



Albany 2035 General Plan

Housing Element Constraints

October 15, 2013



Housing Element Contents

- Introduction
- Evaluation of Previous Element
- Needs Assessment
- Housing Opportunity Sites
- **Housing Constraints**
- Goals Policies and Actions



Constraints

- Governmental
- Non-governmental

Zoning Regulations

- R-1 minimum lot size of 3,750 SF (vs 2,500 SF)
- FAR (.55) vs lot coverage (50%) on small lots: standard favors building up instead of out
- R-4 requires a use permit for multi-family
- Limitations on ground floor residential on San Pablo Ave
- Three-story height limit provides trigger for potential affordability incentive
- No minimum densities



Other Zoning Provisions

- Open space standards
- Parking requirements
 - 2-space per unit requirement makes it difficult to achieve maximum FAR
 - Unintended potential incentive for affordable housing



Standards for Specific Housing Types

- Emergency Shelter needs to be permitted in at least one zoning district by right (SB2)
- Transitional housing needs also needs to be permitted by right in this district
- Transitional and supportive housing may not be subject to special standards
- Allow SROs in SPC zone
- Second units currently not allowed in R-2 or R-3
- Second unit parking requirements—allow tandem?
- Allow detached units over 12'



Other Potential Government Constraints

- Design Review
- Inclusionary Housing
 - Apply in-lieu fee to 3-4 unit projects?
- Density Bonus
- Building Code
 - Amend Fire Code requirements?
- Processing and Permitting
- Site Improvement Requirements
- Fees
- Art in Public Places Fee



Non-Governmental Constraints

- Infrastructure
- Environmental (including hazmats)
- Land costs
- Construction costs
- Financing
- Availability of funds
- Public opinion

Next Steps

- Council to consider Housing Element on 10/21
 - Will include opportunity for public comment
- Element to be submitted to HCD for 60-day review
- Public outreach will continue during the HCD review
- Public meetings will be held once HCD comments are received to discuss possible edits
- Public hearings to be held to adopt the Element
- Work on next Element to begin immediately after adoption



Albany 2035 General Plan

Housing Element Constraints

October 15, 2013