

ALBANY 2007-2014 HOUSING ELEMENT CITY COUNCIL ADOPTION HEARING

March 3, 2014

Context for Housing Element



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- Part of Albany's General Plan
- Subject to certification by State HCD
- Must demonstrate City's ability to meet its "fair share" of the region's housing needs
- Current draft covers 2007-2014
- Will update this year to cover 2015-2022

CONTENTS

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

Housing Element Timeline



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- 2007-09: work initiated; first draft completed and reviewed
- May-Oct 2013: second draft completed
 - ▣ Four P&Z study sessions, Council discussion, “Town Meeting”
- Oct 25-Dec 26: HCD Review of second draft
- Jan 22: P&Z Study Session on responses to HCD comments
- Jan 31: Revised document, IS/MND published
- Feb 12: Planning and Zoning 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 low and very low income units
- Element identifies sites capable of supporting 170 low/ very low income units (without rezoning)

Albany's Housing 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

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
 - ▣ Limited allowance for ground floor residential 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

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

Summary of Staff Report Attachments



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- Resolutions for IS/MND and Housing Element
- Jan 2014 version of document
- P&Z Commission Resolutions supporting Council action
- HCD Comment Letter (Dec 26, 2013)
- City response to HCD Letter
- Edits to Oct 2013 Draft made in response to HCD letter
- Third party letters
- Supplemental changes proposed since January 31
- Documentation of site availability in 1999-2006
- Initial Study/Mitigated Negative Declaration

Requested Actions

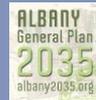
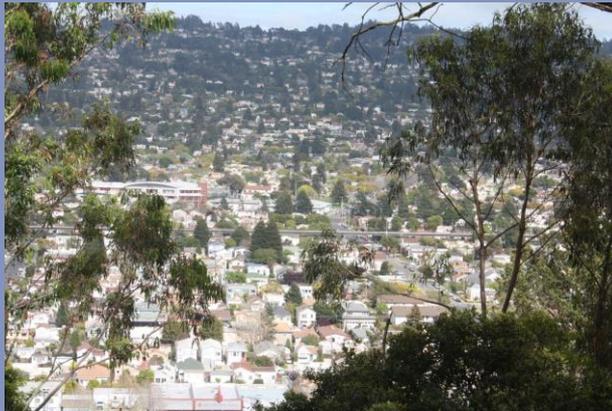


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- Accept public comment on current draft

Consider:

- Resolution 2014-18 adopting IS/MND for Housing Element
- Resolution 2014-19 adopting Housing Element



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