

**RESOLUTION NO. 2014-011**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING THE CITY OF REEDLEY 2008-2015 HOUSING ELEMENT AS AMENDED**

WHEREAS, on November 27, 2012 the City Council approved General Plan Amendment Application No. 2012-001, which is related to the adoption of the City of Reedley, 2008-2012 Housing Element; and

WHEREAS, on December 6, 2012 the Housing Element was submitted to the State of California- Department of Housing and Community Development (HCD) for statutory compliance review; and

WHEREAS, HCD provided written findings which outline areas which if adjusted, or if further clarification was provided, the Element would be in statutory compliance; and

WHEREAS, the City provided additional revisions to HCD on January 24<sup>th</sup> and February 3, 2014; and

WHEREAS, on February 4, 2014 the City of Reedley received a letter from the HCD indicating that the City of Reedley 2008-2015 Housing Element meets the statutory requirements of State housing element law; and

WHEREAS, the State also based their findings on the City rezoning at least 52-acres for either higher density residential and/ mixed use development; and

WHEREAS, the City Council, using their independent judgment reviewed the City of Reedley 2008-2015 Housing Element as amended, and received a written staff report, and deliberated.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Reedley hereby adopts the City of Reedley 2008-2015 Housing Element, as amended and based on the following:

1. The above recitals are true and correct;
2. The Housing Element as amended does not constitute a material change; and
3. The City Council has had an opportunity to review and hereby accepts the amendments;
4. City Council APPROVES General Plan Amendment Application No. 2012-001, amending the City's General Plan by inclusion of the 2008-2015 Housing Element;
5. City Council APPROVES the Negative Declaration, dated October 10, 2012, prepared for Environmental Assessment No. 2012-017, for the purpose of the proposed General Plan Amendment Application No. 2012-001, 2008-2015 Housing Element;
6. City Council APPROVES the submittal of the 2008-2015 Housing Element to the State Department of Housing and Community Development (HCD) for compliance review and certification;
7. The City Manager is hereby authorized to execute the necessary documents to implement this resolution;
8. This resolution is effective immediately upon adoption.

This foregoing resolution is hereby approved and adopted this 11<sup>th</sup> day of February, 2014,  
by the following vote:

AYES: Fast, Rodriguez, Betancourt, Soleno, Beck.

NOES: None.

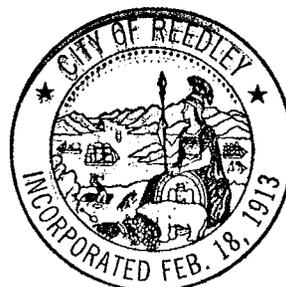
ABSTAIN: None.

ABSENT: None.

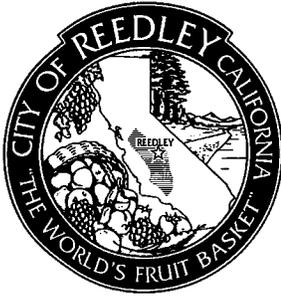
  
\_\_\_\_\_  
Robert O. Beck, Mayor

ATTEST:

  
\_\_\_\_\_  
Sylvia Plata, City Clerk



02/15



# REEDLEY CITY COUNCIL

- Consent Calendar
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: \_\_\_\_\_

**DATE:** February 11, 2014

**TITLE:** ADOPT RESOLUTION 2014-011, ADOPTING THE 2008-2015 HOUSING ELEMENT AS AMENDED

**SUBMITTED:** Kevin Fabino   
Community Development Director

**APPROVED:** Nicole Zieba   
City Manager

## RECOMMENDATION

Staff recommends that the City Council approve Resolution 2014-011, which includes the following action:

1. APPROVE the City of Reedley 2008-2015 Housing Element as amended pursuant to Government Code Section Section 65585.

## EXECUTIVE SUMMARY

On November 27, 2012 the City Council approved General Plan Amendment Application No. 2012-001, which is related to the adoption of the City of Reedley; 2008-2012 Housing Element. With this approval of the Housing Element, staff submitted to Element to the State of California, Department of Housing and Community Development (HCD). HCD reviewed the Element and consulted with the City to ensure the Element met all statutory requirements. On February 4, 2014 the City of Reedley received a letter from the HCD indicating that the City of Reedley 2008-2015 Housing Element meets the statutory requirements of State housing element law.

## BACKGROUND

On November 27, 2012, the City Council approved General Plan Amendment Application No. 2012-001, which is related to the adoption of the City of Reedley, 2008-2012 Housing Element. The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and

conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. State law also requires cities to address the needs of all income groups in their Housing Elements. The State Department of Housing and Community Development (HCD) reviews the Housing Element for compliance and certification, pursuant to State Government Code.

The Housing Element was prepared pursuant to Sections 65580 through 65589 of the California Government Code and contains a statement of goals, policies, objectives and programs for the development of housing in the community. State housing law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

The approved Housing Element was submitted to the HCD for their review on December 6, 2012. HCD did provide written findings which outline areas which if adjusted, or if further clarification was provided, the Element would be in statutory compliance. On January 24 and February 3, 2014 staff provided additional revisions to the HCD comments. Staff has worked with HCD staff over the past months and made the required clarifications.

On February 4, 2014 the City of Reedley received a letter from the HCD indicating that the City of Reedley 2008-2015 Housing Element meets the statutory requirements of State housing element law. The State based their findings on the requirement that the City rezone at least 52-acres for either higher density residential and/or mixed use development. The City is currently processing an application for rezone which would satisfy this requirement.

This final review and approval by the City Council will finalize all actions related to the Housing Element.

### **FISCAL IMPACT**

The cost for preparation of the Housing Element and environmental analysis are budget items. To date the cost are within budgeted allocations. No new or additional costs are anticipated.

### **COMMITTEE/COMMISSION REVIEW/ACTIONS**

On November 1, 2012, at a duly noticed public hearing, the Planning Commission received both oral and written staff reports and deliberated. No members of the public were present or commented on this matter. The Planning Commission acted unanimously to recommend the City Council hear and approve the Housing Element and related Environmental Assessment.

### **PRIOR COUNCIL ACTIONS**

1. On November 27, 2012, the City Council approved General Plan Amendment Application No. 2012-001, which is related to the adoption of the City of Reedley, 2008-2012 Housing Element.

2. On December 10, 2013 the City Council authorized the participation in a regional countywide housing element through the Fresno County Council of Government (COG). This regional approach is based upon potential feasible and cost effectiveness for the Cities choosing to participate.

**ATTACHMENTS**

1. City of Reedley, 2008-2015 Housing Element
2. State of California – Department of Housing and Community Development, letter dated February 4, 2014
3. Resolution No. 2014-011

Motion: \_\_\_\_\_

Second: \_\_\_\_\_