

ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION STUDY SESSION #3

May 22, 2013

Presentation Overview



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- Housing Element Requirements
- Albany Housing Element Update Process
- Data and Analysis Highlights
- Policy Highlights
- Discussion

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Housing Element Requirements

Mandated Contents

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- Evaluation of the Previous Element
- Needs Assessment
- Adequate Sites Analysis
- Constraints Analysis
 - Governmental Constraints
 - Non-Governmental Constraints
- Goals and Policies
- Quantified Objectives and Five-Year Action Program

Many Prescriptive Statutory Requirements



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- HCD “checklist” identifies mandatory data to be collected, analyzed, and addressed through programs as appropriate
- Rigorous process used by state to ensure jurisdictions are in compliance
- Failure to comply can lead to loss of eligibility for funds and legal vulnerability
- Lack of certified element requires “carry-over” of RHNA to next planning period



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Albany Housing Element Update Process

Typical Certification Process



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- ABAG issues RHNA; appeal period begins
- RHNA appeal period ends
- Housing Elements due to State 18 months later
 - *Elements cover 7 to 8 year planning period*
- Cities submit “Working Draft” to HCD before due date
- HCD has 60 days to provide comments on Working Draft
- City responds to HCD with revisions (iterative process)
- HCD issues “pre-compliance” letter
- City adopts Element and resubmits– HCD has 90 days to certify

Albany Housing Element Update



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- ABAG issued RHNA for 2007-2014 in July 2007
- RHNA certified in Jan 2008—elements due June 30, 2009
- Albany prepared (partial) Draft Element before deadline
 - Planning Commission and City Council hearings Summer 2009
 - Submitted to HCD in Aug 2009
 - HCD issued informal “technical assistance” memo to City in October 2009
- Complete element needs to be resubmitted for formal review
- Following formal review, revisions will need to be made and Element will need to be formally adopted by City Council

Next Steps in Housing Update



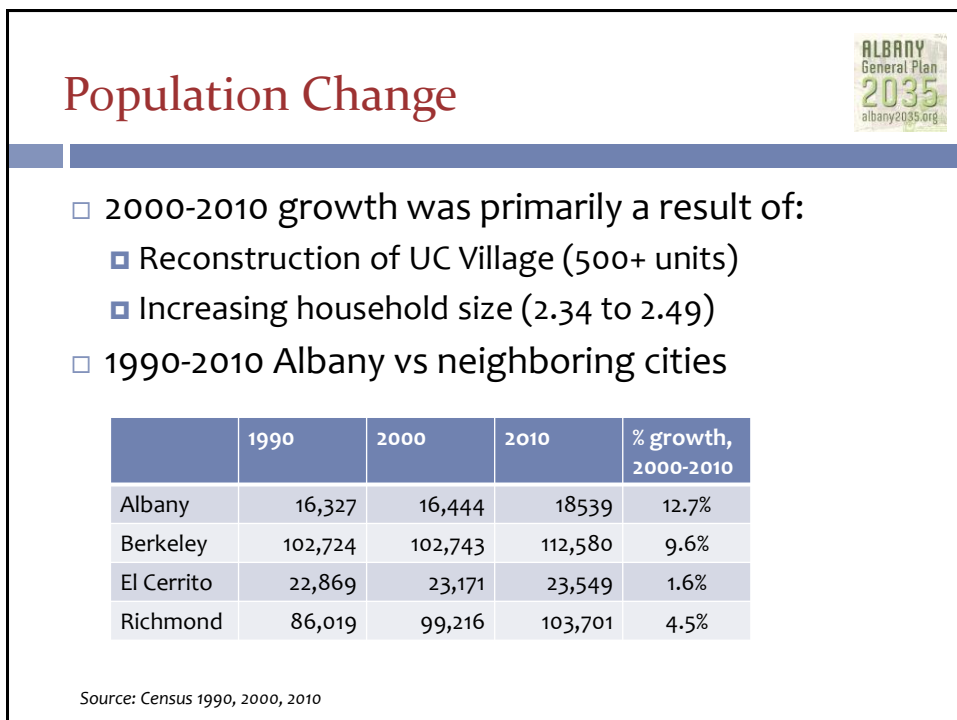
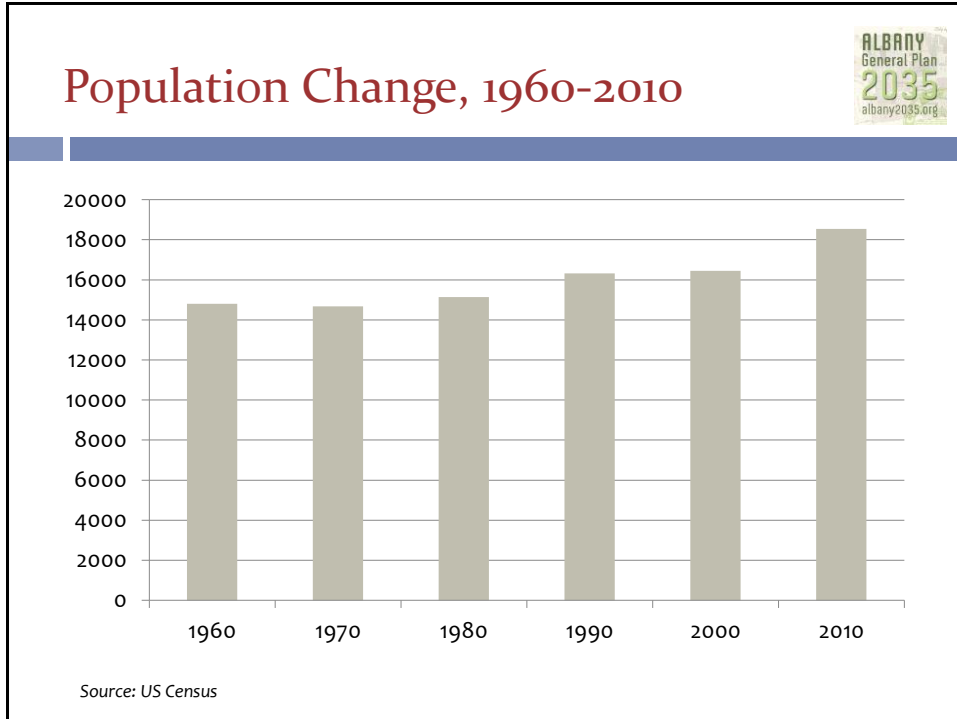
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- Goals, policies, actions to be fleshed out
- Element will be edited to reflect HCD comments
- New Draft to be submitted to HCD
- Comments back in 60 days (Sept 2013)
- Work with HCD to respond and get “certifiable” draft
- Bring to PC and CC for adoption later in 2013
- New 2014-2022 Element to be adopted in Dec 2014



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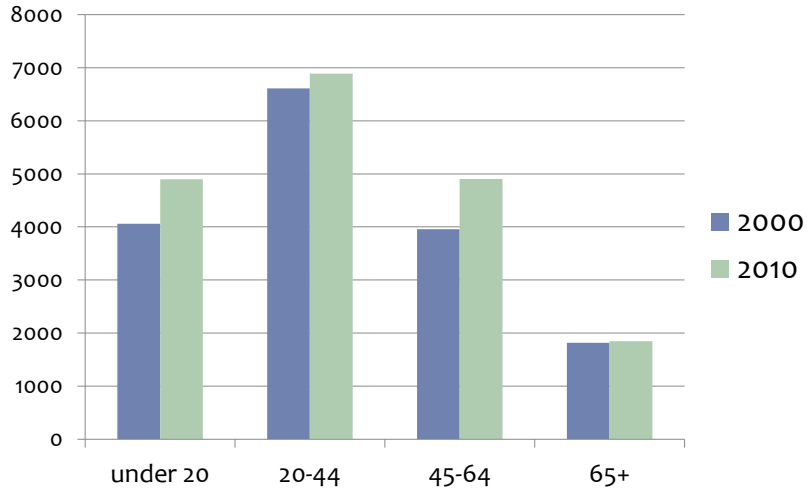
Data and Analysis Highlights



Age Distribution



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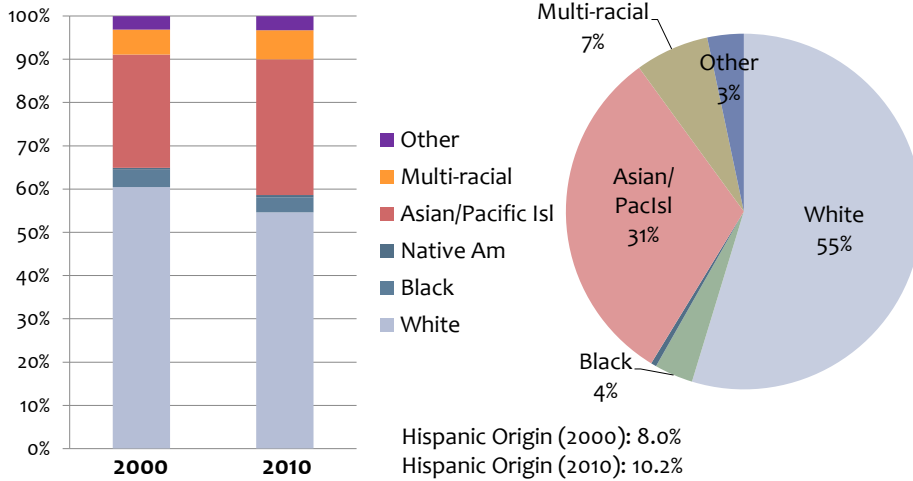


Source: Census 2000, 2010

Racial Composition



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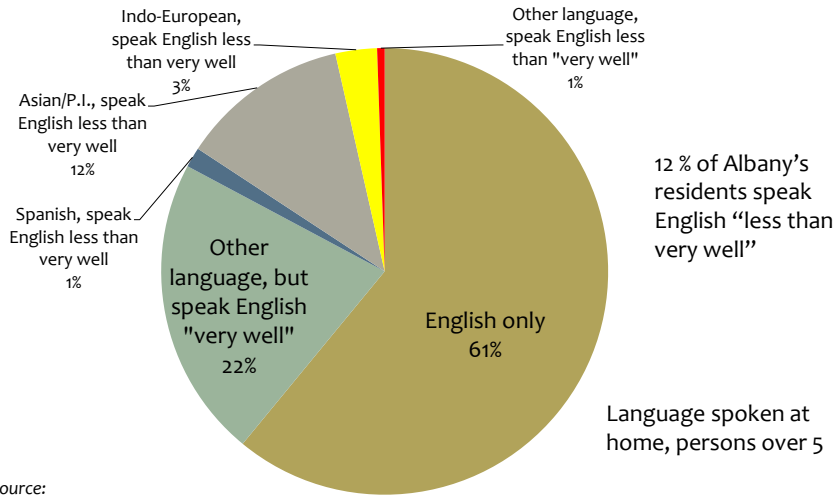


Source: Census 2000, 2010

Linguistic Isolation



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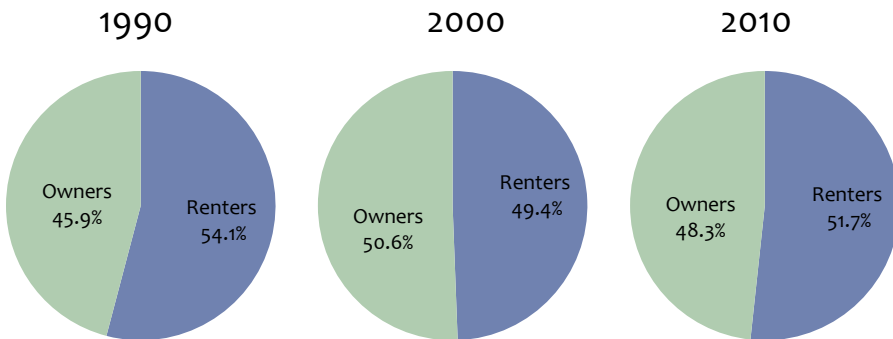
Source: American Community Survey 2007-2011

Tenure



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- In 2010, 48.3 % of Albany's households were owners and 51.7 % were renters

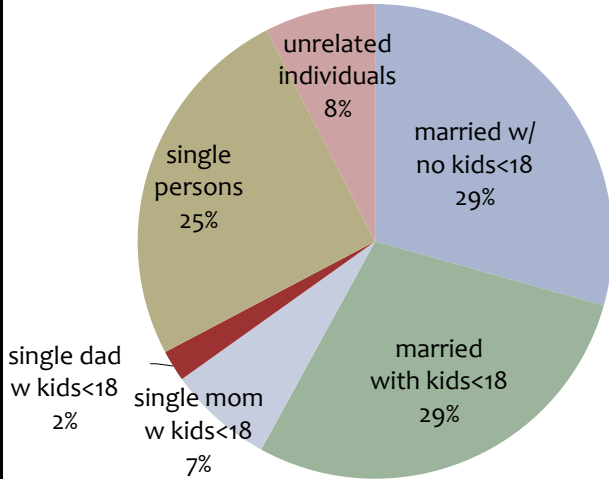


Source: Census 1990, 2000, 2010

Household Composition



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Relationship	# of people
Head of household	7401
Spouse	3801
Unmarried partners	464
Kids	5388
Other relatives	770
Non-relatives	630
In group quarters	85
TOTAL	18,539

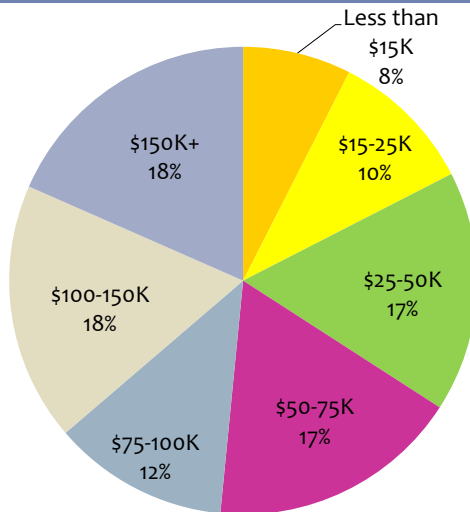
7% of Albany's households are single moms with kids under 18

Source: Census 2010

Income of Albany Households, 2011



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Albany Median, \$72,479
Regional Median: \$92,300

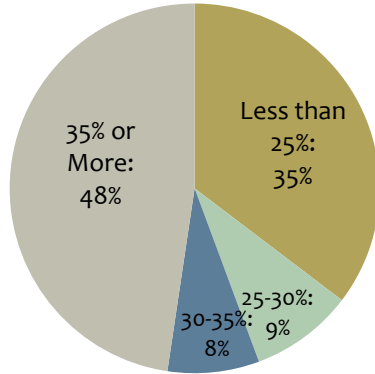
About 15% of Albany's household are considered "extremely low income."
About 8.5% of the city's residents were below the US poverty line in 2011

Source: American Community Survey, 2007-2011

Overpayment for Housing: Renters



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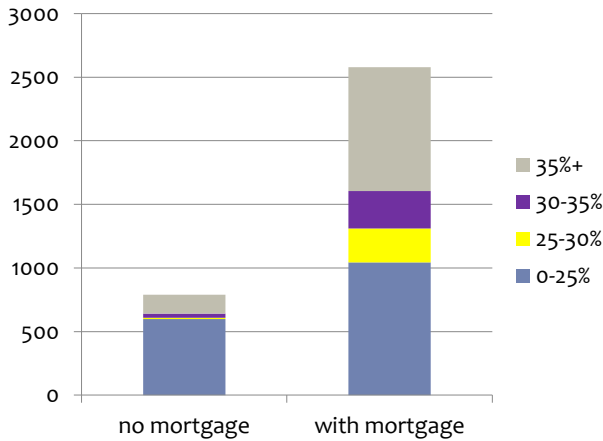
About half of Albany's renters are spending more than a third of their monthly incomes on housing

Source: American Community Survey, 2007-2011

Overpayment for Housing: Owners



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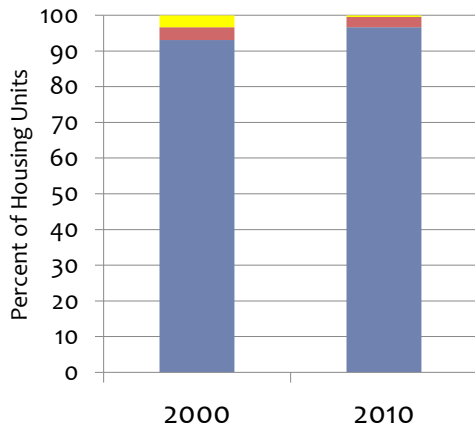
- 789 homeowners with no mortgage
- 2,578 homeowners with a mortgage
 - 38% considered "cost-burdened"

Source: American Community Survey, 2007-2011

Overcrowding



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6.9% in 2000
3.3% in 2010

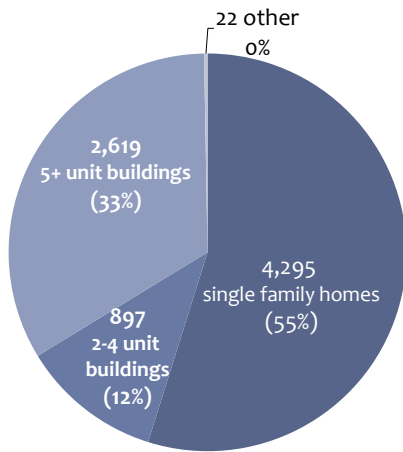
Persons Per Room

- 1.51 or more
- 1.01 to 1.50
- 1.00 or less

Despite an increase in household size, Albany has fewer overcrowded units in 2010 than it did in 2000

Source: American Community Survey, 2007-2011

Housing Composition, 2010



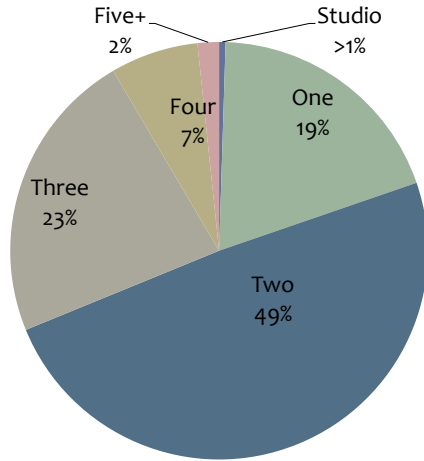
- 7,889 units
- 488 vacant (6.2%)
- 7,401 households
- Persons per Household:

2000	2010
2.34	2.49

55% of the city's housing units are single family homes

Source: Census 2010

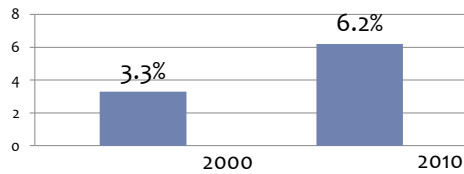
Number of Bedrooms, 2010



More than two-thirds of Albany's housing units have only one or two bedrooms

Source: American Community Survey, 2007-2011

Vacancy Rate, 2000 vs 2010

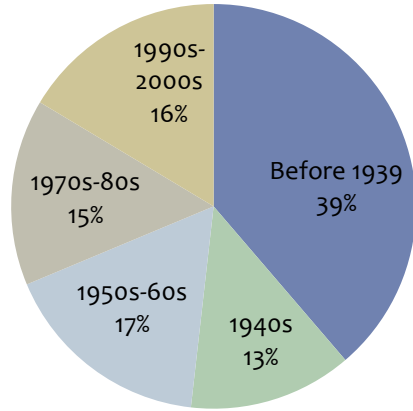


The vacancy rate nearly doubled between 2000 and 2010

	2000	2010	% for 2010
Occupied housing units	7,011	7,401	93.8%
Vacant housing units	237	488	6.2%
For rent	91	253	3.2
Rented or sold, not occupied	64	37	0.5
For sale only	31	37	0.5
Seasonal, recreational, or occasional use	17	43	0.5
All other vacant	34	118	1.5

Source: Census 2000, 2010

Age of Housing Stock



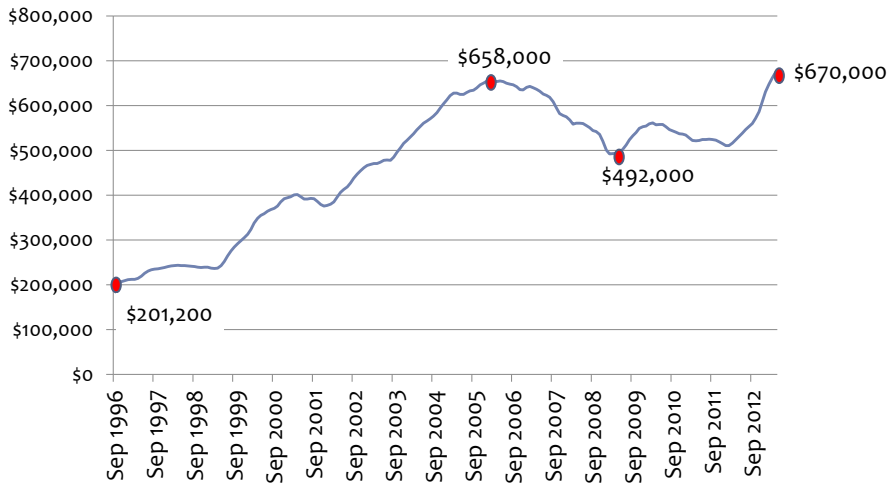
Approximately half of the housing units in Albany are more than 65 years old

Source: American Community Survey, 2007-2011

Housing Value



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Source: Zillow.com

Median Rents - 2013



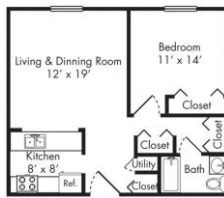
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Median Albany, CA Rental Price: **\$1,800**
 Annual Income Required for this unit to be considered "affordable" **\$70,000**

\$1,300

\$1,800

\$3,500



Source: Hotpads.com



840 SQ. FT.



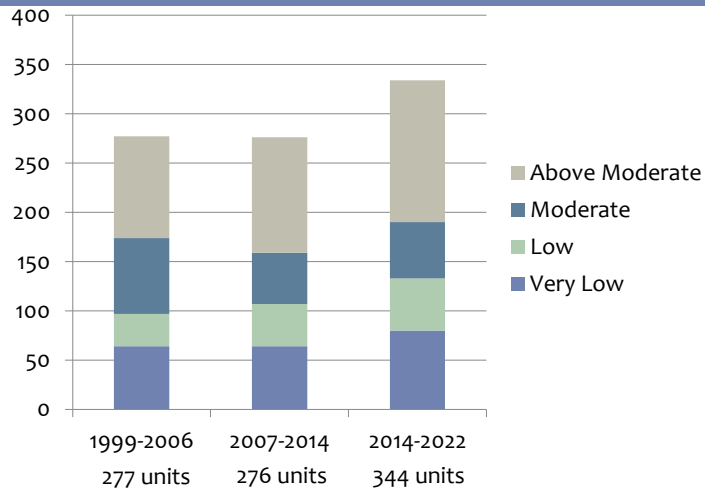
Regional Housing Needs Allocation



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- State process to ensure that all communities provide for their "fair share" of housing needs
- State calculates regional "need"
- ABAG allocates "need" to 101 cities, nine counties
 - ▣ Broken down into very low, low, moderate, and above moderate income
- Cities must demonstrate that they have sufficient land zoned to meet their need

Regional Housing Needs Allocation



Housing Opportunity Sites



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Higher Density (164 units)

- University Village (San Pablo Av) 4.2 ac, 138 units
- 845 Cleveland (built) 0.25 ac, 4 units
- 423-427 Talbot (approved in 2008) 0.22 ac, 12 units
- 1157 Brighton (approved in 2008) 0.11 ac, 4 units
- 412-416 Stannage (older SF w/potential) 0.17 ac, 6 units
- 404-408 Cornell (older SF w/potential) 0.20 ac, 8 units

Housing Opportunity Sites



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Mixed Use possibilities (78 units)

- 1451 Solano Av (bank): 0.3 ac, 9 possible units
- 1245 Solano Av (vacant): 0.15 ac, 4 possible units
- 934 San Pablo (parking): 0.17 ac, 5 possible units
- 1061-62 San Pablo (parking): 0.34 ac, 10 possible units
- 433 San Pablo (GoodYear): .67 ac, 20 possible units
- 665 San Pablo (Sizzler): 0.55 ac, 16 possible units
- 805 San Pablo (bank): 0.46 ac, 14 possible units

Second Units (40 presumed)

Housing Opportunity Sites



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Sites available for 20 DU/AC+	242
Second units	40
Sites to meet low/very low RHNA	282
Number of low/very low RHNA units needed	107
Number “carried over” from 1999-2006	77
Total to be accommodated	184

Governmental Constraints Evaluated



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- Zoning standards (height, lot size, setback, lot coverage, open space, FAR)
- Use permit requirements
- Inclusionary housing requirements
- Second unit regulations
- Emergency Shelter and Transitional Housing standards
- Fees and exactions
- Permitting procedures
- Design guidelines

Summary of HCD Comments on Draft



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- Evaluate Extremely Low Income needs
- Estimate # of homes needing repair
- Address “carry-over” from 1999-2006
- Demonstrate realistic capacity of sites and second units, especially for non-vacant sites
- Address adequacy of infrastructure
- Address emergency shelter/transitional housing
- Address persons with disabilities
- Address non-governmental constraints
- Demonstrate public participation in Update process
- Provide goals, policies, and actions

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Policy Highlights

Goal 1: Preserve, maintain, and improve Albany's existing housing stock

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- Participate in County housing rehab programs
- Conserve existing affordable units
- Limit conversion of apartments to condos
- Strengthen code enforcement
- Encourage new rental construction

Goal 2: Provide a variety of housing types, densities, and prices to meet the needs of all residents.



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- Encourage very low, low and moderate income housing
- Review zoning on Albany Hill to strengthen environmental protection
- Reduce potential for conversion of housing to commercial use on Adams and Kains
- Encourage second units
- Encourage residential over retail on Solano Av

Goal 3: Expand opportunities for elderly, homeless, disabled, and others with special needs



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- Support state and county efforts to provide funding for senior housing
- Review zoning to ensure that emergency shelter and transitional housing is permitted in multi-family and commercial districts

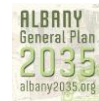
Goal 4: Promote housing opportunities for all persons regardless of age, race, marital status, etc.



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- Participate in Operation Sentinel through County HCD
- Support landlord-tenant dispute resolution

What's missing



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- SB 2 compliance: Must allow emergency shelter by right in at least one zoning district in the city
- SB 812 compliance: Housing for persons with developmental disabilities
- Reasonable accommodation clause in zoning
- Extremely Low Income program(s)
- Quantified objectives for new construction, preservation, and rehabilitation
- Measure to mitigate parking requirement “constraints”
- Measures to address second unit “constraints”
- Program to meet current density bonus law

Other possible policy topics



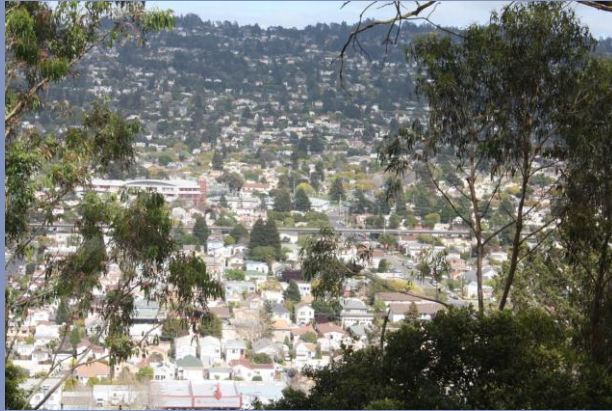
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- First time homebuyer opportunities?
- Support for affordable housing developments/
communication with affordable housing developers?
- Mixed use and second unit “incentives”?
- Shared housing/ co-housing?
- Housing rehabilitation and reinvestment? (older apts., etc.)
- Energy efficiency and conservation?
- Discuss impact/ contribution of UC Village?
- Other potential mixed use sites?
- More on senior housing?



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Discussion



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