

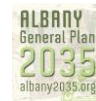
ALBANY 2035 GENERAL PLAN

CITY COUNCIL STUDY SESSION

2015-2023 HOUSING ELEMENT

October 20 2014

Context



Slide 2

- All Bay Area cities and counties are required to adopt new Housing Elements by Jan 31, 2015
- Element covers 8-year time period (2015-2023) and must be certified by Dept. of Housing and Community Development (HCD)
- Element demonstrates City's ability to meet its "fair share" of the region's housing needs
- City's current (2007-2014) Housing Element was adopted on March 3, 2014 and certified on June 3, 2014
- Streamlined review requested for 2015 Element

Tonight...



Slide 3

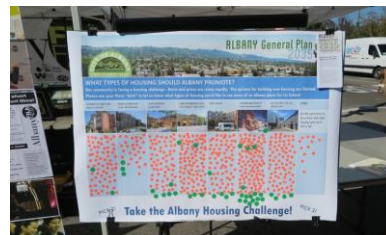
- Overview of Working Draft
- Questions and comments from Council
- Additional public comments
- Suggest additional changes if needed
- Authorize submittal to HCD for “initial” review

Recent Meetings



Slide 4

- July 22 “Town Meeting” on Housing
- July 23 P&Z Study Session
- Sept 10 P&Z Update on Housing Sites
- Sept 24 P&Z Study Session on policies and actions
- Sept 30 Affordable Housing Symposium
- October 8 P&Z Study Session



RHNA for Cycles 4 and 5



During 2007-2014, Albany had to demonstrate capacity for:

117 above moderate

52 moderate

43 low

64 very low

During 2015-2023, Albany must demonstrate capacity for:

145 above moderate

57 moderate

53 low

80 very low

Highlights of Changes



Slide 6

- Chapter 1 (Intro)
 - ▣ Updated discussion of process
 - ▣ Updated information on RHNA
- Chapter 2 (Evaluation)
 - ▣ Described progress so far in 2014
 - ▣ Evaluated the 2007-2014 Element (not the 92 Element)
- Chapter 3 (Needs Assessment)
 - ▣ Updated information on homelessness and persons with disabilities
 - ▣ Updated information on home prices and rents
 - ▣ Updated forecasts

Highlights of Changes



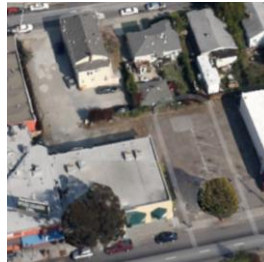
Slide 7

- Chapter 4 (Sites)
 - ▣ Updated information on “committed” projects
 - ▣ Added three new sites with capacity for 61 units
 - ▣ Deleted discussion of site availability in 1999-2006

Blockbuster/Goodwill



Mary and Joe's



Town Centre



Highlights of Changes



Slide 8

- Chapter 5 (Constraints)
 - ▣ Current information on fees
 - ▣ Edited to reflect recent and pending code changes
 - ▣ Actions presumed completed by 1/31/15
 - *Adopt minimum densities in SPC and SC (2.A)*
 - *Allow MF in R-4 zone without a use permit (4.A)*
 - *Allow ground floor residential in SPC zone with a use permit for affordable housing projects (4.D)*
 - *Allow SROs in the SPC zone (4.E)*

Edits to Policies and Programs

NEW
CONTENT

Slide 9

- *Policy 1.8: Avoid loss of rental housing to short-term stays*
- *Policy 2.12: Support scattered site affordable housing*
- *Policy 2.13: Consider additional housing sites at UC Village and on other public sites not committed to park, open space, or public facility use*
- *Policy 2.14: Support low income housing tax credit projects*
- *Program 2.A: Nexus study to support affordable housing impact fee*
- *Program 2.D: Consider adopting affordable housing incentive program*

Edits to Policies and Programs

NEW
CONTENT

Slide 10

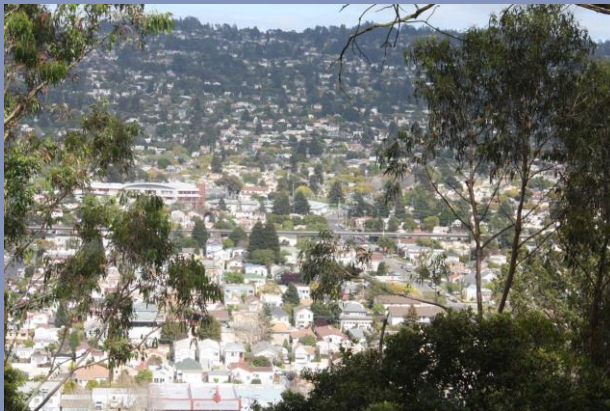
- *Program 3.F: Consider emergency shelter with a CUP in R-3 and SC zones*
- *Program 3.H: Explore feasibility of a homeless drop-in center for daytime services*
- *Program 4.A/C: Potential changes to zoning regulations in R-1, R-3, and SPC zones regulations*
- *Program 4.B: Potential further changes to second unit standards*
- *Program 4.J: Evaluate obstacles/ opportunities for non-traditional building types (micro units, tiny homes)*
- *Program 5.D: Fair Housing Training programs (new)*
- *Program 5.E: Rent Review Board feasibility (new)*

Edits in Response to 9/24 and 10/8 Input



Slide 11

- Several policies strengthened (“should” vs “shall”)
- Fine-tuning of language to express stronger commitment to implementation
- Additional support for co-housing, home sharing, and second units
- “Affordable Housing Week” concept added
- Connect persons with special needs with those interested in home sharing
- Maintain staffing levels to implement programs



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