

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2016 - 12/31/2016

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	
412-323-001	SU	O		1			1	1		Program H-3.3.1	
412-344-013	SU	O		1			1	1		Program H-3.3.1	
417-080-007	SF	R			1		1	1		Program H-3.4.1	
410-240-005	SF	R			1		1	1		Program H-3.4.1	
412-090-002	SF	R			1		1	1		Program H-3.4.1	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶								5			
(10) Total by income Table A/A3 ▶▶								5			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2016 - 12/31/2016

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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet 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 Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	3			2		5	5
No. of Units Permitted for Above Moderate							

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2016 - 12/31/2016

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.													
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	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	160											160
	Non-deed restricted												
Low	Deed Restricted	100		2								2	98
	Non-deed restricted												
Moderate	Deed Restricted	100											97
	Non-deed restricted			3								3	
Above Moderate		100											100
Total RHNA by COG. Enter allocation number:		460		5								5	455
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2016 - 12/31/2016

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 -Establish City Staff Work Priorities for Implementing Housing Element Programs	Identification of annual work priorities for housing.	Annually	Ongoing - Reviewed in April.
Program H-1.1.2 -Review the Housing Element Annually	Review and monitor Housing Element implementation: submit Annual Report to HCD.	Annually	Ongoing - Submit APR to HCD and OPR.
Program H-1.2.1 -Adopt Priority Procedures for Providing Water and Sewer Service to Affordable Housing Developments	Comply with Government Code Section 65589.7.	2015	Complying with Government Code Section 65589.7.
Program H-1.2.2 -Housing Coordination with Contra Costa County	Maximize annual subsidies available to San Pablo residents.	Annually	Ongoing - Staff has met with Contra Costa County Housing to review available funding opportunities, and monitors programs.
Program H-1.2.3 -Work with Housing Developers (Non-Profit and For-Profit) on Housing.	Outreach and involvement of non-profit and for-profit housing developers.	Ongoing.	The City works with both non-profit and for-profit developers about development opportunities to create more housing units.
Program H-1.2.4 -Lobby for Changes to State Law Requirements and Housing Funding	Work with other Contra Costa County jurisdictions and lobby for modifications to State law.	2016 and as needed	Ongoing.
Program H-1.3.1 -Publicize and Provide Information on Housing Programs	Distribute educational materials at public locations and make public services announcements through different media at least two times a year.	2016 and update as needed	Ongoing. Information on available programs through the County is currently provided in City offices and on the City's website. The San Pablo Economic Development Corporation is promoting WISH - Workforce Initiative Subsidy Homeownership - a program to assist qualified first-time homebuyers make the transition from renting to owning.
Program H-1.3.2 -Undertake Community Outreach When Implementing Housing Element Programs	Conduct community outreach and distribute materials.	Consistent with program timeframes	Ongoing. Information provided upon implementing programs.
Program H-1.3.3 -Conduct Neighborhood Meetings	Early community involvement and discussion when housing developments are proposed.	Ongoing	Ongoing. As developments are proposed.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of San Pablo
Reporting Period 1/1/2016 - 12/31/2016

Program H-2.1.1 -Provide Low Interest Loans for Housing Rehabilitation through the Contra Coast County Neighborhood Preservation Program.	Rehabilitation of 27 lower income units by 2023.	2015-2023	Ongoing. Information of the program provided to participants in the City's Residential Health and Safety program.
Program H-2.1.2 -Allow for Deferred Loans for Property Improvements	Provision of 10 deferred loans for property improvements.	2015-2023	Ongoing. Information of programs through Contra Costa County is provided to the public and through the City's Residential Health and Safety program as available.
Program H-2.1.3 -Provide Technical Assistance and Counseling for Rehabilitation Loans	Provision of technical assistance and referrals.	Ongoing	Ongoing. Information of programs through Contra Costa County is provided to the public and through the City's Residential Health and Safety program as available.
Program H-2.2.1 -Implement the Neighborhood Clean-Up Program	Reduce trash and improve the appearance of neighborhoods.	Annually	Ongoing. The City provides a dump voucher program, available to all residents, four times a year which reduces the cost of dump fees. Additionally, the City provides free dumpsters seven (7) days in the calendar year for use by San Pablo residents.
Program H-2.2.2 -Implement the Motor Vehicle Abatement Program	650 abandoned vehicles tagged per year.	Ongoing	Ongoing. The City's Code Enforcement and Police Department implements the program consistently. For 2016, 767 abandoned vehicles were tagged.
Program H-2.2.3 -Monitor Housing Conditions	Tracking of housing and neighborhood conditions to assist in identifying potential locations for neighborhood improvements.	2016, 2018, 2020, and 2022	Program for 2016 and beyond.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2016 - 12/31/2016

Program H-2.2.4 -Assist Contra Costa County with Implementing the Neighborhood Stabilization Program	Assistance for 5 lower income housing units.	2015-2023	Ongoing. Assistance provided to Contra Costa County as needed.
Program H-2.2.5 -Assist CESC with Healthy Homes Program Implementation	Healthy Homes improvements for 5 lower income units.	2015-2023	Ongoing. Assistance provided as needed.
Program H-2.2.6 -Assist Contra Costa County with Implementing Home Repair Programs	Repairs to 20 lower income homes.	2015-2023	Ongoing. Assistance provided to Contra Costa County as needed.
Program H-2.3.1 -Inventory Potential Historically Significant Buildings	Mitigate potential impacts on historically significant buildings.	Ongoing	Inventory listed in the City's General Plan and updated as needed. Potential impacts monitored.
Program H-2.3.2 -Preserve Archaeologically Significant Sites	Preservation of significant archaeological sites.	Ongoing	Ongoing.
Program H-2.3.3 -Promote a Unified Architectural Design	Unified design of buildings in the City.	Ongoing	Design Guidelines have been adopted by the City.
Program H-2.4.1 -Inspect Rental Housing Units.	Inspect about 750 rental units per year.	2015-2023	Inspections are ongoing through the City's Residential Health and Safety Program. For 2016, 571 rental units were inspected.
Program H-2.4.2 -Inspect Owner-Occupied Housing	Inspect about 400 single-family, townhome, and condominium units per year.	2015-2023	Inspections are ongoing through the City's Building Division. For 2016, there were over 2000 individual inspections of which 323 were single-family, townhome, and resale condominium inspections.
Program H-2.5.1 -Coordinate Building Plans with the Police Department	Police Department review of development proposals.	Ongoing	Major development plans are routed to the Police Department for review and comment.
Program H-3.1.1 -Provide Density Bonuses and Incentives for Affordable and Special Needs Housing.	Incentives for affordable housing to be built.	2015 and Ongoing	Density Bonuses were provided in 2015 with the approval of an 120 unit senior affordable housing project (Creekview Terrace). The developer will not be going forward with this project as it did not receive full funding.
Program H-3.1.2 -Preserve At Risk Affordable Rental Units	Preserve all at-risk units.	Annual Monitoring	The City monitors threats to affordable rental units, and has recently adopted a multi-family overlay district to assist in maintaining potential at-risk rental units.
Program H-3.1.3 -Promote Contra Costa County's Mortgage Credit Certificate Program	Subsidy for 10 first-time homebuyers.	2015-2023	Ongoing support of the program.
Program H-3.1.4 -Strive to Replace Housing	Replacement of affordable housing units.	2015-2023	Ongoing. In 2015, the City approved a 120 unit senior affordable housing project (Creekview Terrace). The developer will not be going forward with this project as it did not receive full funding.
Program H-3.1.5 -Enact Inclusionary Housing Requirements	Construction of affordable housing units as part of new development.	In 2017	Research for future project.
Program H-3.1.6 -Facilitate Affordable Rental and Cooperative Family Housing Opportunities	Provision of affordable housing with support services.	Ongoing	Ongoing.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2016 - 12/31/2016

Program H-3.1.7 -Provide Information and Promote Rental Assistance Programs	Continued availability of rental housing vouchers for San Pablo residents	Annually	Ongoing.
Program H-3.2.1 -Update the Zoning Ordinance to Implement Land-Use Designations	Consistency of the Zoning Ordinance with the San Pablo General Plan 2030.	In 2015	An updated Zoning Ordinance was updated and adopted May 18, 2015.
Program H-3.2.2 -Promote Mixed Commercial/Residential Development	Development of mixed commercial/residential sites in the Mixed Use Center, Commercial Mixed Use and Residential Mixed Use areas.	In 2016	The City continues to promote mixed use development through the various mixed use zoning ordinances and specific plans.
Program H-3.2.3 -Maintain an Inventory of Available Sites for Housing.	Listing of potential sites for housing.	Ongoing	The City continues to maintain an inventory of available sites for housing as identified in Appendix A of the 2015-2023 City of San Pablo Housing Element.
Program H.3.2.4 -Facilitate Lot Consolidation	Creation of lot consolidation opportunities and increased housing development in support of the General Plan 2030.	Ongoing	Ongoing. The City continues to investigate opportunities to consolidate lots to increase housing development.
Program H-3.2.5 -Reduce Parking Requirements Along San Pablo Avenue Near Transit	Parking incentives for new residential development in support of the General Plan 2030.	Ongoing	Reduced parking requirements are adopted as part of the Plaza San Pablo mixed use regulating code and have been applied throughout the development. No parking is required for new accessory dwelling units within 1/2 half mile of a bus stop pursuant to recently adopted state law on accessory dwelling units.
Program H-3.2.6 -Reduce Parking Standards for Multi-Family and Mixed-Use Housing	Parking incentives for new residential development in support of the General Plan 2030.	In 2015	Reduced requirements were applied to Creekside Terrace, a senior affordable housing project approved in 2015. The developer will not be going forward with this project as it did not receive full funding.
Program H-3.3.1 -Promote Second Units	20 new secondary dwelling units by 2023 (about 2 per year; 10 extremely low income, 5 very low income, and 5 low income).	2015-2023	The City continues to support of secondary residential units as regulated by Zoning Ordinance Section 17.60.070, Secondary Residential Units. Building permits were issued for two units 2016.
Program H-3.3.2 -Promote the Development of Single Room Occupancy and Efficiency Units.	10 new SRO extremely low-income units by 2023.	In 2017	Research for future projects. Single-Room Occupancy are regulated by Zoning Ordinance Section 17.60.090.
Program H-3.3.3 -Encourage Innovative and "Non-Traditional" Forms of Housing	Opportunity for innovative housing types.	In 2017	Research for future projects.
Program H-3.3.4 -Facilitate Home Sharing and Tenant Matching Opportunities	10 home sharing opportunities created.	2015-2023	The City continues to be open to home sharing opportunities. 0 units for 2015.
Program H-3.3.5 -Encourage Manufactured Housing	20 moderate income manufactured housing units	2015-2023	The City continues to support manufactured housing and follows State regulations. 0 units for 2016.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2016 - 12/31/2016

Program H-3.3.6 -Implement Employee Housing Requirements	Compliance with State Health and Safety Code Section 17021.5.	2015-2023	The City continues to comply with State Health and Safety Code Section 17021.5.
Program H-3.4.1 -Promote the Development of Larger Housing Units for Families	20 housing units with three or more bedrooms.	2015-2023	The City continues to support larger housing units for families. Building permits were issued for three units for 2016.
Program H-3.5.1 -Facilitate Mixed-Use Center North Site Development	New student housing.	2015-2023	The City has designated the Mixed Use Center North within the San Pablo Avenue Specific Plan.
Program H-4.1.1 -Work with Housing Rights, Inc.	Resolution of conflicts and disputes between landlords and tenants, and elimination of all forms of housing discrimination.	Ongoing	Ongoing.
Program H-4.1.2 -Publicize Fair Housing Laws and Respond to Discrimination Complaints	Obtain and distribute materials; discrimination complaints referrals.	Ongoing	Ongoing.
Program H-4.2.1 -Create Emergency Shelter Zoning	Update as part of the Zoning Ordinance Update.	In 2015	Section 17.60.080, Emergency Shelters, was adopted as part of the Zoning Ordinance update in May, 2015.
Program H-4.2.2 -Create Transitional and Supportive Housing Zoning	Update as part of the Zoning Ordinance Update.	In 2015	The Zoning Ordinance was adopted in May, 2015 and included updated language regarding transitional and supportive housing.
Program H-4.2.3 -Implement Reasonable Accommodation Ordinance	Update as part of the Zoning Ordinance Update.	In 2015	Section 17.18.100, Reasonable Accommodation, was adopted as part of the Zoning Ordinance update in May, 2015.
Program H-4.2.4 -Apply Accessibility Standards	Expand housing opportunities for persons with disabilities.	Ongoing	Ongoing. The City continues to endeavor to expand housing opportunities for persons with disabilities.
Program H-4.2.5 -Update Residential Care Facility Zoning	Update as part of the Zoning Ordinance Update.	In 2015	The Zoning Ordinance was adopted in May, 2015 and included updated language regarding Residential Care Facility Zoning.
Program H-4.2.6 -Outreach to People Living with Developmental Disabilities in San Pablo	Inform families about housing and services available for persons with developmental disabilities.	In 2016	Ongoing.
Program H-5.1.1 -Promote Home Weatherization Programs	Implementation of energy conservation measures.	Ongoing	Ongoing. The City promotes these programs in coordination with Contra Costa County.
Program H-5.1.2 -Promote Solar Energy and Other Methods to Efficiently Heat and Cool Homes	Implementation of energy conservation measures.	Ongoing	Ongoing. The City continues to promote these programs.
Program H-5.1.3 -Require Energy Efficient Design	Implementation of energy conservation measures.	Ongoing	Ongoing. The City continues to require energy efficient design.
Program H-5.1.4 -Adopt a Green Building Design Ordinance	Adopt a Green Building Design Ordinance.	In 2016	The City adopted and currently follows the California Green Building Standards Code.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of San Pablo
Reporting Period 1/1/2016 - 12/31/2016

Program H-5.1.5 -Encourage Environmentally Sensitive Construction Practices	Implementation of environmentally sensitive construction practices.	Ongoing	Ongoing.
Program H-5.1.6 -Promote Water Conservation	Implementation of water conservation measures	Ongoing	Ongoing.

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of San Pablo
Reporting Period	<u>1/1/2016</u> - <u>12/31/2016</u>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2017 - 12/31/2017

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	
410-080-011	SF	R			1		1	1		Program H-3.4.1	
411-202-020	SF	R			1		1	1		Program H-3.4.1	
411-242-007	SF	R			1		1	1		Program H-3.4.1	
412-344-013	SU	O		1			1	1		Program H-3.3.1	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶								4			
(10) Total by income Table A/A3 ▶▶								4			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo
Reporting Period 1/1/2017 - 12/31/2017

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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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 Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	3			1		4	4
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2017 - 12/31/2017

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.													
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	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed												160
	Restricted Non-deed restricted												
Low	Deed				1							1	97
	Restricted Non-deed restricted												
Moderate	Deed												93
	Restricted Non-deed restricted				3							3	
Above Moderate													100
Total RHNA by COG. Enter allocation number:					4							4	450
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2017 - 12/31/2017

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 -Establish City Staff Work Priorities for Implementing Housing Element Programs	Identification of annual work priorities for housing.	Annually	Ongoing - Reviewed in April.
Program H-1.1.2 -Review the Housing Element Annually	Review and monitor Housing Element implementation: submit Annual Report to HCD.	Annually	Ongoing - Submit APR to HCD and OPR. The SB 341 Annual Report regarding Successor Funds has been posted in the City's website
Program H-1.2.1 -Adopt Priority Procedures for Providing Water and Sewer Service to Affordable Housing Developments	Comply with Government Code Section 65589.7.	2015	Complying with Government Code Section 65589.7.
Program H-1.2.2 -Housing Coordination with Contra Costa County	Maximize annual subsidies available to San Pablo residents.	Annually	Ongoing - Staff has met with Contra Costa County Housing to review available funding opportunities, and monitors programs.
Program H-1.2.3 -Work with Housing Developers (Non-Profit and For-Profit) on Housing.	Outreach and involvement of non-profit and for-profit housing developers.	Ongoing.	The City works with both non-profit and for-profit developers about development opportunities to create more housing units.
Program H-1.2.4 -Lobby for Changes to State Law Requirements and Housing Funding	Work with other Contra Costa County jurisdictions and lobby for modifications to State law.	2017 and as needed	Ongoing.
Program H-1.3.1 -Publicize and Provide Information on Housing Programs	Distribute educational materials at public locations and make public services announcements through different media at least two times a year.	2017 and update as needed	Ongoing. Information on available programs through the County is currently provided in City offices and on the City's website. The San Pablo Economic Development Corporation is promoting WISH - Workforce Initiative Subsidy Homeownership - a program to assist qualified first-time homebuyers make the transition from renting to owning.
Program H-1.3.2 -Undertake Community Outreach When Implementing Housing Element Programs	Conduct community outreach and distribute materials.	Consistent with program timeframes	Ongoing. Information provided upon implementing programs.
Program H-1.3.3 -Conduct Neighborhood Meetings	Early community involvement and discussion when housing developments are proposed.	Ongoing	Ongoing. As developments are proposed.
Program H-2.1.1 -Provide Low Interest Loans for Housing Rehabilitation through the Contra Coast County Neighborhood Preservation Program.	Rehabilitation of 27 lower income units by 2023.	2015-2023	Ongoing. Information of the program provided to participants in the City's Residential Health and Safety program.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo
Reporting Period 1/1/2017 - 12/31/2017

Program H-2.1.2 -Allow for Deferred Loans for Property Improvements	Provision of 10 deferred loans for property improvements.	2015-2023	Ongoing. Information of programs through Contra Costa County is provided to the public and through the City's Residential Health and Safety program as available.
Program H-2.1.3 -Provide Technical Assistance and Counseling for Rehabilitation Loans	Provision of technical assistance and referrals.	Ongoing	Ongoing. Information of programs through Contra Costa County is provided to the public and through the City's Residential Health and Safety program as available.
Program H-2.2.1 -Implement the Neighborhood Clean-Up Program	Reduce trash and improve the appearance of neighborhoods.	Annually	Ongoing. The City provides a dump voucher program, available to all residents, four times a year which reduces the cost of dump fees. Additionally, the City provides free dumpsters seven (7) days in the calendar year for use by San Pablo residents.
Program H-2.2.2 -Implement the Motor Vehicle Abatement Program	650 abandoned vehicles tagged per year.	Ongoing	Ongoing. The City's Code Enforcement and Police Department implements the program consistently. For 2017, 797 abandoned vehicles were tagged.
Program H-2.2.3 -Monitor Housing Conditions	Tracking of housing and neighborhood conditions to assist in identifying potential locations for neighborhood improvements.	2016, 2018, 2020, and 2022	Biannually. Program for 2017 and beyond.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo
Reporting Period 1/1/2017 - 12/31/2017

Program H-2.2.4- Assist Contra Costa County with Implementing the Neighborhood Stabilization Program	Assistance for 5 lower income housing units.	2015-2023	Ongoing. Assistance provided to Contra Costa County as needed.
Program H-2.2.5- Assist CESC with Healthy Homes Program Implementation	Healthy Homes improvements for 5 lower income units.	2015-2023	Ongoing. Assistance provided as needed.
Program H-2.2.6- Assist Contra Costa County with Implementing Home Repair Programs	Repairs to 20 lower income homes.	2015-2023	Ongoing. Assistance provided to Contra Costa County as needed.
Program H-2.3.1- Inventory Potential Historically Significant Buildings	Mitigate potential impacts on historically significant buildings.	Ongoing	Inventory listed in the City's General Plan and updated as needed. Potential impacts monitored.
Program H-2.3.2- Preserve Archaeologically Significant Sites	Preservation of significant archaeological sites.	Ongoing	Ongoing.
Program H-2.3.3- Promote a Unified Architectural Design	Unified design of buildings in the City.	Ongoing	Design Guidelines have been adopted by the City.
Program H-2.4.1- Inspect Rental Housing Units.	Inspect about 750 rental units per year.	2015-2023	Inspections are ongoing through the City's Residential Health and Safety Program. For 2017, 410 rental units were inspected.
Program H-2.4.2- Inspect Owner-Occupied Housing	Inspect about 400 single-family, townhome, and condominium units per year.	2015-2023	Inspections are ongoing through the City's Building Division. For 2017, there were over 2000 individual inspections of which 288 were single-family, townhome, and resale condominium inspections.
Program H-2.5.1- Coordinate Building Plans with the Police Department	Police Department review of development proposals.	Ongoing	Major development plans are routed to the Police Department for review and comment.
Program H-3.1.1- Provide Density Bonuses and Incentives for Affordable and Special Needs Housing.	Incentives for affordable housing to be built.	2015 and Ongoing	Ongoing. The City provides Density Bonuses per state regulations and the City's adopted ordinance.
Program H-3.1.2- Preserve At Risk Affordable Rental Units	Preserve all at-risk units.	Annual Monitoring	The City monitors threats to affordable rental units, and has recently adopted a multi-family overlay district to assist in maintaining potential at-risk rental units.
Program H-3.1.3- Promote Contra Costa County's Mortgage Credit Certificate Program	Subsidy for 10 first-time homebuyers.	2015-2023	Ongoing support of the program.
Program H-3.1.4- Strive to Replace Housing	Replacement of affordable housing units.	2015-2023	Ongoing.
Program H-3.1.5- Enact Inclusionary Housing Requirements	Construction of affordable housing units as part of new development.	In 2017	Research for future project.
Program H-3.1.6- Facilitate Affordable Rental and Cooperative Family Housing Opportunities	Provision of affordable housing with support services.	Ongoing	Ongoing.
Program H-3.1.7- Provide Information and Promote Rental Assistance Programs	Continued availability of rental housing vouchers for San Pablo residents	Annually	Ongoing.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo

Reporting Period 1/1/2017 - 12/31/2017

Program H-3.2.1 -Update the Zoning Ordinance to Implement Land-Use Designations	Consistency of the Zoning Ordinance with the San Pablo General Plan 2030.	In 2015	An updated Zoning Ordinance was updated and adopted May 18, 2015.
Program H-3.2.2 -Promote Mixed Commercial/Residential Development	Development of mixed commercial/residential sites in the Mixed Use Center, Commercial Mixed Use and Residential Mixed Use areas.	In 2016	The City continues to promote mixed use development through the various mixed use zoning ordinances and specific plans.
Program H-3.2.3 -Maintain an Inventory of Available Sites for Housing.	Listing of potential sites for housing.	Ongoing	The City continues to maintain an inventory of available sites for housing as identified in Appendix A of the 2015-2023 City of San Pablo Housing Element.
Program H-3.2.4 -Facilitate Lot Consolidation	Creation of lot consolidation opportunities and increased housing development in support of the General Plan 2030.	Ongoing	Ongoing. The City continues to investigate opportunities to consolidate lots to increase housing development.
Program H-3.2.5 -Reduce Parking Requirements Along San Pablo Avenue Near Transit	Parking incentives for new residential development in support of the General Plan 2030.	Ongoing	Reduced parking requirements are adopted as part of the Plaza San Pablo mixed use regulating code and have been applied throughout the development. No parking is required for new accessory dwelling units within 1/2 half mile of a bus stop pursuant to recently adopted state law on accessory dwelling units.
Program H-3.2.6 -Reduce Parking Standards for Multi-Family and Mixed-Use Housing	Parking incentives for new residential development in support of the General Plan 2030.	In 2015	Ongoing.
Program H-3.3.1 -Promote Second Units	20 new secondary dwelling units by 2023 (about 2 per year; 10 extremely low income, 5 very low income, and 5 low income).	2015-2023	The City continues to support of secondary residential units as regulated by Zoning Ordinance Section 17.60.070, Secondary Residential Units. Building permits were issued for one units 2017.
Program H-3.3.2 -Promote the Development of Single Room Occupancy and Efficiency Units.	10 new SRO extremely low-income units by 2023.	In 2017	Research for future projects. Single-Room Occupancy are regulated by Zoning Ordinance Section 17.60.090.
Program H-3.3.3 -Encourage Innovative and "Non-Traditional" Forms of Housing	Opportunity for innovative housing types.	In 2017	Research for future projects.
Program H-3.3.4 -Facilitate Home Sharing and Tenant Matching Opportunities	10 home sharing opportunities created.	2015-2023	The City continues to be open to home sharing opportunities. 0 units for 2017.
Program H-3.3.5 -Encourage Manufactured Housing	20 moderate income manufactured housing units	2015-2023	The City continues to support manufactured housing and follows State regulations. 1 unit for 2017.
Program H-3.3.6 -Implement Employee Housing Requirements	Compliance with State Health and Safety Code Section 17021.5.	2015-2023	The City continues to comply with State Health and Safety Code Section 17021.5.
Program H-3.4.1 -Promote the Development of Larger Housing Units for Families	20 housing units with three or more bedrooms.	2015-2023	The City continues to support larger housing units for families. Building permits were issued for 3 units for 2017.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Pablo
Reporting Period 1/1/2017 - 12/31/2017

Program H-3.5.1-Facilitate Mixed-Use Center North Site Development	New student housing.	2015-2023	The City has designated the Mixed Use Center North within the San Pablo Avenue Specific Plan.
Program H-4.1.1-Work with Housing Rights, Inc.	Resolution of conflicts and disputes between landlords and tenants, and elimination of all forms of housing discrimination.	Ongoing	Ongoing.
Program H-4.1.2-Publicize Fair Housing Laws and Respond to Discrimination Complaints	Obtain and distribute materials; discrimination complaints referrals.	Ongoing	Ongoing.
Program H-4.2.1-Create Emergency Shelter Zoning	Update as part of the Zoning Ordinance Update.	In 2015	Section 17.60.080, Emergency Shelters, was adopted as part of the Zoning Ordinance update in May, 2015.
Program H-4.2.2-Create Transitional and Supportive Housing Zoning	Update as part of the Zoning Ordinance Update.	In 2015	The Zoning Ordinance was adopted in May, 2015 and included updated language regarding transitional and supportive housing.
Program H-4.2.3-Implement Reasonable Accommodation Ordinance	Update as part of the Zoning Ordinance Update.	In 2015	Section 17.18.100, Reasonable Accommodation, was adopted as part of the Zoning Ordinance update in May, 2015.
Program H-4.2.4-Apply Accessibility Standards	Expand housing opportunities for persons with disabilities.	Ongoing	Ongoing. The City continues to endeavor to expand housing opportunities for persons with disabilities.
Program H-4.2.5-Update Residential Care Facility Zoning	Update as part of the Zoning Ordinance Update.	In 2015	The Zoning Ordinance was adopted in May, 2015 and included updated language regarding Residential Care Facility Zoning.
Program H-4.2.6-Outreach to People Living with Developmental Disabilities in San Pablo	Inform families about housing and services available for persons with developmental disabilities.	In 2016	Ongoing.
Program H-5.1.1-Promote Home Weatherization Programs	Implementation of energy conservation measures.	Ongoing	Ongoing. The City promotes these programs in coordination with Contra Costa County.
Program H-5.1.2-Promote Solar Energy and Other Methods to Efficiently Heat and Cool Homes	Implementation of energy conservation measures.	Ongoing	Ongoing. The City continues to promote these programs.
Program H-5.1.3-Require Energy Efficient Design	Implementation of energy conservation measures.	Ongoing	Ongoing. The City continues to require energy efficient design.
Program H-5.1.4-Adopt a Green Building Design Ordinance	Adopt a Green Building Design Ordinance.	In 2016	The City adopted and currently follows the California Green Building Standards Code.
Program H-5.1.5-Encourage Environmentally Sensitive Construction Practices	Implementation of environmentally sensitive construction practices.	Ongoing	Ongoing.
Program H-5.1.6-Promote Water Conservation	Implementation of water conservation measures	Ongoing	Ongoing.

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of San Pablo
Reporting Period	<u>1/1/2017</u> - <u>12/31/2017</u>

--