



AGENDA REPORT

Community Development

DATE:	May 20, 2025
TO:	Mayor Martinez and Members of the City Council
FROM:	Lina Velasco, Director of Community Development Avery Stark, Planning Manager
Subject:	2024 Housing Element Annual Progress Report
FINANCIAL IMPACT:	There is no fiscal impact for the proposed action; however, jurisdictions who fail to submit the required Annual Progress Report to the California Department of Housing and Community Development are ineligible to apply for certain grant funds (e.g., One Bay Area grants).
PREVIOUS COUNCIL ACTION:	Click or tap here to enter text.
STATEMENT OF THE ISSUE:	California Government Code Section 65400 requires jurisdictions (cities and counties) to prepare an Annual Progress Report (APR) to their legislative body, the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR) describing the status of implementing the General Plan Housing Element. The 2024 APR includes information on the City's progress in addressing the Regional Housing Needs Allocation (RHNA) and the status of housing policies/programs listed in the 2023-2031 City of Richmond Housing Element.
RECOMMENDED ACTION:	ADOPT a resolution accepting the 2024 Annual Progress Report for the City's Housing Element (2023-2031) - Community Development Department (Lina Velasco/Avery Stark 510-620-6714).

DISCUSSION:

California Government Code Section 65400 requires jurisdictions to prepare and submit an Annual Progress Report (APR) to California Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR) describing the status of implementing the General Plan Housing Element. The APR includes information on the City's progress in addressing the Regional Housing Needs Allocation (RHNA) and the status of housing policies/programs listed in the 2023-2031 City of Richmond Housing Element. The RHNA is allocated to Bay Area cities by the Association of Bay Area Governments for a planning period. The planning period for the current RHNA is 2023-2031. Below is a summary table of Richmond's RHNA and unit performance from 2015-2024.

Table A: Richmond RHNA Progress and Permitted Units by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units (2023-2031)	Total Remaining RHNA by Income Level
Very Low	840	0	840
Low	485	0	485
Moderate	638	6	632
Above Moderate	1,651	320	1,331
Total Units	3,614	326	3,288

HCD provides forms and instructions for preparation of the APR. The APR provides a snapshot of housing unit production across affordability levels and provides an update on housing program implementation. The APR must be considered by the Council at a public meeting, during which the City should receive any public comments. The City submitted a copy of the APR to HCD and OPR by the deadline of April 1, 2025.

The City completed a comprehensive update of the Housing Element in 2023 for the 8-year review and update cycle established by the Association of Bay Area Governments. As part of the 6th cycle, the 2023-2031 City of Richmond Housing Element was adopted on January 24, 2023, and certified by HCD on October 2, 2023.

The 2024 APR provides the number of housing units for which the City issued building permits, both in the aggregate and by affordability levels according to State-defined income levels, during calendar year 2024 (Attachment 1). The APR also identifies progress made on implementation programs included in the City's Housing Element. It should be noted that timelines assigned to the various implementation programs are estimates only, subject to resource availability. In summary, the City entitled 299 residential units, 143 building permits were issued, and 107 units received certificates of occupancy in 2024.

ENVIRONMENTAL REVIEW:

HCD reporting requirements do not constitute a “project” within the meaning of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

SYNERGISTIC POLICIES:

This action is consistent with Housing Element Program 1.H. Annual Progress Reports which call for the City to utilize the forms and definitions adopted by the State HCD to prepare Annual Progress Reports on the on-going implementation of the City’s Housing Element Programs.

CONCLUSION:

This is an annual obligation of the City and City staff members are seeking City Council acceptance, by resolution, of the 2024 Housing Element Annual Progress Report (Attachment 2).

DOCUMENTS ATTACHED:

Attachment 1 – 2024 Annual Progress Report
Attachment 2 – Draft Resolution