RESOLUTION 2021-030

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING THE SUBMITTAL OF THE CITY OF SAN PABLO HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2020 TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

WHEREAS, the Housing Element is one of seven mandatory elements that every jurisdiction must include in its General Plan; and

WHEREAS, the State Housing Element Law mandates that all local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community; and

WHEREAS**,** the 2015-2023 City of San Pablo Housing Element was adopted on April 6, 2015; and

WHEREAS**,** the adopted 2015-2023 City of San Pablo Housing Element was certified by the California Department of Housing and Community Development on May 26, 2015; and

WHEREAS**,** Government Code Section 65400 requires each governing body to prepare an annual report on the status and progress in implementing the Housing Element, and requires submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research; and

WHEREAS**,** the California Department of Housing and Community Development uses the report as an important tool to facilitate implementation of the Housing Element and in tracking and monitoring progress in addressing housing needs and goals; and

WHEREAS, the City has completed the Housing Element Annual Progress Report for Calendar Year 2020 in the form as provided by the California Department of Housing and Community Development; and

WHEREAS, the Housing Element Annual Progress Report was presented to the Economic Development, Housing and Project Management Standing Committee on March 9, 2021 and was recommended for adoption by the City Council; and

WHEREAS, the City conducted a public hearing on March 15, 2021 to solicit public comments on the Housing Element and Progress report.

NOW, THEREFORE BE IT RESOLVED that the foregoing recitations are true and correct, and are included herein by reference as findings.

BE IT FURTHER RESOLVED that the City Council of the City of San Pablo authorizes the submittal of the City of San Pablo Housing Element Annual Progress Report for Calendar Year 2020 to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

* * * * * * *

ADOPTED this 15th day of March, 2021, by the following votes:

AYES:	COUNCILMEMBERS:	Cruz, Ponce, Pineda, Xavier and Pabon-Alvarado
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

ATTEST:

/s/ Dorothy Gantt
Dorothy Gantt, City Clerk

APPROVED:

/s/ Elizabeth Pabon-Alvarado
Elizabeth Pabon Alvarado, Mayor

Please Start Here

General Information	
Jurisidiction Name	San Pablo
Reporting Calendar Year	2020
Contact Information	
First Name	Sandra
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Street Address	1000 Gateway Boulevard
City	San Pablo
Zipcode	94806

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	
	410273005	2001 Sutter Avenue	New Singl Family Home	PLAN1911-0007	SFD	O	1/14/2020								0			No	
	410273009	1925 Sutter Avenue	ADU Garage Conversion	PLAN2001-0012	ADU	R	1/28/2020								0			No	
	413151027	1130 Stonington Avenue	New attached ADU	PLAN2002-0016	ADU	R	2/18/2020								0			No	
	413055007	2846 12th Street	New Single Family Home	PLAN2002-0027	SFD	O	2/6/2020								0			No	
	413055007	1318 John Avenue	New attached ADU	PLAN2003-0016	ADU	R	3/12/2020								0			No	
	417290009	3107 Willow Avenue	ADU Garage Conversion	PLAN2004-0001	ADU	O	4/16/2020								0			No	
	411170020	1958 Mason Street	New Single Family Home	PLAN2005-0003	SFD	O	5/12/2020								0			No	
	411202040	2036 21st Street	New Single Family Home	PLAN2008-0004	SFD	O	8/23/2020								0			No	
	412240058	2432 22nd Street	Multi-family 8-plex townhomes	PLAN2012-0004	MH	R	12/14/2020								0			No	
	412111018	2756 13th Street	ADU Garage Conversion	B2001-0005	ADU	R	2/13/2020								0			No	
	471025003	1530 Sutter Ave	New Single Family Home	B2001-0014	SFD	O	7/9/2019								0			No	
	412130018	2862 13th Street	ADU conversion	B2006-0001	ADU	R	2/10/2020								0			No	
	411245001	1511 Folsom Ave	New ADU	B2006-007	ADU	R	9/10/2019								0			No	
	410070004	2026 Sanford Avenue	New SFD and New ADU	B2006-0041	SFD	O	12/19/2019								0			No	
	412150005	2779 15th Street	New ADU	B2008-0016	ADU	R	8/11/2020								0			No	
	412020011	2507 Manchester	New ADU	B2009-0021	ADU	R	9/16/2020								0			No	
	410276001	1817 Pine Avenue	New ADU	B2009-0025	ADU	R	9/2/2020								0			No	
	412160020	2786 15th Street	New ADU	B2011-0001	ADU	R	10/29/2020								0			No	
	412351020	2526 Clare Avenue	New ADU	B2012-0013	ADU	R	11/5/2020								0			No	
	410161006	1932 California Avenue	New Single Family	B2012-0003	SFD	O	12/9/2020								0			No	
	410252015	1606 14th Street	ADU conversion	B2010-0023	ADU	R	7/8/2020								0			No	
	417-090-013	2885 Willow Rd #6	New Mobile Home Installation	B2007-0008	MH	O	6/2/2020								0			No	
	417-090-013	2885 Willow Rd #34	New Mobile Home Installation	B2007-0009	MH	O	6/5/2020								0			No	
	417-090-013	2885 Willow Rd #35	New Mobile Home Installation	B2012-0015	MH	O	12/21/2020								0			No	
															0				

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Note: "+" indicates an optional field

Units in gray contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier (1)					Unit Types (2)	(3)	Affordability by Household Incomes - Completed Entitlement (4)							(5)	(6)	Affordability by Household Incomes - Building Permits (7)							(8)	(9)
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	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	Entitlement Date Approved	# of Units Issued Entitlements	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	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below																								
	1711/1809	2785 13th St	ADU conversion	2020-0003	ADU	R						1		2/13/2020							1		1/8/2020	
	07 1020053	1500 Sutter Ave	1 New Single Family	2020-0014	SFD	O							1	7/8/2019								1	12/3/2020	
	012120018	2862 13th St	ADU conversion	2020-0021	ADU	R						1		2/10/2020							1		8/1/2020	
	011240001	1501 Folsom Ave	New ADU	2020-0027	ADU	O						1		9/10/2019							1		6/29/2020	
	010070054	2926 Sanford Ave	1 New Single Family	2020-0031	SFD	R							1	12/16/2019								1	7/10/2020	
	010070049	2924 Sanford Ave	New ADU	2020-0041	ADU	R						1		12/19/2019							1		7/13/2020	
	013060057	1318 John Ave RM	New ADU	2020-0042	ADU	R						1		2/12/2020							1		7/10/2020	
	013151027	1100 Bonington Ave	New ADU	2020-0051	ADU	R						1		9/19/2020							1		10/29/2020	
	012150005	2779 13th St	New ADU	2020-0076	ADU	R						1		8/11/2020							1		8/18/2020	
	012020011	2507 Manchester Ave	New ADU	2020-0021	ADU	R						1		9/16/2020							1		9/28/2020	
	010270051	1817 First Ave	New ADU	2020-0023	ADU	R						1		9/2/2020							1		9/28/2020	
	012160020	2798 13th St	New ADU	2020-0051	ADU	R						1		10/20/2020							1		11/5/2020	
	012-391-020	2526 Clark St	New ADU	2020-0072	ADU	R						1		11/9/2020							1		12/17/2020	
	410-181-006	1932 California Ave	New Single Family	2012-0002	SFD	O							1	12/30/2020								1	12/19/2020	
	410-092-016	1608 14th Street	ADU conversion	2012-0023	ADU	R						1		7/9/2020							1		10/19/2020	
	410-273-009	2011 Sutter Avenue	New Single Family	2020-0001	SFD	O							1	2/12/2020								1	2/12/2020	
	417-090-013	2885 Willow Rd #4	New Mobile Home Installation	2020-0008	MH	O				1				6/2/2020					1				6/20/2020	
	417-090-013	2885 Willow Rd #54	1 New Mobile Home Installation	2020-0008	MH	O				1				6/5/2020					1				6/10/2020	
	417-090-013	2885 Willow Rd #55	1 New Mobile Home Installation	2020-0010	MH	O				1				12/21/2020					1				12/21/2020	

Project Identifier (1)					Affordability by Household Incomes - Certificates of Occupancy (10)							(11)	(12)	(13)	Streamlining (14)	Infill (15)	Housing with Financial Assistance and/or Deed Restrictions (16)	(17)	Housing without Financial Assistance or Deed Restrictions (18)	Term of Affordability or Deed Restriction (19)	Demolished/Destroyed Units (20)			Notes (21)
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	How many of the units were extremely Low Income?*	Was Project approved using SB 35/ AB721/AB 2162 Streamlining? Y/N	Infill Units? Y/N	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locally 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	Re-sold/rented/re-stayed Units Owner or Renter*	Notes*
Summary Row: Start Data Entry Below																								
	1711/1809	2785 13th St	ADU conversion	2020-0003						1		10/15/2020			N	Y			small ADU in an existing sole family lot					
	07 1020053	1500 Sutter Ave	1 New Single Family	2020-0014											N	Y			small ADU in an existing sole family lot					
	012120018	2862 13th St	ADU conversion	2020-0021											N	Y			small ADU in an existing sole family lot					
	011240001	1501 Folsom Ave	New ADU	2020-0027						1		1/12/2020			N	Y			small ADU in an existing sole family lot					
	010070054	2926 Sanford Ave	1 New Single Family	2020-0031											N	Y			small ADU in an existing sole family lot					
	010070049	2924 Sanford Ave	New ADU	2020-0041											N	Y			small ADU in an existing sole family lot					
	013060057	1318 John Ave RM	New ADU	2020-0042											N	Y			small ADU in an existing sole family lot					
	013151027	1100 Bonington Ave	New ADU	2020-0051						1		9/17/2020			N	Y			small ADU in an existing sole family lot					
	012150005	2779 13th St	New ADU	2020-0076											N	Y			small ADU in an existing sole family lot					
	012020011	2507 Manchester Ave	New ADU	2020-0021											N	Y			small ADU in an existing sole family lot		1	Demolished	0	Kitchen was built with no permits, but was up to code. The illegal unit was demo and a new one built. This does not count as a net loss but a one-unit gained.
	010270051	1817 First Ave	New ADU	2020-0023											N	Y			small ADU in an existing sole family lot					
	012160020	2798 13th St	New ADU	2020-0051											N	Y			small ADU in an existing sole family lot					
	012-391-020	2526 Clark St	New ADU	2020-0072											N	Y			small ADU in an existing sole family lot					
	410-181-006	1932 California Ave	New Single Family	2012-0002											N	Y								
	410-092-016	1608 14th Street	ADU conversion	2012-0023											N	Y			small ADU in an existing sole family lot					
	410-273-009	2011 Sutter Avenue	New Single Family	2020-0001											N	Y								
	417-090-013	2885 Willow Rd #4	New Mobile Home Installation	2020-0008				1				6/10/2020			N	Y			Mobile home in a mobile home park					
	417-090-013	2885 Willow Rd #54	1 New Mobile Home Installation	2020-0008				1				6/10/2020			N	Y			Mobile home in a mobile home park					
	417-090-013	2885 Willow Rd #55	1 New Mobile Home Installation	2020-0010				1							N	Y			Mobile home in a mobile home park					

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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	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	56											56
	Non-Deed Restricted												
Low	Deed Restricted	53		2		1						7	46
	Non-Deed Restricted					1		3					
Moderate	Deed Restricted	75										31	44
	Non-Deed Restricted		1	5	7		6	12					
Above Moderate		265	29			2	1	4				36	229
Total RHNA		449											
Total Units			30	7	7	4	7	19				74	375

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

Cells in grey contain auto-calculation formulas

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Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	