

ALBANY HOUSING ELEMENT, 2015-2023

ADDENDUM #2

DECEMBER 23, 2014

The following edits are incorporated by reference into the “Working Draft” 2015-2023 Housing Element released by the City of Albany in October 2014. These edits are in addition to those contained in Addendum #1, which was published on November 18, 2014 in response to comments from the State Department of Housing and Community Development. An “Adoption Draft” which incorporates both Addenda in the main document is also available.

All page number references below are keyed to the “Clean Version” of the Working Draft (as opposed to the “tracked changes” copy) published on October 9, 2014. Underlined text indicates additions and struck out text indicates deletions.

P. 4-34, under the heading “Housing Sites Not Quantified,” add a new bullet under the two bulleted paragraphs already on the page.

- Uncommitted portion of the Pierce Street parcel. The City of Albany owns a 4.4-acre parcel between Cleveland and Pierce Streets just north of Washington Street. Most of the parcel is planned for improvement as a City park. An area of about one acre was slated for development as the City’s Corporation Yard, but is now uncommitted since the Corporation Yard is relocating to a different site. Most of this area has a High-Density Residential General Plan designation. The possibility of developing housing on this site, or leveraging City ownership of the site to produce housing elsewhere, will be explored in the future.

P. 6-9, Policy 2.11 is edited as follows:

Policy 2.11: Cooperatives and Innovative Community Housing. Encourage limited equity cooperatives, cohousing, community land trusts, and other innovative housing proposals which are affordable to low and moderate income households.¹

Add Footnote in above policy added (at bottom of page) as follows:

¹ A Community Land Trust is a non-profit corporation that develops affordable housing, typically on smaller sites and at a smaller scale than is done for traditional non-profit development corporations. CLTs may also purchase existing buildings and operate them as affordable housing or co-housing.

P. 6-11, Second paragraph of Page 6-11 narrative edited as follows:

To offset the cost of the nexus study, the City will explore a collaborative study with one or more other communities facing the same challenge. Preparation of a work plan, funding plan, and request for proposals should begin after the General Plan is adopted in 2015. The timing of the study itself is contingent on funding and is estimated as taking place in 2016.

P 6-12: edit last sentence of Program 2.E as follows:

Typical campaign actions would include publication and distribution of flyers, workshops and town meetings, creation of committees or working groups to address housing issues, participating in an annual “Affordable Housing Week, and information on the City’s website and Albany newsletter, among other ideas.

P 6-13: following the last paragraph under Program 2.E add narrative as follows:

The public education efforts should also seek to improve community understanding of homelessness and the need for emergency shelter. The community dialogue on this topic, including ideas for more effective solutions and programs, should be continued. An overarching goal should be to create a positive, respectful, and welcoming attitude toward people from all economic levels and walks of life. The City should play a leadership role by working with community groups to recognize issues of poverty and homelessness as challenges to the entire community.

Community groups, residents, local businesses, social justice advocates, and the local faith community also have a role in these efforts. The City will support the efforts of such groups to develop “toolkits” indicating how Albany residents can address homelessness and assist Albany residents facing homelessness. The City will use its communication resources (such as its website and newsletter) to help disseminate information and provide access to these resources.

Another component of the public information campaign is to raise awareness of the benefits of increased housing density along transportation corridors. These benefits not only include housing production, but also increased viability of transit, reduced greenhouse gas emissions, additional jobs and retail opportunities, and greater street vibrancy. The City will continue to disseminate information about housing remedies and available resources to facilitate development while addressing community concerns. As funding and staff resources allow, this could include the creation of committees or working groups that disseminate information, assist in the marketing of available sites, and provide grass roots support and public relations for local housing initiatives.

Page 6-22: Edit Program 3.C as follows

Program 3.C: Room Rentals and Home Sharing. Continue to allow the renting of rooms in private homes to provide affordable housing opportunities for students, seniors, non-traditional households, and other extremely low income households, and others. Support the use of home-sharing services to pair those seeking housing with those with available space.

Page 6-22: Edit Program 3.C narrative, add new third paragraph as follows:

As part of Program 3.C, the City will support local participation in a Home Sharing Program similar to the HIP Housing program in San Mateo County and the ECHO Shared Housing program in Pleasanton and Livermore. While the City itself cannot serve as coordinator of such

a network due to funding and staffing limitations, it can encourage its existence and support its activities. Home Sharing Programs typically provide criminal background checks, income verifications, mediation, living together agreements, and long-term case management to ensure the best matches possible. The City's role would include listing the Home Sharing Program on its website and including it in housing resource documents.

Page 6-24: Program 3.G edited as follows:

Continue to work with Alameda County to address the housing and supportive service needs of Albany's ~~homeless~~ population experiencing homelessness, taking a "Housing First" approach.

Page 6-25, Program 3.G narrative, last sentence edited and expanded as follows:

Endorsement of the Plan by the City of Albany established general agreement with its strategies and ensures that the City's programs to assist ~~homeless~~ residents experiencing homelessness are consistent with nearby cities. Everyone Home incorporates the "Housing First" approach to addressing homelessness. The concept promotes the idea that persons experiencing homelessness should be provided with permanent stable housing as quickly as possible rather being moved through a continuum from emergency shelter to transitional and independent housing.

Page 6-25, Program 3.H, edit as follows:

Program 3.H: Homeless Outreach and Engagement Program. Continue outreach and engagement efforts to assist ~~homeless~~ Albany residents experiencing homelessness in securing a place to live and access to the services that they require. ~~safe affordable shelter and associated supportive services.~~ Explore alternatives to continue outreach and engagement in future years so that ~~homeless~~ residents experiencing homelessness continue to be assisted with permanent shelter and supportive services.

Page 6-25, Program 3.H narrative. Break off last sentence to start new second paragraph as follows:

~~Depending on the availability of funds, consideration should be given to providing~~ The City will also support the efforts of community groups and local businesses to provide additional supportive services in the future. such as development of a temporary or permanent This could include development of a "drop in center" that offers showers, meals, and counseling. self-help opportunities, social services, and a place to eat, rest, bathe, and access a telephone and computer. If such a center is established, the City's would use its communication tools to promote participation, including providing information on the City website and distributing flyers in the lobby of City Hall and Community Center. The City would also connect potential volunteers to the center.

Page 6-26, Program 3.I narrative. Add new last sentence as follows:

Since the funds are limited, the City should consider their use as loans or grants for individual households to undertake projects that advance the goals of the Housing Element (home sharing, rent-restricted second units, etc.).

Page 6-27, bottom. Edit Policy 4.7 as follows:

Policy 4.7: Innovative Housing Types. Ensure that local planning and building codes allow for innovative and nontraditional housing types, including modular and prefabricated homes, live-work and work-live, “tiny” homes, and “micro” units, and homes constructed with sustainable, non-traditional building materials, ~~and~~ Local codes should also enable collaborative living arrangements among unrelated individuals or households.

Page 6-29, edit Program 4.B as follows:

Program 4.B: Second Units. Explore, and if feasible adopt, additional changes to the City’s second unit regulations and permitting policies to facilitate the construction of both attached and detached units, including manufactured, modular, and pre-fabricated dwellings. In addition, consider provisions for reduced fees, fee waivers, and other concessions for owners who agree to rent-restrict their units to a very low income household for a period of at least 10 years.

P. 6-30, edit Program 4.D as follows:

Program 4.D: Evaluation of Mixed Use Standards. Consider, and if appropriate adopt, additional modifications to the development standards for mixed-use development (e.g., residential over commercial) to further incentivize the development of housing, including housing affordable to low, very low, and extremely low households, on commercially zoned sites.

P. 6-33, edit Program 4.G as follows:

Program 4.G: Incentives for Affordable Housing. Continue to provide reduced fees and expedited processing procedures for affordable housing. Review the impact of these incentives every four years and revise them as necessary.

P. 6-36, edit Policy 5.6 as follows:

Policy 5.6: Community Engagement. Engage Albany residents in developing solutions to housing issues through measures such as the formation of task forces, convening of workshops and hearings, surveys, and other mechanisms which solicit public input, ~~as applicable,~~ The City will also encourage local organizations and individuals to implement and/or help to implement appropriate solutions.

P. 6-37, edit Program 5.A as follows:

Program 5.A: Fair Housing Services. Continue to work with Eden Council for Hope and Opportunity (ECHO) in the administration of fair housing services to Albany residents. Publicize these services in the quarterly Albany newsletter, on the website and through direct mail if feasible, and through other media at City Hall, the Albany Library, the Albany Community Center, and other important social centers in the city. Make fair housing materials available to local organizations for distribution to their members and those who they serve.

P. 6-38, edit Program 5.D as follows:

Program 5.D: Fair Housing Training Programs. Engage a local housing advocacy group or non-profit housing rights organization to conduct at least one free training and educational program on fair housing laws, including laws for reasonable accommodation. If feasible, the training should be done annually.

P. 6-38, delete last sentence in narrative:

~~If feasible, the training should be done annually as part of Affordable Housing Week.~~

P. 6-40, add new heading and paragraph below the table as follows:

Housing Element Implementation and Progress Reporting

Section 65400 of the California Government Code requires cities to file annual reports with the State Department of Housing and Community Development (HCD). The report must cover the status and progress in implementing the jurisdiction's housing element, including the progress the jurisdiction is making toward meeting its Regional Housing Needs Allocation. In addition to the annual report, the Planning and Zoning Commission will also receive mid-term updates from staff on Housing Element implementation for the next two years. The need for future mid-term updates in years (in addition to the annual update) will be evaluated in 2017. Each annual and mid-term update should include a hearing before the Planning Commission, and a staff report published on the City's website.

Additional Changes (regarding the terms "homeless residents"/ "the homeless") are listed below:

Page 1-7, Paragraph 4, Line 7

~~homeless~~ residents experiencing homelessness,

Page 2-9, first paragraph under Goal 3 heading

~~...the homeless~~ persons experiencing homelessness,

Page 2-10, second full paragraph

daytime services for ~~homeless~~ residents experiencing homelessness

Page 3-25, second paragraph, first sentence

Persons in need of emergency shelter include those who are experiencing homelessness and those who are at risk of becoming homeless

Page 3-26, top line

~~homeless~~ individuals experiencing homelessness

Page 3-26, second line of first full paragraph

the number of ~~homeless~~ residents in Albany experiencing homelessness.

Page 3-26, last sentence of second full paragraph

The HMIS data has been used by the County to develop a demographic profile of ~~the persons~~ experiencing homeless by jurisdiction, including a pro-rated estimate of the number of ~~homeless~~ persons without secure housing in each city.

P 3-27, top line

the number of ~~homeless~~ persons experiencing homelessness in Alameda County...

P 3-27, second to last sentence on page:

~~homeless~~ residents experiencing homelessness were provided....

P 3-28, third para. Second line:

~~homeless~~ persons experiencing homelessness in the County.

P. 3-49, numbered item 9

ELI households include ~~homeless~~ persons experiencing homelessness

P 5-16, bottom paragraph, first line

City's ~~homeless~~ population experiencing homelessness was...

P 6-19, Goal 3

...~~the homeless~~ persons experiencing homelessness

P 6-26, Program 3.1 narrative

~~homeless~~ residents experiencing homelessness