a webpage in the City's website with information about tenant/landlord rights and conflict resolution programs and provides information in the City newsletters and communications. The City also helps to resolve tenant/landlord issues related to tenant complaints on living/building conditions as part of the Residential Health & Safety Program. These complaints and resolution of the complaint are tracked on the City's permit tracking system.</p>	<p>Other</p>	<p>1</p>	<p>https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7933154&GUID=E96CDE4C-9B87-45AB-9254-A9A821CC2CA3&Options=&Search=</p>

Program 3-G: Just Cause Eviction Protections	Assist residents of 141 assisted units at high risk households during the planning period	Report to City Council on options by Q1 2025	6th Cycle	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. Measures were discussed as part of the City Council's housing policy workshop in August 2024, including adoption of an ordinance codifying AB1482 and SB567 protections within the San Pablo Municipal Code.	Meetings	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7933154&GUID=E96CDE4C-9B87-45AB-9254-A9A821CC2CA3&Options=&Search=
Program 3-H: Awareness of Fair Housing Programs	Provide mediation services for at risk households throughout the planning period	Designate coordinator by July 2024; implement first "housing clinic" in Q1 2025; provide information starting end of 2024.	6th Cycle	Ongoing	ECHO Housing retained to provide mediation services. The San Pablo Economic Development Council (EDC) also holds regular trainings and workshops on job and housing access to ensure fairness and equity for our vulnerable populations. Programs discussed at the City Council's Housing Policy Workshop in January 2024 and several subsequent community workshops.	Meetings	6	https://sanpabloedc.org/ and https://www.sanpabloca.gov/2739/Housing
Program 3-I: Outreach to People Living with Developmental Disabilities in San Pablo.	Inform families about housing and services available for persons with developmental disabilities	Launch program in 2024	6th Cycle	Ongoing	Division has developed a list of supportive housing and other services that assist people living with developmental disabilities in San Pablo and will continue to provide additional information on services available as part of our Housing Resources webpage and communitywide newsletter. The City also approved 54 units of permanent supportive housing at 2555 El Portal in 2024.. Now built	Units	54	https://sanpabloca.gov/2846/Residential-and-Mixed-Use-Projects and https://www.sanpabloca.gov/2739/Housing
Program 3-J: Low-Barrier Navigation Centers.	Zoning provisions consistent with State law	Prepare revisions to Zoning Code to comply with State law and bring to City Council for hearing by end of Q2 2025	6th Cycle	Completed	As part of a larger Zoning Ordinance clean-up effort, City Council adopted Ordinance 2025-004, which includes a new use class definition for Low-Barrier Navigation Centers, which are now permitted in all commercial and mixed-use zones. A new section of the Special Residential Uses chapter provides objective standards for these uses.	Other	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=
Program 3-K: Density Bonus	Zoning provisions consistent with State law	Prepare revisions to Zoning Code to comply with State law and bring to City Council for hearing by end of Q2 2025	6th Cycle	Completed	As part of a larger Zoning Ordinance clean-up effort, City Council adopted Ordinance 2025-004, which revised the Density Bonus chapter to comply with State Law, with the inclusion of additional incentives offered in San Pablo, consistent with those previously provided.	Other	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=
Program 3-L: Expand Online Transparency	Comply with State requirements	Comply with State requirements or obtain an exemption by the end of Q2 2024	6th Cycle	Completed	The City complies with all the requirements under Government Code section 65940.1	Other	1	https://www.sanpabloca.gov/119/Community-Development
Program 3-M: Definition of Family	Zoning provisions consistent with State law	Prepare revisions to Zoning Code to comply with State law and bring to City Council for hearing by end of Q2 2025	6th Cycle	Completed	As part of a larger Zoning Ordinance clean-up effort, City Council adopted Ordinance 2025-004, which revised the definition of "Family" and "Single Household Unit" for clarity and consistency with best practices.	Other	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7776883&GUID=6C9FE05E-7676-4DC2-9025-5856DBAB5068&Options=&Search=

<p>Program 4-A: County Programs for Home Renovations and Rehabilitation</p>	<p>Rehabilitation of 27 lower income units by 2031 (3/year)</p>	<p>Conduct promotional outreach annually to potential recipients beginning Q1 2024; target to assist 2 non-profits with applications including pro forma analysis and letters of support annually starting Q1 2024 consult with County staff on achieving greater level of award for these programs to San Pablo residents by the end of Q3 2023.</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In January 2025, the City Council expanded the City's SPLASH first-time home buyer program to also include home rehabilitation for qualified residents. This program will help to supplement County efforts. The San Pablo Economic Development Corporation (EDC) administers this program and includes intensive credit counseling and financial literacy training as part of their program. San Pablo Housing Division has contacted Contra Costa County program coordinators to help build resident awareness of the County's programs. EDC granted 1 SPASH loan for rehabilitation of a low-income single-family home.</p>	<p>Units</p>	<p>1</p>	<p>https://sanpabloedc.org/1st-time-homebuyers/san-pablo-residential-rehabilitation-loan</p>
<p>Program 4-B: Implement the Neighborhood Clean-Up Program</p>	<p>Reduce trash and improve the appearance of neighborhoods, commercial areas, and creeks.</p>	<p>Vouchers distributed year-round, events are held periodically</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>In addition to completing measure listed in Program 4-B, the Public Work's Department introduced the Neighborhood Champions Program in 2023. The San Pablo Neighborhood Champions Program is a paid community-driven initiative designed to empower residents to take an active role in enhancing the beauty and cleanliness of San Pablo. These neighborhood champions will serve as dedicated community liaisons for the San Pablo Shines beautification outreach campaign, focusing their efforts on revitalizing Old Town and focusing on the following 3 objectives: -Reduce Illegal Dumping: Combat the excessive illegal dumping that plagues our San Pablo neighborhoods by raising awareness and implementing proactive measures. - Increase City's Free Waste Disposal Program Awareness: Inform residents about the wealth of existing community programs and resources available in San Pablo, - Foster Civic Pride: Cultivate a sense of pride among residents, inspiring them to actively participate in maintaining a litter-free</p>	<p>Other</p>		<p>https://www.sanpabloca.gov/882/Environmental-Programs</p>
<p>Program 4-C: Implement the Motor Vehicle Abatement Program</p>	<p>Tag and remove at least 400 abandoned vehicles per year throughout the planning period</p>	<p>2023-2031</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>This is an ongoing program administered by the Code Enforcement Unit. In 2025, 501 abandoned vehicles were tagged and removed.</p>	<p>Other</p>	<p>501</p>	<p>https://sanpabloca.gov/2752/Code-Enforcement</p>
<p>Program 4-D: Neighborhood Stabilization Program</p>	<p>Assistance for 5 lower income housing units</p>	<p>2023-2031</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>City of San Pablo Housing and Economic Development Division has reached out to Contra Costa County to learn more about access to NSP funds by San Pablo residents and to better promote local use of these funds. In addition, the Code Enforcement Division of the San Pablo Police Department has contracted with Civica legal services help up to 10 abandoned properties undergo the Court process to make them available to new property owners for renovation or rebuilding. EDC Refresh now offers funds for rehab of homes.</p>	<p>Households</p>	<p>10</p>	<p>https://www.sanpabloca.gov/2752/Code-Enforcement and https://sanpabloedc.org/1st-time-homebuyers/san-pablo-residential-rehabilitation-loan</p>
<p>Program 4-E: Healthy Homes Program Implementation</p>	<p>Healthy Homes improvements for 5 lower income units</p>	<p>Consult CESC by end of Q3 2024; Present findings of feasibility study to City Council by Q1 2025</p>	<p>6th Cycle</p>	<p>ongoing</p>	<p>Staff is working on investigating the feasibility of collaborating with Community Energy Services Corporation (CESC) to establish a Healthy Homes program in San Pablo. Similar programs including those being promoted by the BAAQMD will be contacted as well.</p>	<p>Meetings</p>	<p>1</p>	<p>https://ecologycenter.org/directory/directory-entries/community-energy-services-corp-cesc/</p>
<p>Program 4-F: Residential Health & Safety Program</p>	<p>Inspect about 750 rental and owner-occupied single-family, townhome, and condominium units per year</p>	<p>2023-2031</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>This is an ongoing program of the City's Community Development Department. In 2025, a total of 395 inspections took place.</p>	<p>Units</p>	<p>517</p>	<p>https://sanpabloca.gov/865/Residential-Health-Safety</p>

Program 4-G: Enhanced Rental Health and Safety Program	Consistency with State law	End of 2024	6th Cycle	Completed	The City adopted an enhanced Rental Registry Program on March 4th, 2024. Ordinance #2024-001.	Other	1	https://sanpablo.legistar.com/LegislationDetail.aspx?ID=6558475&GUID=6404D7E0-8FEF-4FF8-9665-DFFD971A82C3&Options=&Search=
Program 4-H: Increase Access to Educational Opportunity	(a) maintain 6 full-service community schools; (b) expand SPTFY programs and services; (c) 300 scholarship annually throughout the planning period	(a) through 2031; (b) increase number of partners; (c) annually starting 2023	6th Cycle	Ongoing	The City's Community Services Department will continue to implement: - San Pablo Beacon Community Schools Initiative, maintaining all six local schools as full-service community schools through 2031; - San Pablo Team for Youth, providing funds to public and non-profit agencies for the expansion and/or enhancement of school-based programs and services for children, youth, and families; and - San Pablo Scholarship Pilot Program, targeting to provide 300 post-high school scholarships to disadvantaged local students annually throughout the planning period.	Other	306	https://www.sanpabloca.gov/1307/Community-Services
Program 4-I: Increase Access to Employment Opportunity	Provide employment services for 195 individuals; job training for 130 individuals; business support services for 75 businesses	Annually starting 2023	6th Cycle	Ongoing	The City will continue to support SPEDC economic development initiatives, including: - Workshops, trainings, and classes for businesses, entrepreneurs, and individuals; - Resource center for new businesses with owners located in San Pablo and ongoing support to existing businesses; - Nano Revolving Loan Fund for local small businesses; - Grant funding for qualified city residents to enroll in career training for construction and carpentry, information technology, barbering, and commercial driving licenses; - Removing Barriers Job Readiness program providing subsidized childcare, job readiness and financial literacy workshops, free professional clothing, and low-cost tattoo removal.	Persons	400	https://www.sanpabloedc.org/

<p>Program 4-J: Increase Access to Environmental Opportunity</p>	<p>(a) construct new park in northwest neighborhood; (b) establish community-based Adopt-a-Tree program and target to plant 50 trees annually after inception; (c) use of voluntary CalGreen urban heat mitigation measures in all new development; (d) Finalize and implement the Clean Air Community Emissions Reduction Plan</p>	<p>(a) by Q4 2030; (b) Q2 2026; (c) annually starting Q1 2025; (d) Q4 2025</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>The City is actively working on implementing the following actions:</p> <ul style="list-style-type: none"> · Prioritizing acquisition of land in the northwest of the city for a new park facility (General Plan Policy PSCU-I-6) and securing grant funding with the intent of completing construction by Q4 2030 - completed Bush Pocket Park and nearing completion of planning/funding for McNeil Park. · Establishing a community-based tree planting program in collaboration with local non-profit groups (General Plan Policy CHEJ-I-40) by Q2 2026 with the goal of planting 50 trees for interested property owners annually after inception - met with area Rotary Clubs to start tree planting program in the area. · Actively promoting the use of voluntary measures identified in the California Green Building Code to minimize heat island effects in all new construction within PDAs (General Plan Policy CHEJ-I-39); as a target all projects in PDAs should implement at least one voluntary measure starting in Q1 2025; and · Collaborating with sub-regional partners to implement the AB 617 Richmond-San Pablo Community Air Monitoring Plan and to finalize and implement the Clean Air Community Emissions Reduction Plan by Q4 2025. Staff attend regular meetings of this group as an appointed position. Proposed improvements to air quality overlay zone in consultation with BAAQMD staff. 	<p>meetings</p>	<p>15</p>	<p>https://www.sanpabloca.gov/2830/Bush-Ave-Pocket-Park https://www.sanpabloca.gov/2869/McNeil-Park-Project https://www.sanpabloca.gov/2600/Cleaner-Contra-Costa-Challenge https://www.sanpabloca.gov/2685/Regional-Alternative-Compliance https://www.sanpabloca.gov/2811/Sutter-Green-Street https://www.baaqmd.gov/community-health/community-health-protection-program/richmond-area-community-health-protection-program/community-emissions-reduction-work https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7921937&GUID=D6979D44-6D3A-4F20-A5AC-9BEF256D28B7&Options=&Search=</p>
<p>Program 4-K: Neighborhood and PDA Corridor Revitalization</p>	<p>Reduce code enforcement actions by 25 percent and support construction of 1,037 new multifamily homes in PDAs by 2031 at a variety of income levels</p>	<p>Timing as noted in column 6 for individual actions</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>The City adopted an updated Economic Development Strategy on June 17, 2024. The City will also continue to work on the following actions:</p> <ul style="list-style-type: none"> - City investments in community-based public safety programs (starting in Q3 2024 and quarterly throughout the planning period); · Adopted an ordinance regulating vacant buildings and unkept properties (Q3 2026) using the International Property Maintenance Code (completed in 2024); · Identify a catalyst property and collaborate with owner to design a demonstration project for revitalization of an older shopping center, incorporating a combination of regulatory, process, and financial incentives to serve as a model for expediting development of high-impact projects (Q4 2027); and · Adopt an incentive policy (potentially including a grant/loan fund) intended to "seed" reinvestment in commercial/storefront properties, targeting areas where pipeline development projects and housing inventory sites are concentrated as a priority (Q1 2029). In 2025, City offered surplus properties and selected a developer for 1411 Rumrill Blvd. 	<p>meetings</p>	<p>10</p>	<p>https://ecode360.com/45744573#45744573 https://efaidnbmnnnibpcjpcglcfindmkaj/https://www.sanpabloca.gov/DocumentCenter/View/18478/Notices-of-Availability_102225 https://www.sanpabloca.gov/2863/Rumrill-Corridor-Plan</p>

<p>Program 4-L: Capital Investments in Neighborhood Improvements</p>	<p>Improve infrastructure, expand options for multimodal mobility, improve roadway safety, and increase opportunities for physical activity in the 7 San Pablo Census tracts designated as DACs</p>	<p>Timing as noted in column 6 for individual projects</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>- Sutter Avenue Green Street Project - green street retrofit of 0.5 mile corridor prone to flooding, incorporating bioswales and suspended pavement systems together with streetscape improvements to help slow traffic speeds, improve pedestrian safety, and support street tree growth (complete construction by end of Q4 2024); COMPLETED</p> <p>- Bush Avenue Pocket Park Project — design and construct a small neighborhood park with play equipment, exercise space, and native plants at the intersection of Bush Avenue and 17th Street (complete construction by end of Q4 2024) COMPLETED</p> <p>- Community Center Roof Replacement Project - remove the clay tile roof to the structural deck, repair dry rot or damaged materials, and install a new metal roof on the City's community center located at 2450 Road 20 (target completion of construction by Q4 2026); COMPLETED</p> <p>San Pablo Avenue Bridge Replacement and Intersection Improvement Project</p> <p>- replace the structurally deficient existing bridge and improve the intersection of San Pablo Avenue / Road 20 / 23rd Street with pedestrian realm improvements and the installation of bicycle lanes (complete design and permitting by Q4 2025 (target completion</p>	<p>Other</p>	<p>4</p>	<p>https://www.sanpabloca.gov/2811/Sutter-Green-Street https://www.sanpabloca.gov/2830/Bush-Ave-Pocket-Park https://www.sanpabloca.gov/1389/Community-Hall https://www.sanpabloca.gov/2810/San-Pablo-Ave-Bridge-Project</p>
<p>Program 5-A: Green Building Incentives</p>	<p>Evaluate the feasibility of offering incentives for residential and mixed-use projects built to green building standards that exceed the requirements of Title 24 (CalGreen)</p>	<p>Report to City Council by January 2026</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>The City is working on evaluating the feasibility of offering incentives for residential and mixed-use projects built to green building standards that exceed the requirements of Title 24 (CalGreen). Incentives may include density/intensity bonus, fee waivers, or expedited processing. Harmonize incentives with those provided for high density multifamily projects in the PDAs</p>	<p>Meetings</p>	<p>3</p>	<p>https://www.sanpabloca.gov/906/Master-Fee-Schedule https://www.sanpabloca.gov/2713/Building-Services</p>
<p>Program 6-A: Work Priorities</p>	<p>Identification of annual work priorities for housing</p>	<p>April 2023 and annually thereafter as part of the annual review of the Housing Element</p>	<p>6th Cycle</p>	<p>Ongoing</p>	<p>Housing Element and work priorities reviewed annually. Two year Council priority setting workshop to occurred in April 2025.</p>	<p>Meetings</p>	<p>1</p>	<p>https://sanpabloca.gov/1362/City-Council-Adopted-Priority-Workplan</p>
<p>Program 6-B: Annual Housing Element review</p>	<p>Review and monitor Housing Element implementation; submit Annual Report to HCD in April of each year</p>	<p>April 2023 and annually thereafter</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Program completed Annually, 2024 Housing Element APR will be presented to City Council on 03/16/2026 and sbmitted to HCD before April 1st. Lastyear's APR was authorized for submittal duringthe 3/17/25 City Council meeting.</p>	<p>Other</p>	<p>1</p>	<p>https://sanpablo.legistar.com/LegislationDetail.aspx?ID=7259952&GUID=BBD9E6E9-75B8-4084-80D8-17CFBA51F88F&Options=&Search=</p>
<p>Program 6-C: Water and Sewer Service to Affordable Housing Developments</p>	<p>Comply with Government Code Section 65589.7</p>	<p>2023</p>	<p>6th Cycle</p>	<p>Completed; ongoing</p>	<p>Housing Element provided to water and sewer providers upon adoption in 2024. Agencies provided with review copies of all new development projects. City staff will work with West County Wastewater and East Bay Municipal Utility District to encourage priority service allocations for affordable housing. Agencies have been responsive in providing service allocation to all ongoing affordable housing projects including Alvarado Gardens, 2555 El Portal Supportive Housing, and Chattleton townhomes</p>	<p>Other</p>	<p>1</p>	<p>https://sanpabloca.gov/1383/Housing-Element</p>
<p>Program 6-D: Publicize and Provide Information on Housing Programs</p>	<p>Distribute educational materials at public locations and make public service announcements through different media at least two times a year</p>	<p>Review and obtain materials by June 2023; distribute and post materials, conduct staff training by December 2023; annually update thereafter.</p>	<p>6th Cycle</p>	<p>Completed; ongoing</p>	<p>The City maintains a webpage that provides information on Housing Programs: https://www.sanpabloca.gov/2739/Housing</p>	<p>Other</p>	<p>1</p>	<p>https://sanpabloca.gov/2739/Housing</p>

Jurisdiction	San Pablo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Pablo
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

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**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	San Pablo	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1a. Existing Conditions Update	\$15,000.00	\$15,000.00	Completed	Other	Existing Conditions Report was prepared
1.b Update Land Use Map	\$15,000.00	\$15,000.00	Completed	Other	A draft Land Use Map was prepared for the General Plan Update
1c. Community Outreach	\$20,000.00	\$20,000.00	Completed	Other	completed
1d. Draft General Plan Update	\$35,000.00	\$35,000.00	Completed	Other	General Plan update included updates to the Housing Element, incorporation of the Community Health and Environmental Justice Element, and updates to the Safety Element.
1e. Final General Plan Update	\$3,500.00	\$3,500.00	Completed	Other	
1f. Council Adoption	\$1,500.00	\$1,500.00	Completed	Other	
2a. Administrative Draft Initial Study	\$20,000.00	\$20,000.00	Completed	Other	
2b. Draft Environmental Document	\$30,000.00	\$30,000.00	Completed	Other	
2c. Final Environmental Document	\$8,000.00	\$8,000.00	Completed	Other	Adopted March 18th, 2024
2d. Council adoption	\$2,000.00	\$2,000.00	Completed	Other	March 18th, 2024
					Grant closed-out

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level	Deed Restricted	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	135
	Non-Deed Restricted	3
Moderate	Deed Restricted	10
	Non-Deed Restricted	3
Above Moderate		2
Total Units		155

Building Permits Issued by Affordability Summary		
Income Level	Deed Restricted	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	4
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	15
Above Moderate		4
Total Units		23

Certificate of Occupancy Issued by Affordability Summary		
Income Level	Deed Restricted	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	19
Above Moderate		4
Total Units		23