

Appendix E

Fifth Cycle Accomplishments

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Appendix E – Fifth Cycle Housing Element Accomplishments

This Appendix details the City of San Pablo’s achievements in implementing the goals, policies, and programs from the 2015–2023 Housing Element. The City made significant progress in addressing housing needs through the development of new units, including units affordable to lower-income and special needs households. A summary of accomplishments by goal is provided below and a complete review of the City’s progress in implementing 2015–2023 policies and programs is provided in Table E-1.

E.1 Effectiveness of Programs for Special Housing Needs

Special needs populations include farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, households with extremely low incomes. As shown in greater detail in Table E-1, the City made a diligent, consistent effort to achieve its housing goals that address special housing needs through the implementation of policies and programs from the 2015–2023 Housing Element. Following is a summary of the effectiveness of programs for special housing needs:

- Prepared an Affordable Housing Strategy that identifies policies and strategies for the City of San Pablo to conserve and improve existing housing, increase production in compliance with state law, support low-income homeowners and buyers, address special needs populations, and increase funding opportunities and leverage the City's existing Low Income Housing Fund. The Strategy was adopted by Resolution 2020-148 on November 16, 2020 and made a part of the Council’s FY2021-23 and FY 2023-25 Priority Work Plan.
- On November 23, 2021, the Planning Commission approved Resolution PC21-09 allowing the construction of 54 units of permanent supportive housing at 2555 El Portal, a project funded by Contra Costa County. The City supported this project by expediting its planning and construction review and by granting density bonuses and height variance to allow the project to proceed.
- In partnership with the San Pablo EDC, the City created the San Pablo Loan Assistance for Sustainable Housing (SPLASH) Program in 2021. The program offers "silent second loans" of up to 20 percent of the home value for a period of 30 years to qualified low-income first-time home buyers, with priority for first-responders, teachers, seniors, and veterans. While not all applicants qualify, the SPLASH Program helps future homebuyers learn about what they need to do to build credit for their first home purchase.
- WISH (Workforce Initiative Subsidy for Homeownership) administered by the San Pablo EDC since 2017, this program offers first-time homebuyers a matching grant of up to \$29,000 toward the purchase of a home. As with the SPLASH, this program has the added benefit of preparing future homeowners with their readiness package.

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- On March 22, 2022, the Planning Commission approved the Alvarado Gardens mixed-use project. Located at 13831 San Pablo Avenue on the former Civic Center site owned by the City, this mixed-use residential/retail development consists of commercial retail space on the ground floor and 100 affordable multi-family units with residential services. The City entered into a Disposition and Development Agreement with the developer, contributed successor agency housing funds, expedited its planning and building permit reviews, and supported tax credit applications to allow the project to proceed.
- Inspected 2,468 rental units, equivalent to 352 rental units on average each year from 2015-2023, excluding 2022 and 2023. Following a pause during COVID-19, the City expanded its staffing and restarted the inspection program in 2022, completing over 750 units in 2022. A similar number can be expected in 2023 and going forward.
- Inspected 1,494 owner-occupied units, equivalent to 213 on average each year from 2015-2023, excluding 2022 and 2023, reflective of the reduced real estate activity and program suspension during the COVID-19 pandemic. As of 2022, the program is once again operating at capacity.
- Density bonus incentives supported feasibility of 2 major projects approved in 2021.
- Adopted a multi-family overlay district on May 18, 2015, to assist in maintaining potential at-risk rental units. The purpose of the multi-family overlay district is to protect existing multi-family development located on parcel(s) with an underlying zoning district that no longer allows multi-family development. Parcel(s) with this overlay designation are recognized as multi-family in the city's General Plan land use and Housing Elements, which contribute to the City's ability to meet regional housing needs by protect existing multifamily development located on parcel(s) with an underlying zoning district that no longer allows multifamily development.
- Reduced parking requirements were 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.
- Building permits were issued for 17 larger housing units for families (i.e., three or more bedrooms) throughout 2015-2023.

E.2 Key Actions

Following is a summary of key actions under each 2015–2023 goal. See Table E-1 at the end of this Appendix for more details.

Goal H-1. Implementation Responsibilities. Continue to build local government institutional capacity, provide information to the community, and monitor accomplishments to respond effectively to housing needs.

- Annual review of Housing Element progress and SB341 Successor Funds.
- Collaboration with utility providers for review of development applications.
- Coordination with Contra Costa County Housing to review available funding opportunities and monitor housing programs.
- Work with lobbyists for changes to state law requirements and housing funds.
- Collaborate with San Pablo EDC to promote WISH and SPLASH programs.
- Conduct neighborhood meetings and community outreach for Housing and Environmental Justice Element updates.

Goal H-2. Neighborhood Preservation and Enhancement. Preserve and enhance San Pablo's residential neighborhoods to improve the quality of life for all residents.

- Promotion of programs for deferred loans for property improvements and counselling for rehabilitation loans through Contra Costa County is posted on City website and available via City's Residential Health and Safety program.
- Conducted 1,966 inspections of housing units.
- Offer dump voucher program to all residents and provide free dumpsters 6-8 days in the calendar year for City residents.
- Collaboration with Police Department for review of development applications.

Goal H-3. Affordability and the Adequate Provision of Housing. Provide a diversity of housing types to meet the needs of all economic segments and family types in San Pablo.

- Provide density bonuses and incentives for affordable and special needs housing.
- Secured Senate Bill 2 funding and Local Early Action Plan funding to begin work on General Plan and Housing Element updates.
- Promotion of mixed-use development through the Mixed Use Center, Commercial Mixed Use and Residential Mixed Use areas.
- Continuous support for various housing types, such as accessory dwelling units, single-room occupancy and efficiency units, and manufactures housing units

Goal H-4. Housing Accessibility and the Provision of Special Needs Housing. Ensure housing accessibility for all segments of the community.

- Offered the COVID-19 Housing Assistance Grant Program to help low-income residents with their rent due to COVID impacts. Continuous promotion of access to fair housing through the Residential Health and Safety Program.
- Created and adopted emergency shelter zoning, Section 17.60.080, Emergency Shelters, reasonable accommodation ordinance, Section 17.18.100, and updated language regarding transitional and supportive housing, as part of the Zoning Ordinance update on May 18, 2015.
- Provide referrals to organizations and non-profits such as Bay Area Legal Aid to help our residents with housing and legal complaints.

Goal H-5. Green Building and Energy Conservation. Promote the development of energy efficient homes to help protect the environment and lower the energy costs for San Pablo residents.

- Adopted and currently follows the California Green Building Standards Code, which is implemented for all development applications. The San Pablo Building Division works with customers to facilitate approval or solar permits regularly.
- Collaboration with Public Works department for review of development applications, particularly for new developments with environmental sensitive construction practices including the review of technical reports, such as geotechnical and soils, as well as arborists reports.
- Adopted a Water Efficiency Local Ordinance (WLEO) which provides guidelines for water conservation; annually submit WLEO reports to the California Department of Water Resources.

Housing Programs Progress Report					
This table describes progress of all programs in the City of San Pablo Fifth Cycle Housing Element, 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
Name of Program	Objective	Timeframe in H.E	Status/Result of Program Implementation	Evaluation	Disposition
Program H-1.1.1-Establish City Staff Work Priorities for Implementing Housing Element Programs	Identification of annual work priorities for housing	Annually; 2020-2021	Housing Element reviewed annually. The Affordable Housing Strategy plan was completed in 2020. The City of San Pablo secured funding and put together a team to begin the General Plan and Housing Element update in 2021.	Successful. Staff has submitted the Annual Progress Report to HCD, completed the Affordable Housing Strategy Plan, the Housing Element Update, and continues to work on the General Plan Update. The City Council has Identify housing programs implementation as a priority within their work plan.	Continue as Program 6-A: Work Priorities.
Program H-1.1.2-Review the Housing Element Annually	Review and monitor Housing Element implementation: submit Annual Report to HCD.	Annually	Submit APR to HCD and OPR Anually by April 1st of each year. The SB 341 Annual Report regarding Successor Funds has been posted in the City's website.	Successful. City of San Pablo has submitted APRs to both HCD and OPR following City Council review and recommendation. The SB 341 Annual Report regarding Successor Funds has been posted in the City's website annually.	Continue as Program 6-B. Annual Housing Element Review
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. East Bay Municipal Utility District and West County Waste Water are the Water and Sewer Service providers for San Pablo. The Community Development Department collaborates with the utility providers daily when reviewing new development applications including Affordable Housing Developments.	Ongoing collaboration with East Bay Municipal Utility District and West County Waste Water continues regularly and has been successful to expedite review processes and timelines for housing developments including newly approved affordable housing projects (2812 Chattleton Lane, Block E, 13717 San Pablo Avenue, Block C, 1820 Rumrill Boulevard, 2364 Road 20, 13831 San Pablo Avenue, 2555 El Portal Dr.).	Continue as Program 6-C Water and Sewer Service to Affordable Housing Developments.
Program H-1.2.2-Housing Coordination with Contra Costa County	Maximize annual subsidies available to San Pablo residents.	Ongoing	Staff coordinates with Contra Costa County Housing to review available funding opportunities, and monitors programs. On November 23, 2021, the Planning Commission approved Resolution PC21-09 allowing the construction of 54 units of permanent supportive housing, a project funded by Contra Costa County.	City of San Pablo continues to partner and collaborate with the county and referring residents to any subsidies available.	Continue through Program 2-B Rental Assistance, Program 4-A County Programs for Home Renovations and Rehabilitation, and Program 6-D Publicize and Provide Information on Housing 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. The Planning Commission approved a 100 affordable unit mixed-use project on March 22, 2022.	Successful. The City has actively solicited affordable housing projects and offered substantial incentives, leading to entitlements for projects providing 208 affordable units since 2021.	Continue through implementation of Program 2-I Incentives for Affordable and Special Needs Housing and Program 3-A Housing for Extremely Low-Income Households and Special Needs Groups
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.	2020 and as needed	The City continuously works with lobbyist for changes to state law requirements and housing funds.	Ongoing.	Continue as Policy 6.6
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.	2020 and update as needed	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. A second similar program SPLASH was adopted by City Council on November 16, 2020.	Ongoing.	Continue as Program 6-D: Publicize and Provide Information on Housing Programs.
Program H-1.3.2-Undertake Community Outreach When Implementing Housing Element Programs	Conduct community outreach and distribute materials	Consistent with program timeframes	Information provided upon implementing programs. Housing Element and Environmental Justice community outreach efforts will begin in late 2021 and continue in early 2022.	Currently implementing. Public workshops have been completed and information regarding ongoing progress of the Housing Element and Environmental Justice Element will continue.	Continue. Program 6-E: Community Outreach Housing Element Program Implementation.
Program H-1.3.3-Conduct Neighborhood Meetings	Early community involvement and discussion when housing developments are proposed.	Ongoing	Community Development staff works on community involvement outreach efforts as developments are proposed. Planning Commission Public Hearings are held monthly and every new multifamily housing development is required to have a public hearing.	Ongoing.	Continue through Program 6-E: Community Outreach Housing Element Program Implementation and Policy 6-7
Program H-2.1.1-Provide Low Interest Loans for Housing Rehabilitation through the Contra Costa County	Rehabilitation of 27 lower income units by 2023.	2015-2023	Information of the program provided to participants in the City's Residential Health and Safety program and at the City's public counters and website. Loans for housing rehabilitation are provided and administered by Contra Costa County.	Ongoing. Contra Costa funds are limited but staff continues to implement the Residential Health and Safety Program.	Continue.as Program 4-A: County Programs for Home Renovations and Rehabilitation

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Name of Program	Objective	Timeframe in H.E	Status/Result of Program Implementation	Evaluation	Disposition
Neighborhood Preservation Program.					
Program H-2.1.2-Allow for Deferred Loans for Property Improvements	Provision of 10 deferred loans for property improvements.	2015-2023	Information on programs through Contra Costa County is provided to the public and through the City's Residential Health and Safety program as available.	Ongoing. Contra Costa funds are limited but staff continues to implement the Residential Health and Safety Program	Continue as. Policy 4-1
Program H-2.1.3-Provide Technical Assistance and Counseling for Rehabilitation Loans	Provision of technical assistance and referrals	Ongoing	Information on programs through Contra Costa County is provided to the public and through the City's Residential Health and Safety program as available.	Ongoing. Contra Costa funds are limited but staff continues to implement the Residential Health and Safety Program, which City staff believes is far more effective than County grant programs in rehabilitating local housing stock.	Combine with Program 4-A: County Programs for Home Renovations and Rehabilitation
Program H-2.2.1-Implement the Neighborhood Clean-Up Program	Reduce trash and improve the appearance of neighborhoods.	Annually	The City provides a dump voucher program, available to all residents, which reduces the cost of dump fees. Additionally, the City provides free dumpsters 6-8 days in the calendar year for use by San Pablo residents.	Successful. The City's dump voucher and free dumpster day's programs are very successful and the City is also starting a new program called "San Pablo Shines" which is a community-driven cleanup effort to encourage cleaner streets and in which community members will serve as "neighborhood champions" to raise awareness. https://www.sanpabloca.gov/2857/Neighborhood-Champions-Program-Programa-	Continue as Program 4-B: Implement the Neighborhood Clean-Up Program.
Program H-2.2.2-Implement the Motor Vehicle Abatement Program	650 abandoned vehicles tagged per year.	Ongoing	The City's Code Enforcement and Police Department implements the program consistently. For 2021, 436 abandoned vehicles were tagged. The number is lower for 2021 due to the safety measures taken during the COVID-19 pandemic.	Successful and Ongoing.	Continue as Program 4-C: Implement the Motor Vehicle Abatement Program.
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 2021 and beyond. The Building Department and Code Enforcement Division continue to track and monitor housing that is in need of improvements.	Ongoing.	Continue. Policy 2.2
Program H-2.2.4-Assist Contra Costa County with Implementing the Neighborhood Stabilization Program	Assistance for 5 lower income housing units.	2015-2023	Assistance provided to Contra Costa County as needed. The Neighborhoods Stabilization Program is administered by Contra Costa County. City of San Pablo provides resources at public counters and website.	Ongoing.	Continue as. Program 4-D: Neighborhood Stabilization Program
Program H-2.2.5-Assist CESC with Healthy Homes Program Implementation	Healthy Homes improvements for 5 lower income units.	2015-2023	Assistance provided as needed. The Program is administered by Contra Costa County. City of San Pablo provides resources at public counters and website.	Ongoing.	Continue as. Program 4-E: Healthy Homes Program Implementation.
Program H-2.2.6-Assist Contra Costa County with Implementing Home Repair Programs	Repairs to 20 lower income homes.	2015-2023	Assistance provided to Contra Costa County as needed. The Program is administered by Contra Costa County. City of San Pablo provides resources at public counters and website.	Success has been limited, City staff believes RH&S is far more effective than County grant programs in rehabilitating local housing stock. Nevertheless, it is important to raise awareness in the community of the funding available through the County.	Continue as Program 4-A: County Programs for Home Renovations and Rehabilitation.
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.	Ongoing. The City is working on a redeveloping project for the old City Hall site into Affordable Housing Units and was able to protect a few different structures that are considered to have Historic value.	Continue as Policy 4-3
Program H-2.3.2-Preserve Archaeologically Significant Sites	Preservation of significant archaeological sites.	Ongoing	Significant archeological sites continue to get preserved and CEQA guidelines are followed for all new development.	Ongoing. Significant archeological sites have successfully been identified and protected for new	Continue through General Plan policies

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				development sites by following CEQA guidelines and procedures.	
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 2021, the program was placed in a temporary suspension due to the COVID-19 pandemic. Safety measures were implemented and only absolute necessary inspections were performed. The program is up an running for the 2022 calendar year.	Ongoing. City staff believes the RH&S program is highly effective in achieving rehabilitation of local housing stock,	Continue as. Program 4-F: Residential Health & Safety Program
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 2021, there were 1,966 individual inspections.	Successful and ongoing. Inspections through the City's Building Division continue at high capacity. City staff believes the RH&S program is highly effective in achieving rehabilitation of local housing stock,	Continue as Program 4-F: Residential Health & Safety Program
Program H-2.5.1-Coordinate Building Plans with the Police Department	Police Department review of development proposals.	Ongoing	Major development plans and land use applications are routed to the Police Department for review and comment.	Ongoing. The Planning Division routed land use applications to the Police Department for review and issuance of safety conditions of approval.	Continue as Policy 4-7.
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	The City provides Density Bonuses per state regulations and the City's adopted ordinance. The entitlement approval of 2 major projects approved in 2021 include density bonus incentives.	Successful, the City has been able to entitle higher density project within this current cycle and majority contain density bonuses.	Continue with Program 2-1: Incentives for Affordable and Special Needs Housing
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 adopted a multi-family overlay district to assist in maintaining potential at-risk rental units.	The majority of the 568 assisted low-income units in San Pablo are at low risk of conversion to market rate in the planning period; however, there are 141 units at high risk, which represents a significantly higher share than in the county or the Bay Area as a whole.	Continue and strengthen by implementing Program 2-C: Preservation of Deed Restricted Housing.
Program H-3.1.3-Promote Contra Costa County's Mortgage Credit Certificate Program	Subsidy for 10 first-time homebuyers.	2015-2023	The City continues to promote County Administered programs including the Contra Costa County Mortgage Credit Certificate Program. Additionally, the City partners with San Pablo Economic Development Corporation to implement the newly established first time homebuyer programs SPLASH and WISH.	Refocus efforts on local SPLASH and WISH programs.	Modify and implement Program 2-D Loan Assistance for Sustainable Housing and Program 2-E First-Time Homebuyer Assistance
Program H-3.1.4-Strive to Replace Housing	Replacement of affordable housing units.	2015-2023	The City tracks affordability terms for existing affordable housing projects to ensure no net loss of housing and continue to work with affordable housing developers.	Ongoing.	Continue and strengthen by implementing Program 6-G: Development and Replacement Unit Requirements.
Program H-3.1.5-Enact Inclusionary Housing Requirements	Construction of affordable housing units as part of new development	In 2020	While City has been very successful in recent years in incentivizing and facilitating affordable housing projects, San Pablo has been challenged to produce market rate housing. Inclusionary requirements were not enacted out of a concern that they could be a constraint on market rate housing. However, the City began working with Developers for potential affordable housing projects that will be in construction in the next couple of years. Since 2021, the City has entitled projects with a total of 208 affordable units, several of which are currently under construction (see Table 3-2).	The City believes this approach has been successful. As shown in Table 3-2, there are currently 208 affordable units and 174 market rate units in the development pipeline.	Discontinue Program H-3.1.5.
Program H-3.1.6-Facilitate Affordable Rental and Cooperative Family Housing Opportunities	Provision of affordable housing with support services.	Ongoing	They City of San Pablo supports renters by administrating the Residential Health and Safety Program and providing information to customers regarding support services.	Ongoing, the RH&S program is very successful. City staff believes RH&S is far more effective than County grant programs in rehabilitating local housing stock.	Continue as Program 4-F: Residential Health & Safety Program
Program H-3.1.7-Provide Information and Promote Rental Assistance Programs	Continued availability of rental housing vouchers for San Pablo residents	Annually	The waitlist for Housing Choice Vouchers (the federal Section 8 rental assistance program) in Contra Costa County has been closed since 2008; however, the need continues to grow. With assistance from the federal Coronavirus Relief Fund, the City	The City will continue its efforts to promote the development of additional deed restricted rental units as part of new City sponsored developments and to support existing subsidized rental projects to extend	Reframe as Program 2-B. Rental Assistance

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			provided rental assistance to approximately 210 lower income households impacted by COVID-19 through its Housing Assistance Grant Program to provide relief during the pandemic. The City of San Pablo continues to provide information to its residents.	their affordability terms. It will also seek to pursue new sources of County, State, and federal funding that could be available to provide rental assistance programs. .	
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. Additionally, staff began working on the General Plan and Housing Element updates and secured SB2 funding and LEAP funding to assist with these efforts.	Currently implementing and ongoing.	Continue. Program 6-B: Annual Housing Element review
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 residential and mixed use development with a housing component through the various mixed use zoning ordinances and specific plans.	Ongoing, the City entitled 4 mixed-use projects within the 5th cycle and there are numerous multifamily residential projects currently in the development pipeline (see Table 3-2), most within Specific Plan/PDA areas.	Expand efforts by implementing Program 1-B Rumrill Corridor Plan, Program 1-C Repeal or Revise the 23rd Street Specific Plan, Program 1-D Revise Multifamily Minimum Parcel Size, Program 1-E Facilitate Lot Consolidation, Program 1-F Incentives for High Density Residential Development, Program 1-G Reduced Parking Standards, Program 1-I Shopkeeper Housing, Program 1-K Objective Standards for Ministerial Review.
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.	Ongoing.	Continue as Program 1-A: Inventory of Available Sites.
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	The City continues to investigate opportunities to consolidate lots to increase housing development.	Ongoing.	Continue and augment by implementing Program 1-E: Facilitate Lot Consolidation.
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.	Successful. Every parcel within Plaza San Pablo has been entitled and reduces parking requirements have helped to attract developers.	Continue and augment by implementing Program 1-G: Reduced Parking Standards.
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	Parking incentives and reductions have been considered and used for high density development approvals in the recent years.	Ongoing, parking reductions as art of density bonuses have been successful for recent multifamily and mixed-use housing developments.	Continue and augment by implementing Program 1-G: Reduced Parking Standards.
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 construction of secondary residential units and adopted a new Accessory Dwelling Unit Ordinance consistent with State legislation. Building permits were issued for 14 units 2021 and 8 in 2022.	Ongoing, ADU applications and permits issued continue to rise. It is anticipated that ADU permits issued for 2023 has significantly increased.	Continue and augment by implementing Program 1-L: Accessory Dwelling Units.
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.	Ongoing.	Implement through Program 2-G: Single-Room Occupancy Hotels.
Program H-3.3.3-Encourage Innovative and "Non-Traditional" Forms of Housing	Opportunity for innovative housing types.	In 2017	Research for future projects.	Ongoing. Research for future projects.	Continue as Program 1-M: Innovative and 'Non-Traditional' Forms of Housing.
Program H-3.3.4-Facilitate Home Sharing and Tenant Matching Opportunities	10 home sharing opportunities created.	2015-2023	The need has grown with rising housing costs in recent years and the City continues to be open to home sharing opportunities.	The City continues to find ways to help tenants in San Pablo. A new Rental Registry Program is also currently being developed to assist tenants and landlords in the City.	Continue as Program 2-H: Home Sharing and Tennant Matching.

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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. 5 units for 2020.	Ongoing, the city continues to accept and review permits for manufactured homes. 5 units were approved in 2020.	Continue through Program 1-M: Innovative and 'Non-Traditional' Forms of Housing.
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.	Ongoing.	Implement through Program 3-C: Employee Housing
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 6 units for 2021.	Ongoing. Housing projects for larger housing units for families continue to receive entitlements and permits.	Continue as Policy 2-3.
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, which promotes high density housing around the Contra Costa College.	No student housing has been proposed yet but the Mixed-Use Center North designation is still in effect.	Continue as Policy 1-7.
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	The City continues to help renters to have access to fair housing through the Residential Health and Safety Program. The City offered the COVID incentive program to help residents with their rent due to COVID impacts.	The COVID incentive program was very successful and it has concluded, however, the City continues to help renters to have access to fair housing through the Residential Health and Safety Program.	Continue through Program 3-F: Landlord/Tenant Dispute Resolution.
Program H-4.1.2-Publicize Fair Housing Laws and Respond to Discrimination Complaints	Obtain and distribute materials; discrimination complaints referrals.	Ongoing.	The City continue to provide referrals to organizations and non-profits such as Bay Area Legal Aid to help our residents with housing and legal complaints.	Ongoing.	Continue through Program 3-H: Awareness of Fair Housing Programs, Policy 3-1.
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.	Implemented	Completed.
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.	Implemented	Completed.
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.	Implemented	Completed.
Program H-4.2.4-Apply Accessibility Standards	Expand housing opportunities for persons with disabilities.	Ongoing	The City continues to endeavor to expand housing opportunities for persons with disabilities.	Ongoing.	Continue as Policy 3-4.
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.	Implemented	Completed.
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.	ongoing	Continue to inform residents about housing services available. The city also collaborated with a private company to grant approval for a transitional housing project, A&A Health Services.	Ongoing. The City continues to inform residents and inform them about current projects such as A&A Health Services and the permanent supportive housing at 2555 El Portal Dr.	Continue as Program 3-1: Outreach to People Living with Developmental Disabilities in San Pablo.
Program H-5.1.1-Promote Home Weatherization Programs	Implementation of energy conservation measures.	Ongoing	The City promotes these programs in coordination with Contra Costa County. San Pablo has also fully adopted the CA Green Energy Building Code and implements it for all development applications.	Ongoing.	Continue as Policy 5-2
Program H-5.1.2-Promote Solar Energy and Other Methods to Efficiently Heat and Cool Homes	Implementation of energy conservation measures.	Ongoing	The City continues to promote these programs. San Pablo has also fully adopted the CA Green Energy Building Code and implements it for all development applications. The San Pablo Building divisions works with customers to facilitate approval or solar permits regularly.	Ongoing. Solar permits have continued to increase specially during the last few years.	Continue as Policy 5.2
Program H-5.1.3-Require Energy Efficient Design	Implementation of energy conservation measures.	Ongoing	The City continues to require energy efficient design. San Pablo has also fully adopted the CA Green Energy Building Code and implements it for all development applications.	Ongoing.	Continue as Policy 5-2

Housing Programs Progress Report					
This table describes progress of all programs in the City of San Pablo Fifth Cycle Housing Element, 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
Name of Program	Objective	Timeframe in H.E	Status/Result of Program Implementation	Evaluation	Disposition
Program H-5.1.4-Adopt a Green Building Design Ordinance	Adopt a Green Building Design Ordinance.	In 2020	The City adopted and currently follows the California Green Building Standards Code.	Implemented	Completed.
Program H-5.1.5-Encourage Environmentally Sensitive Construction Practices	Implementation of environmentally sensitive construction practices.	Ongoing.	The Planning and Building Divisions, in collaboration with Public Works provide detailed plan reviews for new developments for environmental sensitive construction practices including the review of technical reports such as geotechnical and soils and arborists reports to implement the Tree Protection Ordinance.	Ongoing, the city continues to collaborate with other divisions to encourage Environmentally Sensitive Construction Practices and keep up with regulations such as Stormwater Control measures.	Continue as Policy 5.5
Program H-5.1.6-Promote Water Conservation	Implementation of water conservation measures	Ongoing	The City of San Pablo adopted a Water Efficiency Local Ordinance which provides guidelines for water conservation. The Planning Divisions submits annual MWELo reports to the California Department of Water Resources.	Ongoing. MWELo reports submitted Annually.	Continue as Policy 5-3