



- F.1 Recommendation that the City Council approve the Draft Housing Element Update and transmit the Draft Housing Element Update to the State Department of Housing and Community Development for their review and approval - from Assistant City Manager Grindall. TG (MOTION)**

Background/Discussion – The Housing Element of the General Plan must be updated periodically and certified by the State of California. The Housing Element was last updated in 2009. We are required to approve a Housing Element update in 2015. The City approved a comprehensive update of our General Plan in December of 2013, but the Housing Element was not updated at that time.

Staff has developed a Draft Housing Element Update that builds upon the approved 2013 General Plan. The Housing Element update process included two community meetings, one on July 30, 2014 to present housing conditions information and proposed criteria for housing site selection. A second community meeting to review the previous information and discuss potential sites for new housing was held on September 3, 2014. The meetings were well attended with approximately 40 people in attendance at each meeting. Information from both meetings, including the presentations used at the meetings and a draft map of housing sites, were posted on the city's website shortly after each meeting.

The purpose of the Housing Element is to support the vision of assuring provision safe, decent, affordable shelter for all Newark residents. The element places a particular emphasis on lower income Newark residents and residents with special needs, including seniors and persons with disabilities. The Element includes an evaluation of housing needs in the city, based on demographics and housing conditions. As required by state law, it identifies sites sufficient to accommodate the city's share of the region's housing needs over an eight year period. A key issue in the Housing Element Update is the identification of sites for housing to accommodate the Regional Housing Need Allocation (RHNA) as developed by the Association of Bay Area Governments (ABAG). Due to the 2013 General Plan update and all the other planning efforts that have been completed in the last few years, the City has sites, already designated for housing, to accommodate the RHNA housing units. Therefore this housing element update does not include any new sites for housing. It does contain updated housing information and updated details about the existing housing sites. It also evaluates constraints to housing production and establishes measures to mitigate such constraints.

The draft Housing Element Update was posted on the City's website in early December 2014 and email notification was sent to all those who had attended earlier community meetings as well on either the Housing Element Meetings or any other housing development in the City. The availability of the Draft Housing Element Update was advertised through the City's website, an email notice, and a mailing to advocacy groups, property owners, and other interested parties. We have received no comments from the community on the document.

This housing element presents a comprehensive picture of the issues facing Newark today, as well as a plan for addressing those issues.

The Housing Element must be reviewed and approved by the State Department of Housing and Community Development, therefore formal approval of the Housing Element Update would occur after we have received approval or detailed required changes from the State. At this time Staff is suggesting the review and approval of the Draft Housing Element and a recommendation to submit the draft Housing Element to the State.

Action – It is recommended that the Planning Commission should, by motion, recommend that the City Council approve the Draft Housing Element Update and transmit the Draft Housing Element Update to the State Department of Housing and Community Development for their review and approval.

Next Step- On January 22, the City Council would consider submitting the Proposed Housing Element to the State.