

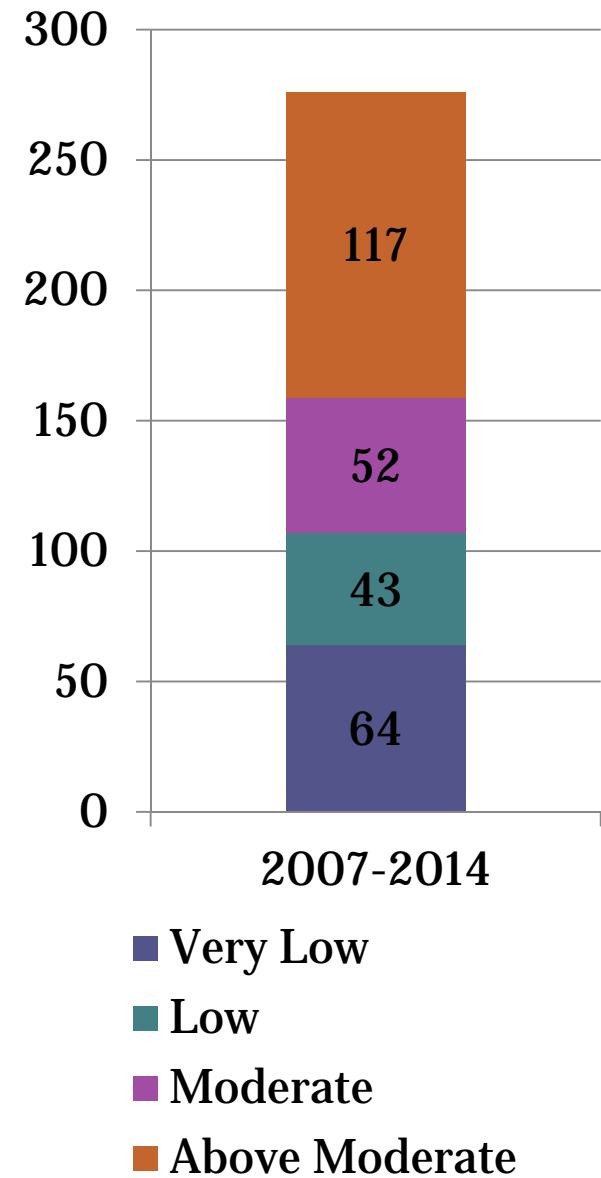
# Albany 2035 General Plan

Housing Element Sites Analysis

October 9, 2013

# Housing Element Sites

- Must demonstrate land is available to provide for Albany's fair share of the region's housing needs
- Units already built or approved since 2007 may be "subtracted"





# Housing Site Categories

- Vacant R-1 and R-2 lots
- Underutilized R-3 properties
- Vacant commercial (mixed use) properties
- Underutilized commercial (mixed use) properties
- Second units

# 404-408 Cornell

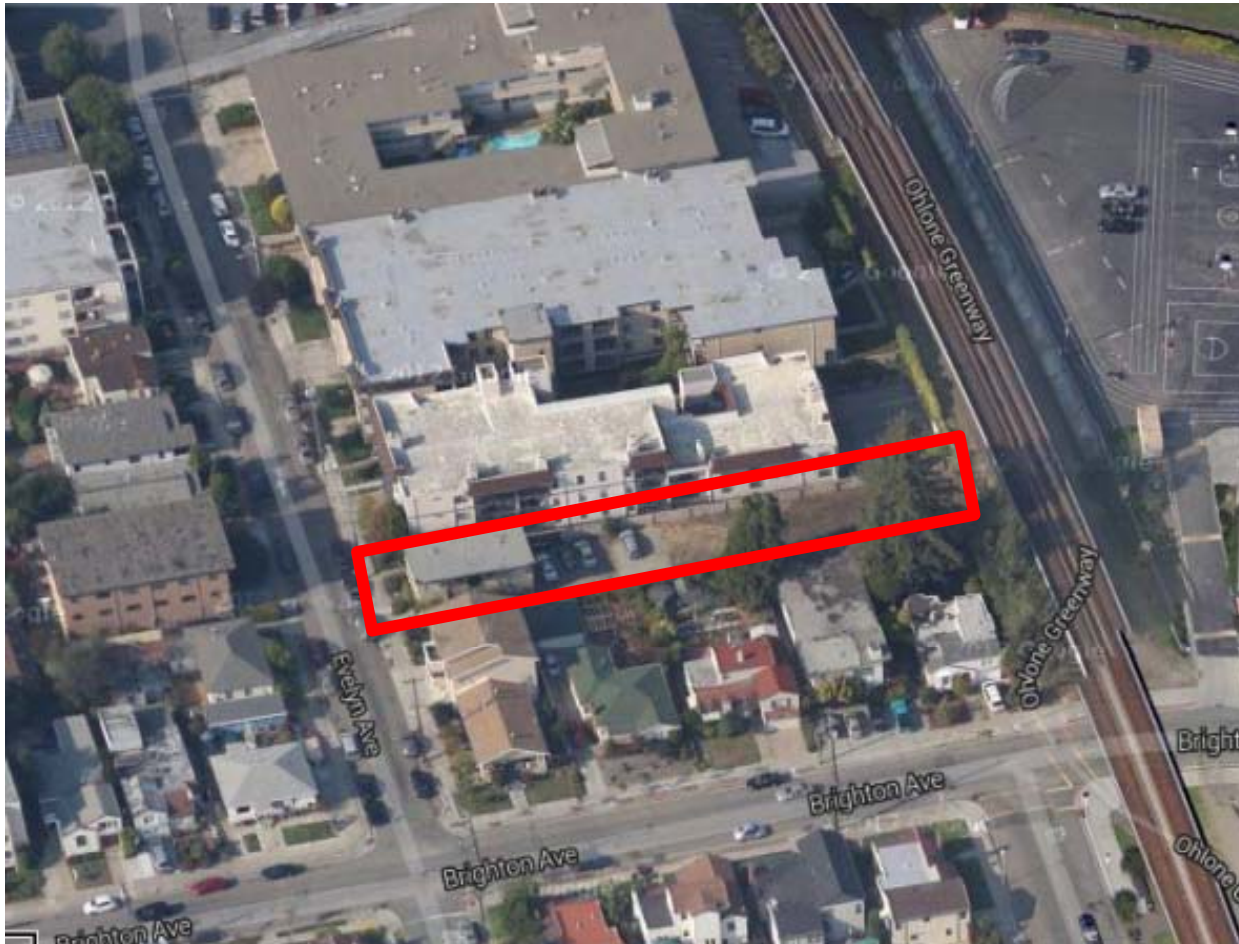




# 412-416 Stannage



# 425 Evelyn

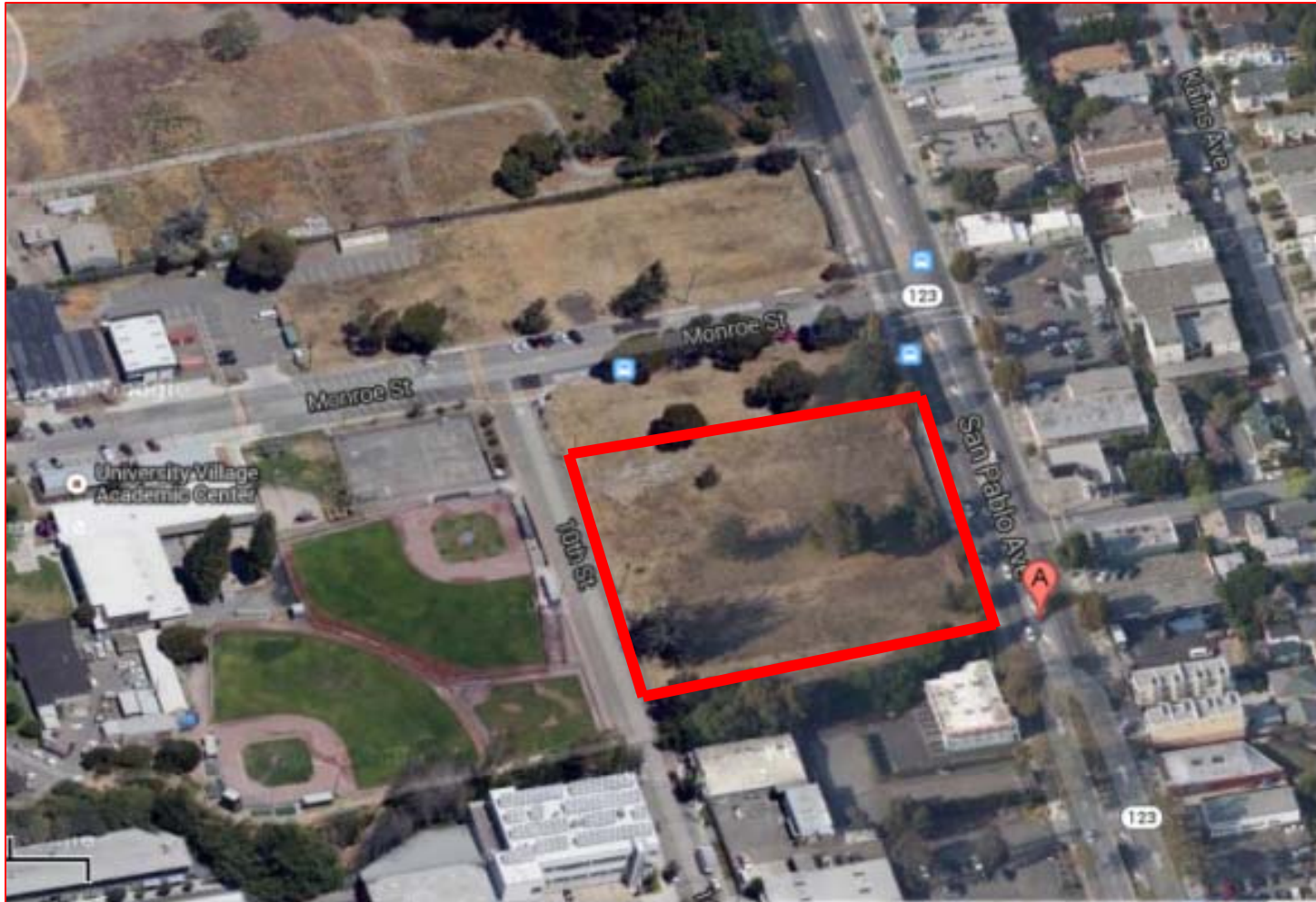




# 707-711 Adams



# 1130 San Pablo





# 1245 Solano

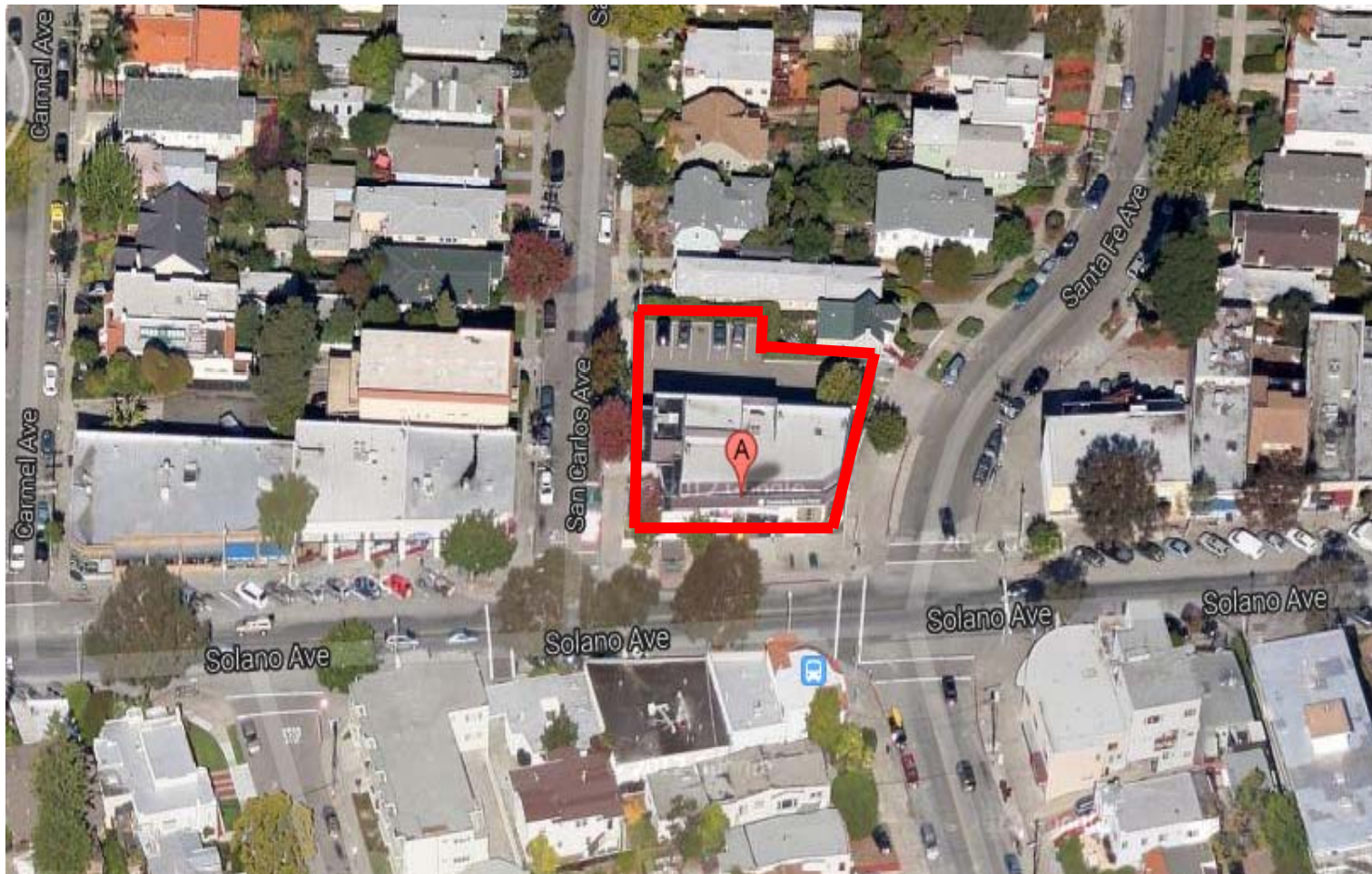


# 505 Adams





# 1451 Solano





# 934 San Pablo



# 1061-1063 San Pablo





# 433 San Pablo





# 611 San Pablo

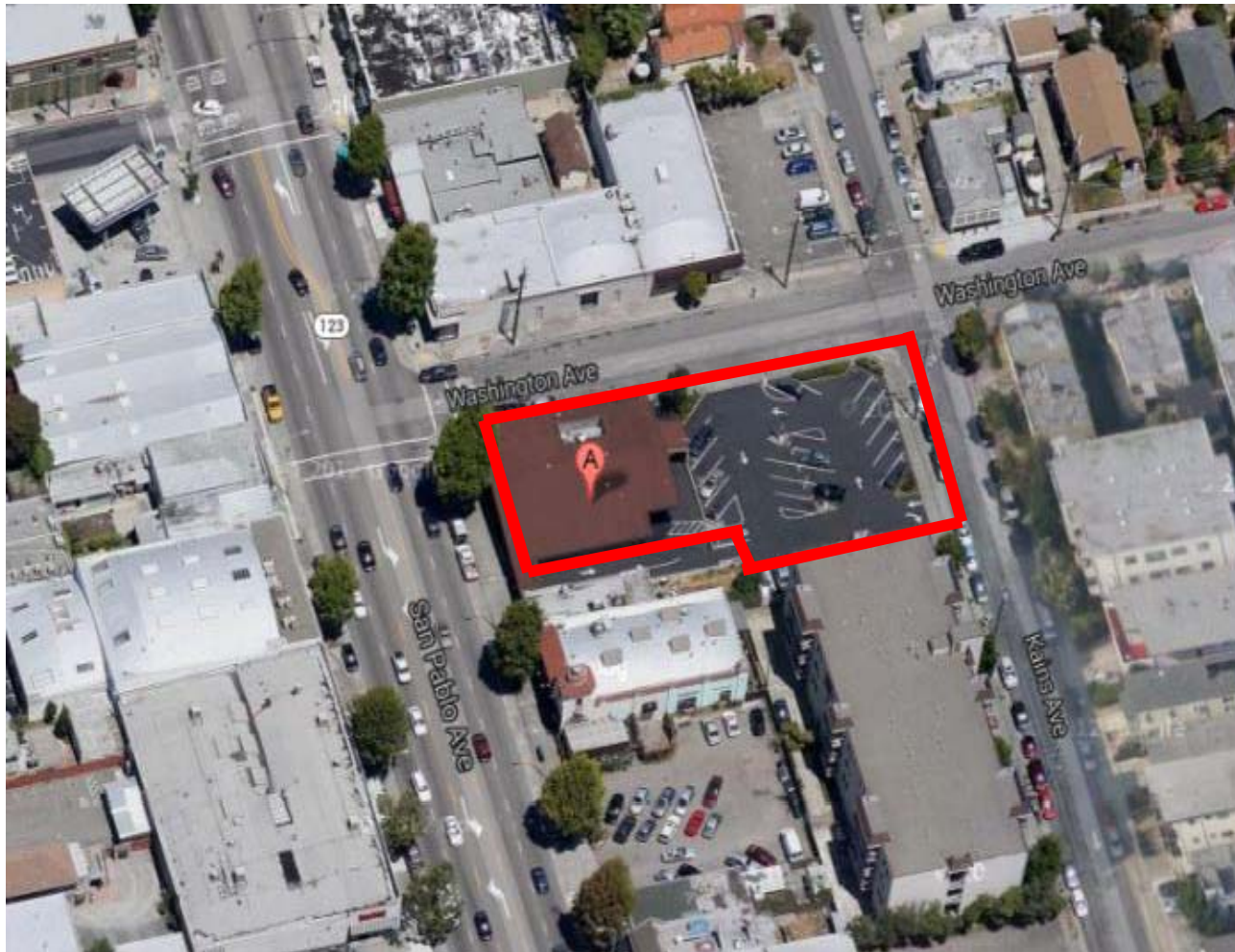


# 665 San Pablo



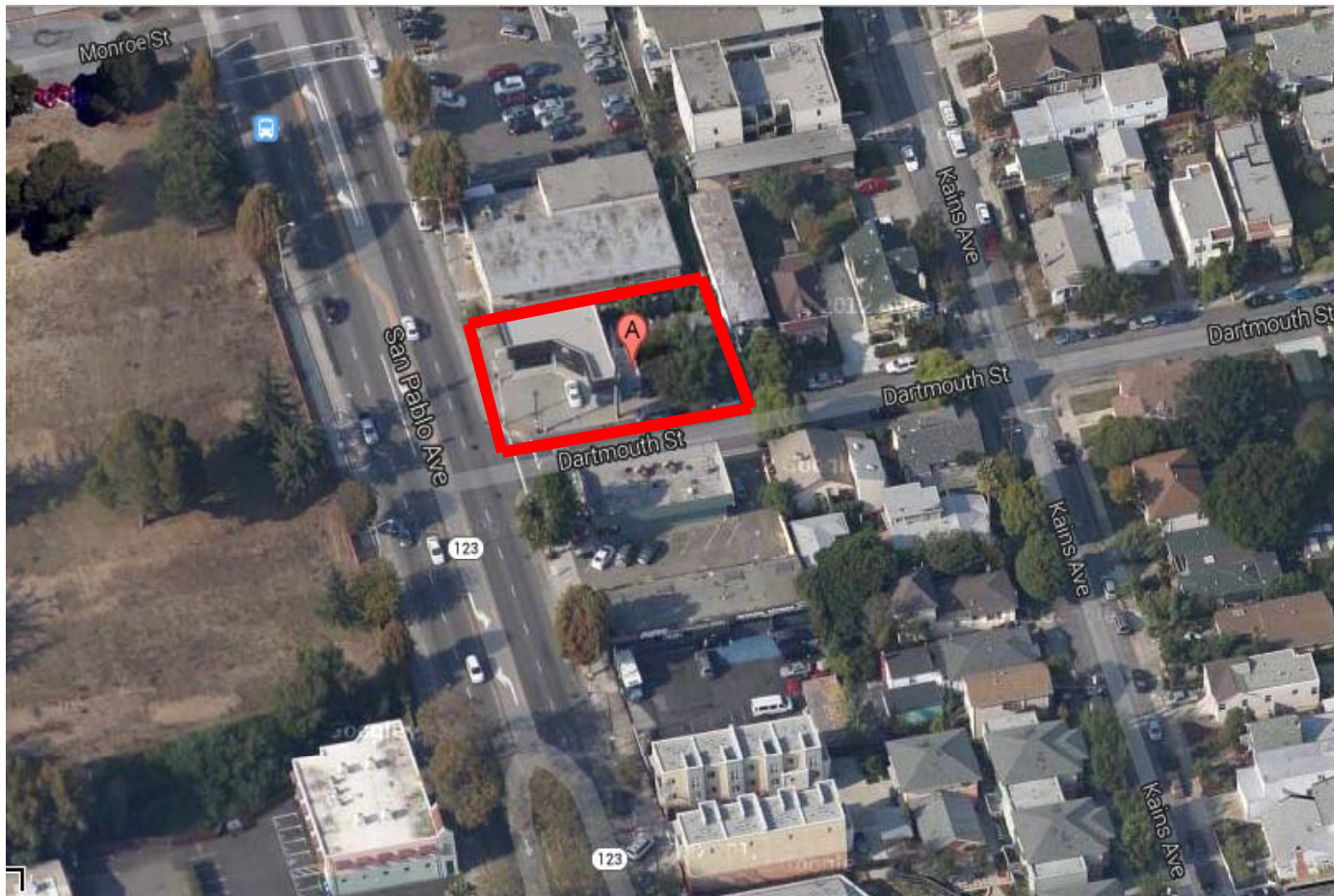


# 805 San Pablo





# 1089 San Pablo



# 398 San Pablo



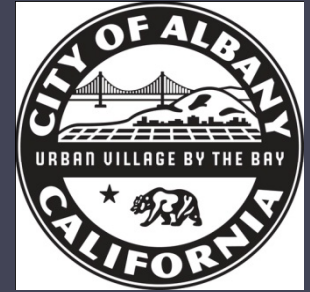


## Second Units

- 2009 Draft presumed potential for 40 new units between 2009 and 2014
- Actual production has been 1-2 units/ year
- Current draft presumes 4 second units in 2012-13



	Densities greater than 20 units per acre or otherwise anticipated to be affordable	Densities less than 20 units / acre or otherwise anticipated at market rate	TOTAL
Single family infill	0	10	10
Vacant R-2	0	2	2
Underutilized R-3 sites (net increase)	26	0	26
Vacant sites zoned for mixed use	11	175	186
Underutilized sites zoned for mixed use	114	0	114
Second units	2	2	4
<b>TOTAL</b>	<b>153</b>	<b>189</b>	<b>342</b>
Adjusted RHNA: Low/ Very Low	(100)	--	(64)
Adjusted RHNA: Moderate/Above Mod	--	+36	
<b>Balance</b>	<b>+53</b>	<b>+225</b>	



# Albany 2035 General Plan

Housing Element Sites Analysis

October 8, 2013