

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 2, 2023

Shasa Curl, City Manager
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

Dear Shasa Curl:

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

Thank you for submitting the City of Richmond's housing element which was adopted January 24, 2023 with technical modifications received for review on September 26, 2023. All technical modifications were authorized by Resolution Number 7-23 and were made available to the public for seven days before HCD's review. The City confirmed the technical modifications are consistent with the direction and authority granted by Resolution Number 7-23. Pursuant to Government Code section 65585, subdivision (h), 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 all technical modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element, including all technical modifications, meets the requirements described in HCD's August 8, 2023 review.

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

- Program 1.N (Facilitate and Monitor Pipeline Housing Projects)
- Program 2.E (Accessory Dwelling Units)
- Program 3.A (Design Review and Approval Streamlining)
- Program 3.D (Density Bonus)
- Program 3.E (Residential Care Facilities)
- Program 3.G (Mixed Use Building Heights)
- Program 4.G (Low Barrier Navigation Centers and Emergency Shelters)
- Program 4.H (Transitional and Supportive Housing)
- Program 6.I (Affirmatively Furthering Fair Housing Funding)
- Program 6.AB (Public Investments in Low-income Neighborhoods of Color)

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, 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 put into the housing element update and review process. HCD also applauds the leadership and collaboration of the City taking meaningful steps towards compliance, including significant approval and progress toward the regional housing need allocation, particularly for lower-income households. HCD wishes the City of Richmond 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 me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager