

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 20, 2024

Matt Rodriguez, City Manager
City of San Pablo
1000 Gateway Avenue
San Pablo, CA 94806

Dear Matt Rodriguez:

RE: City of San Pablo's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of San Pablo's (City) housing element that was adopted on March 18, 2024 and received for review on March 21, 2024 along with modifications received on May 15, 2024. The modifications were authorized by Resolution Number 2024-041 and made available to the public for seven days prior to this review. In addition, the California Department of Housing and Community Development (HCD) received Ordinance 2023-006 for review. The review was facilitated by various conversations in February, and April with Libby Tyler, Director, Sandra Castaneda, Christine Owl, and Andrew Hill, the City's consultant. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element, including modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et. seq.) as of the date of this letter. The element addresses the statutory requirements described in HCD's November 22, 2024 review. This finding is based on, among other things, completion of Program 1-N (By Right Zoning Text Amendment to Accommodate RHNA). Finally, the City should post the final adopted element, with modifications, and send a link to HCD for confirmation.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1-B (Rumrill Corridor Plan)
- Program 1-C:(Repeal or Revise the 23rd Specific Plan)
- Program 1-F (Incentives for High Density Residential Development)
- 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-H (Faith-based Community Housing)

- Program 1-J (Incentives for "Missing Middle" Housing)
- Program 1-K (Objective Standards for Ministerial Review)
- Program 1-L (Accessory Dwelling Units)
- Program 2-A (Community Land Trust Collaboration)
- Program 2-C (Preservation of Deed-Restricted Assisted Housing)
- Program 2-F (Mobile Home Parks)
- Program 2-I (Incentives for Affordable and Special Needs Housing)
- Program 3-B-E (Zoning for a Variety of Housing Types)
- Program 3-K (Density Bonus)
- Program 3-M (Definition of Family)
- Program 4-K-L (Place-based Strategies)
- Program 6-F (Affordable Pipeline Projects)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, Prohousing program and Prohousing Incentive Program, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources

HCD appreciates the dedication and work that was put into the housing element update and review process. HCD particularly commends the leadership and collaboration of the City staff in taking significant steps towards addressing the housing needs of the community. HCD wishes the the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Jose Armando Jauregui, of our staff, at Jose.Jauregui@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager