

**PLANNING & ZONING COMMISSION
RESOLUTION 2015-02**

**A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF ALBANY,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA, RECOMMENDING ADOPTION OF THE 2015-
2023 HOUSING ELEMENT TO THE ALBANY CITY COUNCIL**

WHEREAS, Section 65580(c) of the California Government Code requires every City and County in California to adopt a Housing Element as part of its General Plan; and

WHEREAS, State law further requires that Housing Elements are periodically updated to demonstrate that each jurisdiction is capable of accommodating its fair share of the region's housing needs and is compliant with the current requirements of the State Government Code; and

WHEREAS, the 2015-2023 Regional Housing Needs Allocation for the San Francisco Bay Area included an assignment of 335 units for the City of Albany, including 145 above moderate units, 57 moderate units, 53 low income units, and 80 very low income units; and

WHEREAS, in 2014, the City embarked on an update of its Housing Element in 2014 for the 2015-2023 planning period; and

WHEREAS, a public workshop was held with City staff on July 22, 2014 to discuss the Housing Element; and

WHEREAS, the Planning and Zoning Commission conducted study sessions on the revised Draft and related data on July 27, 2014, September 10, 2014, September 24, 2014, October 8, 2014, and made a recommendation to the City Council to forward the Housing Element to HCD on October 8, 2014; and

WHEREAS, a Working Draft of the Housing Element was submitted to the State Department of Housing and Community Development (HCD) on October 22, 2014; and

WHEREAS, HCD comments on the Draft were received on December 1, 2014; and

WHEREAS, the Planning and Zoning Commission considered additional revisions (Addenda) to the Housing Element on December 10, 2014, in response to HCD's comments; and

WHEREAS, the City of Albany implemented outreach measures to reach all economic segments of the community in the course of completing its Housing Element, and has incorporated public input in the Draft document; and

WHEREAS, the Draft 2015-2023 Housing Element demonstrates the City's ability to accommodate its fair share of the region's housing needs, responds to the needs of the local population, identifies housing opportunity sites, and includes programs to remove constraints to the production of affordable housing; and

WHEREAS, the City has prepared and circulated for public review an Initial Study which analyzes potential project impacts associated with the Housing Element, and has prepared a Mitigated Negative Declaration (MND) which includes measures to mitigate potential environmental impacts associated with Housing Element adoption; and

WHEREAS, the MND is being circulated for a twenty-one (21) day public comment period that will conclude on December 30, 2014 pursuant to Section 15073 (a) of the California Environmental Quality Act Guidelines (CEQA); and

WHEREAS, Planning & Zoning Commission comments and public comments on the MND will be forwarded to the City Council following the close of the comment period for a final determination;

WHEREAS, a public hearing notice was published in the West County Times and posted in three public places pursuant to California Government Code Section 65090 on December 19, 2014 for the public hearing held on January 7, 2015; and

WHEREAS, the Planning & Zoning Commission held a public hearing to make a recommendation to the City Council on January 7, 2015; and

WHEREAS, the Planning & Zoning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

NOW, THEREFORE, the City of Albany Planning & Zoning Commission does hereby **RESOLVE** as follows:

1. The proposed Housing Element has been prepared in accordance with State law and the Department of Housing and Community Development guidelines.
2. Adoption of the proposed Housing Element is found to be in the public interest.
3. The Planning and Zoning Commission has considered the Mitigated Negative Declaration in connection with the proposed Housing Element, including the Mitigation Monitoring and Reporting Program.
4. The Planning and Zoning Commission recommends Council adoption of the 2015-2023 Albany Housing Element.

PASSED, APPROVED AND ADOPTED this 7th day of January, 2015 by the following vote:

AYES-

NOES-

ABSENT-

ABSTENTION-

Planning Commission Chair Donaldson

ATTEST:

Anne Hersch, City Planner

**EXHIBIT A:
2015-2023 Housing Element**