

# **New Councilmember Orientation Series: Housing Element, Law, & Project Pipeline**

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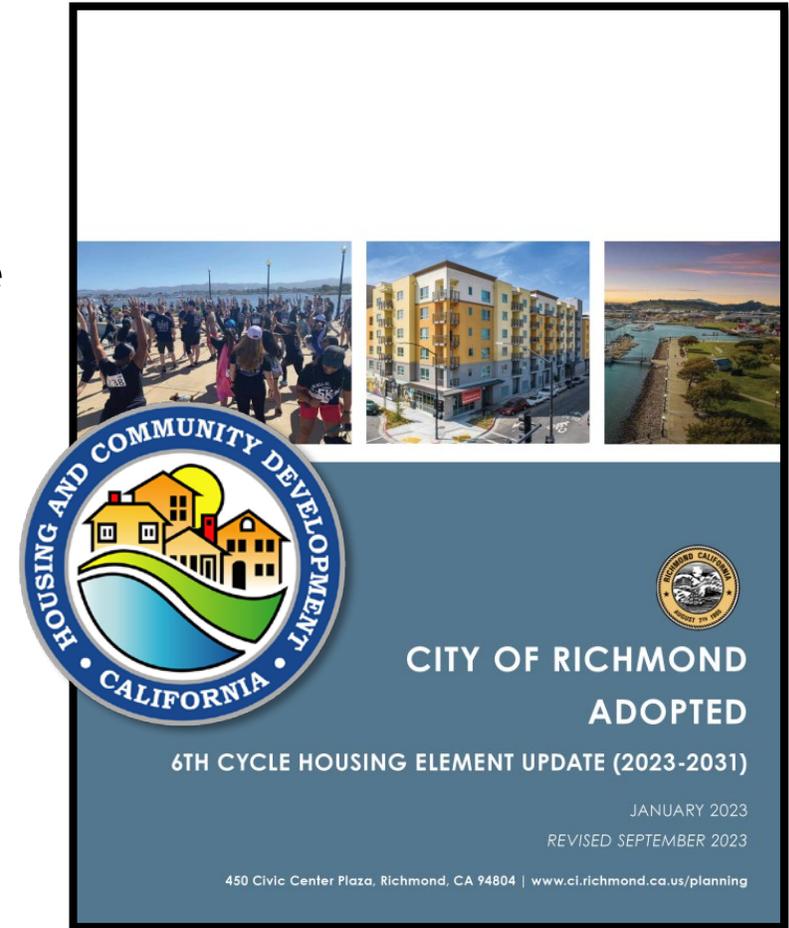
May 20, 2025



# Purpose of the Housing Element

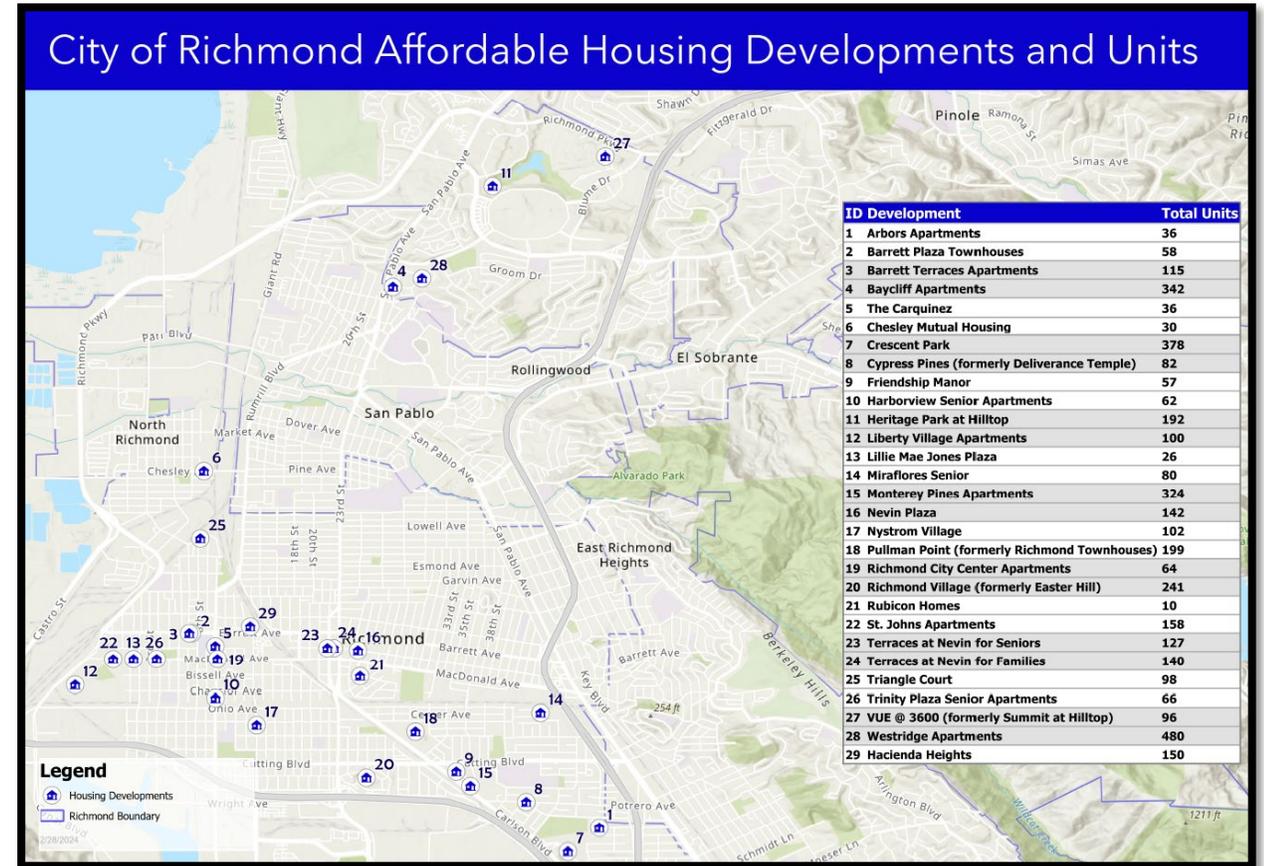
The Housing Element is a required section of the City's General Plan. It must:

- Be updated every **8 years** and certified by the State
- Assess the community's housing **needs** and housing **conditions**
- Show how the City will plan for its "**fair share**" of housing
- Set **citywide** housing-related goals, policies, and programs



# Current Affordable Housing in Richmond

- Total Affordable Housing Complexes: 32
- Section 8 Apartments: 1,026 units
- Public Housing Units: 110 units
- Approved Low-Income Housing Units: 2,483 units
- Total Affordable Units: Approximately 3,619 unit



# Housing Element Components



Review of Current Programs



Housing Constraints Assessment



Housing Needs Assessment



Analysis of Fair Housing



Housing Sites Inventory



Implementation Plan



Housing Resources Assessment



# Adopted Housing Element Goals

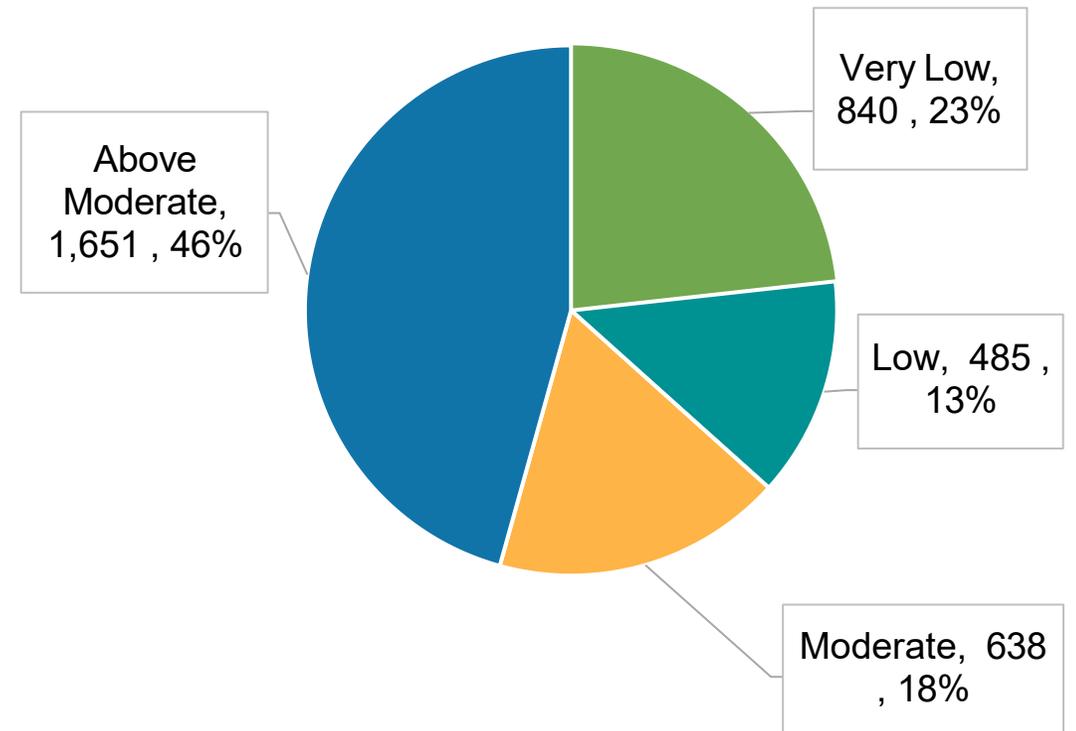
Goal	Focus Areas	Representative Programs
1. Promote New Housing Construction	Meet RHNA targets, expand housing supply	Maintain housing sites inventory, streamline permits, inclusionary housing
2. Facilitate Diverse Housing Types	Support affordable/mixed-income housing, varied housing types	Fund affordable housing, mixed-income incentives, rent subsidies
3. Remove Constraints to Housing Development	Address regulatory and procedural barriers	Zoning reforms, simplify review, address constraints via engagement
4. Support Special Needs Populations	Housing for seniors, disabled, vulnerable groups	Affordable/supportive housing for special needs, homebuyer help
5. Conserve and Improve Existing Housing Stock	Preserve affordable housing, enhance quality	Rehabilitation, code enforcement, tenant protections
6. Promote Fair Housing Access	Ensure equitable opportunities, prevent discrimination	Fair housing education/enforcement, anti-displacement policies
7. Encourage Sustainability and Resilience	Promote energy efficiency, climate resilience	Green building, conservation programs, climate adaptation



# Regional Housing Needs Allocation

- The **Regional Housing Needs Allocation (RHNA)** is the amount of housing each city must plan for in the Housing Element
- Richmond's RHNA (2023-2031) is **3,614 total units**
- City can meet its RHNA through:
  - Accessory Dwelling Units (ADUs)
  - Approved or Proposed Developments
  - Development of Vacant Residential Parcels and Nonvacant, Underutilized Parcels

Richmond RHNA by Income Level



# Housing Production and Program Implementation

## 2024 Unit Activity:

- 299 units entitled
- 143 building permits issued
- 107 certificates of occupancy

## APR Functions:

- Tracks unit production by affordability
- Reports on Housing Element program implementation
- Ensures eligibility for State grants (e.g., OBAG)



# 2024 Housing Element Annual Progress Report (APR)

- Required by CA Government Code §65400
- Reports progress in 2023–2031 Housing Element
- Submitted to HCD & OPR by April 1, 2025

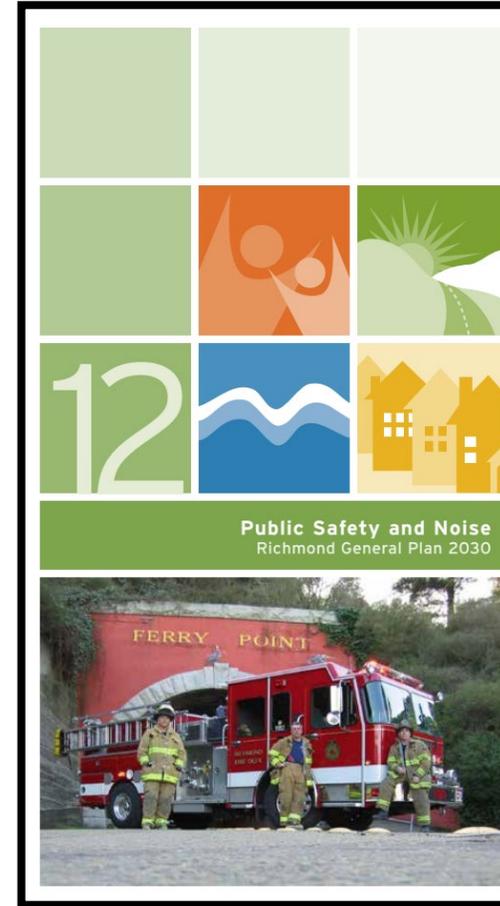
## RHNA Progress (2023–2031):

Income Level	RHNA	Permitted Units	Remaining
Very Low	840	0	840
Low	485	42	443
Moderate	638	6	632
Above Moderate	1,651	320	1,373
<b>Total</b>	<b>3,614</b>	<b>326</b>	<b>3,288</b>



# Housing Element Status

## Environmental Justice



## Public Safety , Noise Element , and Fire Risk



# Key California 2025 Housing Laws Shaping Local Review

New laws focused on housing production, zoning, CEQA, and environmental safety.

Increased state enforcement through HCD and Builder's Remedy.

Enhanced transparency and procedural requirements in land use decisions.



## WHAT DID SACRAMENTO (AND THE COURT) DO?

**SB 35/SB 432:** Allows streamlined, ministerial approval for qualifying affordable housing projects, bypassing discretionary review when jurisdictions are not meeting RHNA targets.

**SB 330/SB8:** The Housing Crisis Act of 2019, *limits downzoning, caps public hearings, strengthens tenant protections, and streamlines the housing approval process* to prevent local barriers and accelerate residential development in California's urban areas.

**SB 9:** Enables ministerial approval of urban lot splits and construction of up to two units on single-family zoned parcels, expanding gentle density in existing neighborhoods.

**AB 2345:** Is a state law that amended the Density Bonus Law (Government Code §65915) to increase the maximum density bonus and strengthen incentives for affordable housing development. *There is no limit to the number of waivers or reductions in development standards a project can request.*

**SB 684:** Enables ministerial approval of Small lot subdivisions under 10 or fewer parcels



## WHAT DID SACRAMENTO (AND THE COURT) DO?, Cont.

**AB 2011 / SB 6: AB 2011:** permits residential development on commercially zoned properties without requiring rezoning, provided the projects meet affordability and labor standards. This law opens opportunities in Richmond to convert underutilized commercial areas into housing developments.

**AB 1332/AB434:** Facilitates the use of pre-approved Accessory Dwelling Unit (ADU) plans, reducing permitting timelines and promoting housing diversity.

**AB 1033:** This law permits homeowners to sell ADUs separately from the primary residence as condominiums, provided local governments adopt ordinances allowing such sales.

**AB 976:** extends the prohibition on owner-occupancy requirements for ADUs indefinitely.

**SB 1211:** Allows property owners to construct up to eight detached ADUs on multifamily lots

**AB 2211** This law requires local agencies to approve or deny ADU applications within 60 day, It also adjusts height restrictions, allowing ADUs up to 25 feet tall if attached to the primary dwelling, or up to 18 feet if within half a mile of public transit



## Impact on Local Review

**Expanded Ministerial Approvals:** More housing projects qualify for by-right (non-discretionary) review, especially those meeting affordability or zoning criteria.

**Objective Design Standards Required:** Cities must rely on clear, measurable design criteria rather than subjective design guidelines during project review.

**Permit Processing Time Limits:** State law now imposes deadlines for cities to act on complete housing applications to prevent undue delays.

**Increased Oversight by HCD:** Cities are required to submit detailed compliance reports to the California Department of Housing and Community Development (HCD) to demonstrate progress on housing production and policy implementation.



# Residential Development Pipeline Overview



**UNDER CONSTRUCTION**



# RICHMOND COUNTRY CLUB SUBDIVISION/MERITAGE HOMES

- **PLN19-264**
- **Location:** 3900 Giant Rd
- **Developer:** MLC Holdings
- **94 Residential Units above a moderate-income**
- **88 units Completed**
- **6 units Under Construction**



# CHERRY BLOSSOM

- **PLN20-331**
- **Location:** 2301 Columbia Blvd
- **Developer:** City Ventures
- **100 Residential Units:**
  - 10 moderate income units
  - 90 above moderate income units

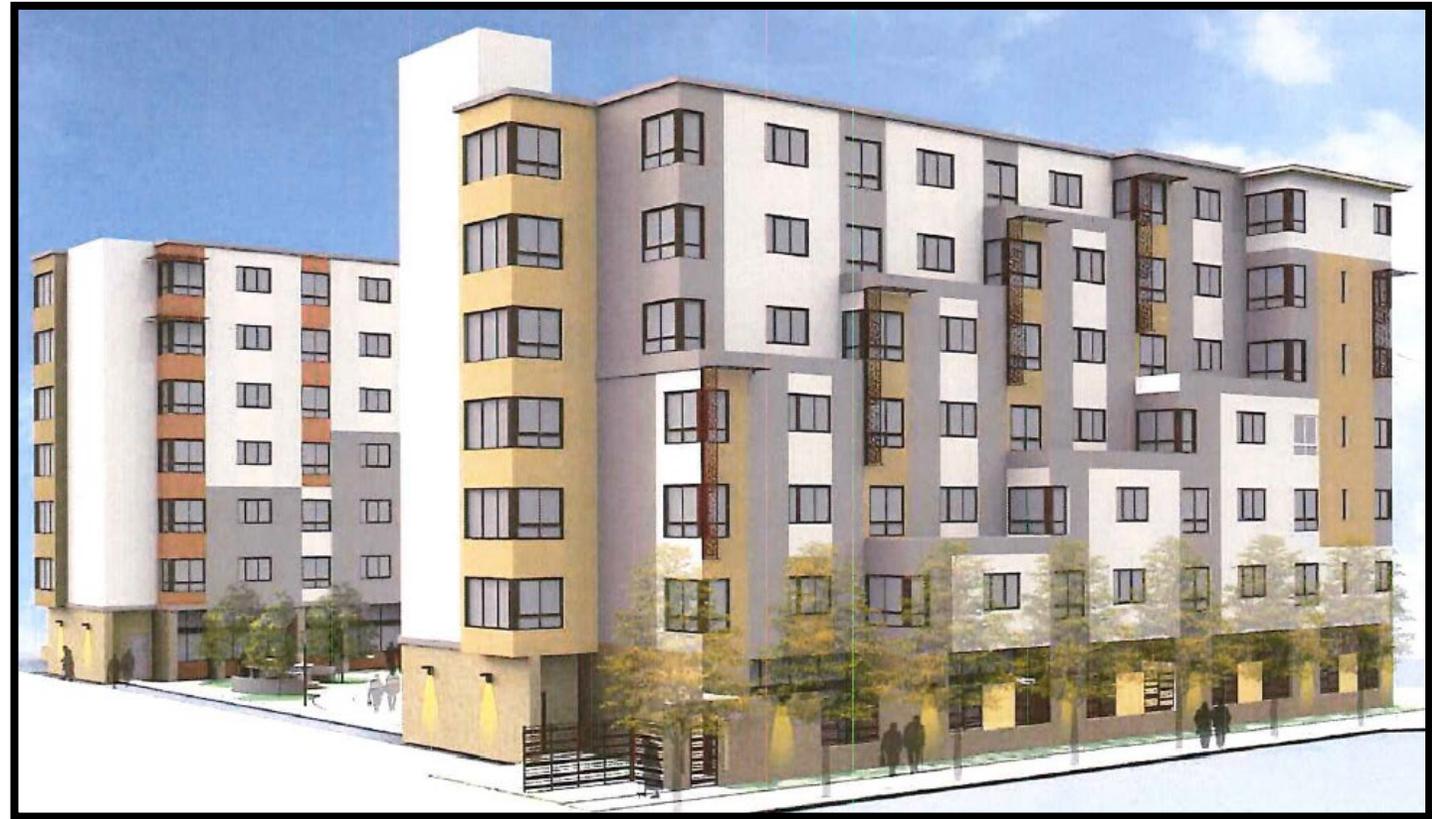
#xx Completed

#Xx Under Construction



# NEVIN PLAZA REHABILITATION

- **PLN21-468**
- **Location:** 2400 Nevin Avenue
- **Developer:** Richmond Housing Authority
- **140 existing units**
- **Site:** Existing building



# CITY CENTER APARTMENTS

- **Location:** 425 24<sup>th</sup> Street
- **Developer:** 425 Civic Center LP -Trinity Center Walnut Creek and Novin Development Corp.
- **Project:** Convert existing motel into 48 studio Units and 1 manager's unit
  
- **Homekey Grant Amount:** \$14,512,660
- **City Loan:** \$8,300,000
- **County CDBG Loan:** \$995,000



# LEGACY COURT

- **PLN12-214**
- **Location:** 1300, 1243 & 1329 Fred Jackson Way
- **Developer:** Community Housing Development Corporation of North Richmond
- **42 Low-income Affordable Units, and 1 Manager's Unit**



**UNDER REVIEW**



# GARRITY WAY TOWNHOMES

- **PLN24-397**
- **Location:** Garrity Way & Blume Drive
- **Developer:** Compass Acquisition Partners
- **46 Market Rate Townhomes**
- **Site:** Vacant lot



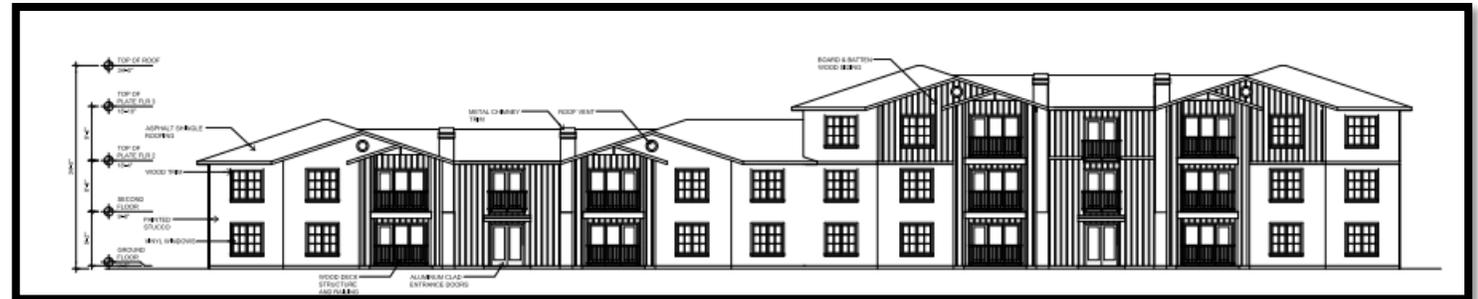
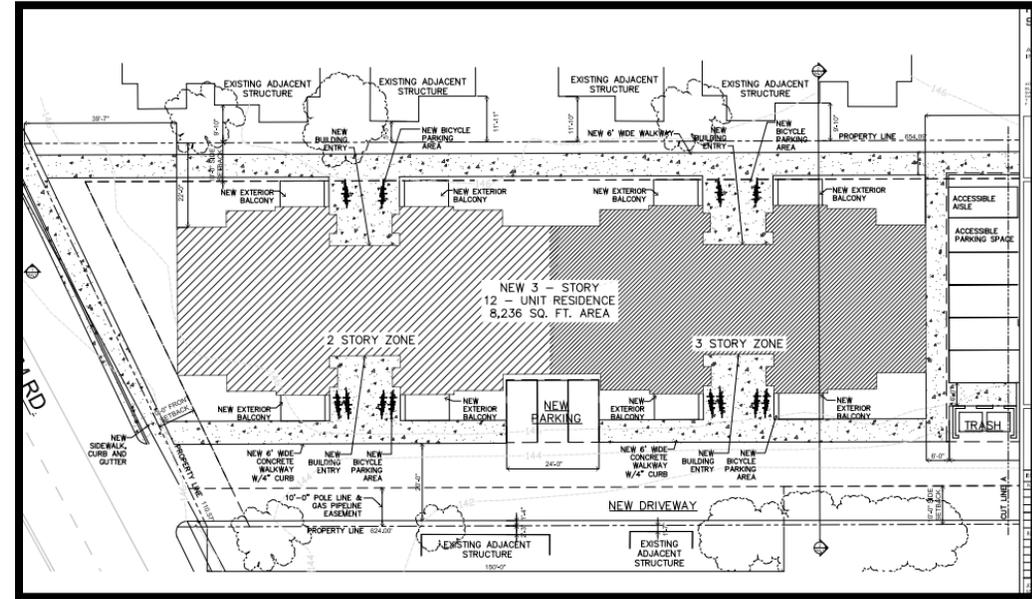
# NEVIN PLAZA II – SB330 WITH INTENTION TO SUBMIT SB35

- **PLN25-015**
- **Location:** 2400 Nevin Avenue #1
- **Developer:** NEVIN PLAZA II, LP.
- **76 RESIDENTIAL UNITS**
  - **100% Affordable Apartments**
  - **9 low**
  - **33 very low**
  - **33 extremely low**
  - **1 managers unit**
- **Site:** Vacant lot



# SAN PABLO CREEK DEVELOPMENT

- **PLN24-384**
- **Location:** 4945 San Pablo Dam Rd
- **Developer:** CHRISTOPHER CHIU
- **40 Multi-Family Units**
- **Site:** Vacant lot



# CENTRAL AVENUE TOWNHOMES

- **PLN24-384**
- **Location:** 5620 Central Avenue
- **Developer:** AMG & Associates
- **46 Townhomes**
  - 41 Market Rate
  - 5 Moderate
- **Site:** Vacant lot



# CONTRA COSTA CONDOMINIUMS

- **PLN24-026**
- **Location:** 232 Contra Costa St
- **Developer:** Anthony Murphy
- **9 Condos**
  - **2 units Low-Income**
- **Site:** Vacant lot



# MARINA POINT

- **PLN23-117**  
**Location:** Marina Way
- **Developer:** GUARDIAN COMMERCIAL REAL ESTATE, L.P.
- **70 Single Family Homes with 30 JADUs**
- **Site:** Vacant lot



**APPROVED**



## TBV: Villas at Renaissance Apartments – SB 35

- **PLN20-156**
- **Location:** Colusa Ave.
- **Developer:**
- **105 Units**
  - 98 Low
  - 7 Very Low
- **Site:** Vacant



## Metrowalk Phase II

- **PLN21-011**
- **Location:** Eastside of Richmond BART Station
- **Developer:** AMG & Associates
- **150 New total units**
  - 46 very low-income units
  - 104 low-income units
- **Site:** Surface parking lot



# Bob Dabney (Lillie Mae Jones Plaza Phase 2) SB-25

- **PLN23-215**
- **Location:** 100 Macdonald Ave
- **Developer:** Community Housing Development Corporation
- **32 total units**
  - 25 very low-income units (14 extremely low)
  - 6 low-income units
  - 1 above moderate
- **Site: Vacant**



# Supportive and Family Apartments

- **PLN21-023**
- **Location:** 100 38<sup>th</sup> Street
- **Developer:** Community Housing Development Corporation
- **135 total units**
  - 95 very low-income units
  - 28 low-income units
  - 2 above moderate
- **Site: Vacant**



## What's Ahead in 2025

- **New IMS permitting system launched**
- **Hilltop Horizon Specific Plan Implementation**
- **Zoning Amendments Re: ADU, Density Bonus, Residential Care Facility, etc.**
- **Continued pipeline tracking and Housing Element reporting**
- **Surplus Lands Inventory and sale of sites**



# Questions & Discussion

