

ALBANY 2007-2014 HOUSING ELEMENT

PLANNING AND ZONING COMMISSION ADOPTION HEARING

Feb 12, 2014

Context



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- Element of Albany's General Plan
- Required of every city and county in California
- Contents set by state law
- Subject to certification by State Department of Housing and Community Development
- Must demonstrate City's ability to meet "fair share" of region's housing needs
- Current draft covers 2007-2014
- Will update again to cover 2015-2022

Contents



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- Evaluation of the Previous Element
- Needs Assessment
- Sites Analysis
- Constraints Analysis
- Goals, Policies, Actions

Housing Element Timeline



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- 2008-09: work initiated; first draft completed
- May-Oct 2013: second draft completed
 - Four study sessions plus one “town meeting”
 - Oct 15: Commission forwards to Council
 - Oct 21: Council approves submittal to State
- Oct 25: Admin Draft to HCD (60 day review)
- Dec 26: HCD Comments received
 - Jan 22: Commission study session to review revisions
- Jan 31: Revised document, IS/MND published
- Feb 12: Planning Commission hearing
- March 3: Council hearing

Regional Housing Needs Allocation



- City must demonstrate it has capacity for:
 - ▣ 117 above moderate income units
 - ▣ 52 moderate income units
 - ▣ 43 low income units
 - ▣ 64 very low income units
- Development from 2007-2013 subtracted from above numbers to yield adjusted totals
- Focus is on capacity for the 43 low income and 64 very low income units

Housing Opportunities



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	Densities greater than 20 units/acre or otherwise anticipated to be affordable	Densities less than 20 units/acre or otherwise anticipated to be market rate
Vacant R-1	0	10
Vacant R-2	0	2
Underutilized R-3	36	0
Vacant SC/SPC	5	175
Underutilized SC/SPC	127	0
Second Units	2	2
Total	170	189
Adjusted RHNA	101	0

Goals



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1. Preserve, maintain, improve existing housing stock
2. Provide a variety of housing types, densities, designs, and prices
3. Expand housing options for persons with special needs
4. Reduce constraints to housing production
5. Promote equal access to housing

Summary of HCD Comments on Oct. Draft



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- Provide further evidence that City had capacity to meet RHNA in 1999-2006
- Provide further evidence that the 2007-2014 sites can realistically meet the current RHNA
- Provide additional demonstration that the CMX zone has adequate capacity to meet emergency shelter needs
- Document multi-family permitting fees
- Strengthen key policies with more committal language
- Demonstrate outreach to all economic segments
- Add program on General Plan consistency

Since January 22 meeting



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- SB 2 Ordinance now effective
- Consolidated Housing Element produced (1/31)
- Initial Study/ Draft MND released and circulated (comments through 2/22)
- Edits submitted to HCD
- Awaiting confirmation that edits are acceptable

CEQA Compliance



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- Housing Element is a project under CEQA
- No land use or zoning map changes proposed
- Incentivizing and encouraging housing on commercial sites could have secondary effects
- Initial Study compares commercial buildout with mixed use/residential buildout on SPC/SC sites
- Potential air quality and hydrology impacts require mitigation
- Standard conditions of approval will apply to development on housing sites to address potential impacts

Key Housing Element Actions



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- Zoning changes
 - ▣ Minimum densities in SC and SPC
 - ▣ Clarify parking requirements for 2nd units and allow in R-2
 - ▣ Eliminate use permit requirement for multi-family in R-4
 - ▣ Consider allowing ground floor residential with use permit in SPC
- Public information and outreach to residents, commercial property owners, and non-profit developers
- Fee reduction policy for affordable housing
- Survey of second unit rents
- Create affordable housing fund
- Formalize lot consolidation procedures

Requested Actions

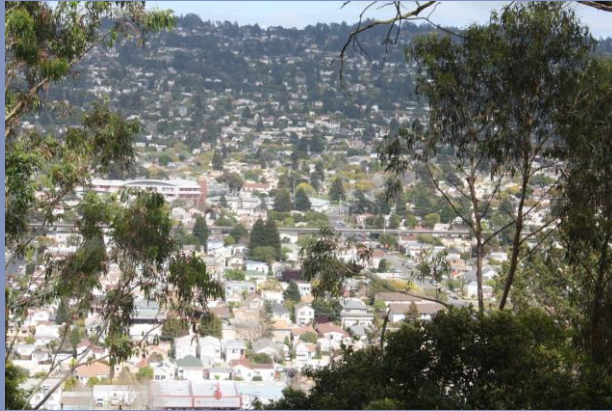


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- Accept public comment on current draft

Consider:

- Resolution 2014-01 recommending Council approval of MND for Housing Element
- Resolution 2014-02 recommending Council adoption of 2007-2014 Housing Element



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