



STAFF REPORT

TO: CLAYTON CITY COUNCIL

FROM: Kraig Chalem, Senior Planner

DATE: April 7, 2026

SUBJECT: Acceptance Of The 2025 General Plan Implementation and Housing Element Annual Progress Report

RECOMMENDATION

Adopt Resolution No. 06-2026 accepting the City's 2025 Housing Element Annual Progress Report (APR) and summary of actions related to implementation of other General Plan policies.

BACKGROUND

Government Code Section 65400 requires the planning agency of each jurisdiction to prepare an annual report on the progress in implementation of the jurisdiction's general plan and general plan housing element. The report from the jurisdiction's planning director or staff must be submitted by April 1 of each year to the jurisdiction's legislative body (city council or board of supervisors), to the State Department of Housing and Community Development (HCD) and to the State Office of Planning and Research (OPR).

HCD uses the APR as a tool to facilitate implementation of a community's housing element as well as for the tracking and monitoring of progress in addressing statewide housing needs and goals. Jurisdictions must report the number of residential units in all pending development applications, the number of housing units approved or entitled, and the number of housing units with building permits issued or final inspections (certificates of occupancy) granted for the reporting calendar year.

The APR includes information on a jurisdiction's progress toward addressing its Regional Housing Needs Allocation (RHNA), including the number of housing units permitted by income level (number of building permits issued), the status of programs in the housing element as adopted on January 17, 2023, (amended in August 2025 in response to formal and informal HCD comments), and efforts to remove government constraints. HCD also uses the submittal of the report as one of its threshold requirements for local public agencies to qualify for certain State grants or program funds.

This Agenda report and the attached Resolution also summarize actions taken by the City during the calendar year 2025 with respect to other policies in the Clayton General Plan.

ANALYSIS

This report for the City of Clayton covers the calendar year of January 1 to December 31, 2025. In that timeframe, the Council considered various actions that relate to adopted policies of the Clayton General Plan and adopted Housing Element for the current 6th housing cycle.

The City's Capital Improvement Program (CIP) was adopted June 3, 2025, by Resolution Authorizing the City of Clayton's Five-Year Capital Improvement Plan for Fiscal Years 2024-25 Through 2028-29 and include a list of appropriations for various infrastructure projects.

The City's 6th Cycle Housing Element spans the period from 2023 to 2031, with numerous programs scheduled for implementation during the subsequent years of the reporting period. To date, the City has made notable progress in advancing several housing programs within the initial two years of the planning period.

Throughout 2025, City staff continued implementing Housing Element programs, such as Housing Element Program A1 to preserve the existing housing stock in good condition. Code Enforcement staff opened 45 cases based on complaints of maintenance at residential properties including overgrown vegetation, junk/debris, and improper storage of recreational vehicles and/or trailers of any type. Of those 45 cases, 44 were closed within the year.

The 2025 APR also acknowledges affordable and market-rate housing units permitted within the calendar year with one (1) ADU issued a building permit. Additionally, in August the City passed a resolution updating the Housing Element to allow for "Junior" ADUs.

CEQA

Acceptance of and authorization to submit the General Plan Annual Progress Report is not a "project" as that term is defined in section 15378 of the state Guidelines for Implementation of the California Quality Act (CEQA Guidelines, California Code of Regulations section 15000 et seq), and therefore, CEQA does not apply to this action.

FISCAL IMPACT

There are nominal costs related to staff time and printing costs associated with the filing of this report.

ATTACHMENTS

[Reso No. 06-2026 Approving-2025_APR.pdf](#)