



Legislation Text

File #: 15-003, **Version:** 1

RESOLUTION Approving the 2015-2023 Housing Element Update of the San Leandro General Plan to Comply with the State Mandated Deadline of January 31, 2015

WHEREAS, Section 65300, *et seq.* of the State Planning and Zoning Law (Division 1 of Title 7 of the California Government Code) requires every city and county to adopt a comprehensive, long-term general plan for the physical development of the city; and

WHEREAS, the Housing Element is one of seven mandated elements of a General Plan and must address the existing and projected housing needs for all economic segments of the community. The City's current Housing Element was adopted on April 5, 2010 for the 2007-2014 period; and

WHEREAS, all jurisdictions in the San Francisco Bay Area are required by State law to update their housing elements by January 31, 2015 for the 2015-2023 period; and

WHEREAS, the City initiated a Housing Element update in March 2014, intending to use the State Department of Housing and Community Development's (HCD) newly initiated streamlining process to adopt the update by the January 31, 2015 deadline; and

WHEREAS, for the current Housing Element, the City collected and analyzed data on housing needs, available housing sites, and housing constraints to develop updated goals, quantified objectives, policies, and actions consistent with State requirements. Under the HCD streamlining process, the City updated the document to meet the new RHNA of 2,287 units, respond to new state laws and address current housing market issues and conditions; and

WHEREAS, the City conducted study sessions with the Planning Commission on May 8 and July 10, 2014 and with the City Council on June 16, 2014. The City convened a roundtable of housing advocates, developers and service providers on July 1, 2014 and a community meeting on housing on July 30, 2014; and

WHEREAS, the City launched a project website in April 2014, provided on-line materials for public comment, maintained an email notification list with several hundred names, prepared periodic press releases, and created printed brochures about the Housing Element in English, Spanish, and Chinese; and

WHEREAS, the City considered community input in preparing the Housing Element update, and developing revised objectives, policies, and actions; and

WHEREAS, the Housing Element update demonstrates the City's ability to accommodate its fair share of the region's housing needs through 2023, to respond to the needs of the local population, and to remove constraints associated with the production of affordable housing; and

WHEREAS, the City submitted its draft 2015-2023 Housing Element update to HCD under the streamlined review process on October 9, 2014. By conference call on October 28, 2014, HCD identified minor and administrative revisions needed for the update, which the city responded to in an initial Addendum submitted to HCD on November 7, and a revised Addendum submitted on November 19, 2014. On November 21, 2014, HCD issued a decision letter finding that the Housing Element update as revised would meet the requirements of State housing element law. The draft updates, addenda and HCD's decision letter are incorporated herein by reference and available for review at the Community Development Department during normal business hours; and

WHEREAS, HCD's comments have been incorporated into the final Housing Element update, which is attached as Exhibit A, and incorporated herein by reference; and

WHEREAS, in connection with the proposed Housing Element, the City prepared and circulated for public review an Initial Study-Negative Declaration finding that the draft Housing Element update would not have the potential for significant environmental impacts. The City received one comment letter during the public review period; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 18, 2014 to consider the draft Initial Study-Negative Declaration and the draft Housing Element update at which time all interested parties had the opportunity to be heard; and

WHEREAS, a staff report dated December 18, 2014 and incorporated herein by reference, was submitted to the Planning Commission analyzing the Negative Declaration and the 2015-2023 Housing Element update, and recommending approval of the Negative Declaration and the 2015-2023 Housing Element; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution 2014-07 recommending City Council adoption of the Negative Declaration and Resolution 2014-08 recommending City Council approval of the 2015-2023 Housing Element update, which resolutions are incorporated herein by reference and attached as Exhibit B; and

WHEREAS, a staff report dated January 20, 2015 and incorporated herein by reference, was submitted to the City Council analyzing the Negative Declaration and the 2015-2023 Housing Element update, and recommending approval of the Negative Declaration and the 2015-2023 Housing Element; and

WHEREAS, on January 20, 2015, the City Council held a public hearing on the proposed Housing Element and Negative Declaration, at which time all interested parties had the opportunity to be heard; and

WHEREAS, following the public hearing, the City Council adopted Resolution No. _____ adopting the Negative Declaration for the Housing Element update, which resolution is incorporated herein by reference; and

WHEREAS, the City Council considered the staff report, the Negative Declaration, the Planning Commission recommendation, written and public testimony from property owners, business owners, outside agencies and other affected parties.

NOW, THEREFORE, BE IT RESOLVED that the above recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the City Council hereby approves the 2015-2023 Housing Element update attached as Exhibit A, based on the following findings:

- A. The Housing Element update has been prepared in accordance with State law and the State Department of Housing and Community Development guidelines.
- B. Prior to approving the Housing Element update, the City Council considered the Negative Declaration and comment letter submitted during the public review period.
- C. Adoption of the Housing Element update is in the public interest.
- D. The General Plan as amended by the Housing Element update remains internally consistent.