

City of Albany



TO: ALBANY PLANNING & ZONING COMMISSION
FROM: BARRY MILLER, CONSULTANT
SUBJECT: HOUSING ELEMENT
DATE: OCTOBER 9, 2013

REQUEST

The Commission is being asked to review and provide feedback on the attached "Opportunity Sites Analysis" chapter of the Housing Element. This agenda item also an opportunity for public comment on this material. The Commission will also receive a briefing on the "Constraints Analysis" chapter.

STAFF RECOMMENDATION

The Commission is asked to make a recommendation to the City Council to forward the Housing Element to the State Department of Housing and Community Development. The Council will consider this recommendation, along with the completed Housing Element document, at its October 21 meeting. The document will continue to be a draft at that time, and will come back to the Commission later in the year for additional public hearings. The State's comments will be considered at those hearings, as will additional public comment.

SITE LOCATION

The General Plan applies to all property in the City of Albany.

BACKGROUND

Please see the September 25 staff report for an overview of Housing Element requirements, the context for this report, the status of the Housing Element, and the timeline for next steps.

The Housing Element includes six chapters. At a P&Z study session on September 25, Chapters 1-3 and Chapter 6 were provided for discussion. Chapter 4 has now been

completed and is included with this staff report. This chapter includes an inventory and evaluation of potential housing opportunity sites in Albany. This chapter was initially drafted in 2009, and was the subject of several study sessions. The 2009 chapter has been updated to reflect the current status of each site, and to respond to State comments on the earlier draft. Several new sites also have been added to the list.

The remaining chapter of the Housing Element (Analysis of Housing Constraints) is still in production and will be available the week of October 7. Staff will provide an update on the status of the chapter at the Commission meeting and discuss the major findings. Additional information may be distributed at that time.

ENVIRONMENTAL REVIEW

An Initial Study will be prepared for the Housing Element before it is brought to the Planning Commission for formal action.