

ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION STUDY SESSION
HOUSING ELEMENT AND CONSERVATION ELEMENT

July 23 2014

Objectives for Study Session



Slide 2

- 2015-2023 Housing Element
 - ▣ Overview and context
 - ▣ Recap of Community Open House
 - ▣ Public comment and discussion
- Conservation and Sustainability Element
 - ▣ Overview and Context
 - ▣ Goals, policies, and actions
 - ▣ Feedback from Sustainability Committee

Overview of Housing Element



- Required element of every local General Plan
- Expresses City policies for housing conservation, housing production, and affordable housing
- Contents established by State law—many prescriptive statutory requirements
- Covers an 8-year planning period
- Subject to certification by State HCD
- Failure to comply can lead to loss of eligibility for funds and legal vulnerability

“Streamlined” vs New Element



- State HCD recognizes that many cities’ existing Housing Elements are still current
- “Streamlining” allows expedited state review
- Redlined version of document will be submitted, showing changes to previous Element
- Update focuses on:
 - Changes to the City’s “fair share” for the new housing period
 - New programs to take advantage of longer time period available for implementation

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

Housing Opportunities (2014)



	Densities greater than 20 units/acre (potentially affordable housing)	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
Total	170	189

Housing Opportunities (2015-2023)



- Planned senior project at UC Village will address the entire “above moderate” RHNA
- Remaining RHNA (159 units for moderate, low, very and low) can be met on Housing Opportunity Sites in the 2014 Element (identified capacity: 170 units)
- Additional housing opportunities can be identified in new Element:
 - ▣ Other underutilized sites not in 2014 inventory
 - ▣ Second units

Housing Goals



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

Recent Accomplishments



- Amended transitional and supportive housing definition
- Allowed emergency shelter by right in SPC and CMX
- Amended second unit regulations
- Inventoried second units
- Second unit survey (underway)
- Coordinating with Diverse Housing Working Group
- Homeless outreach and engagement
- Completed Measure B parking task force
- Received parking study grant

Pending Actions



- Amend zoning to:
 - ▣ Establish minimum densities in SPC and SC
 - ▣ Allow SROs in SPC
 - ▣ Eliminate use permit requirements for R-4 district
 - ▣ Modify ground floor retail requirements for affordable housing
 - ▣ Clarify parking standards for affordable projects
- Affordable housing fund/ boomerang dollars
- Policy to allow fee reductions and permit expediting for affordable housing projects

Possible Actions for 2015-2023



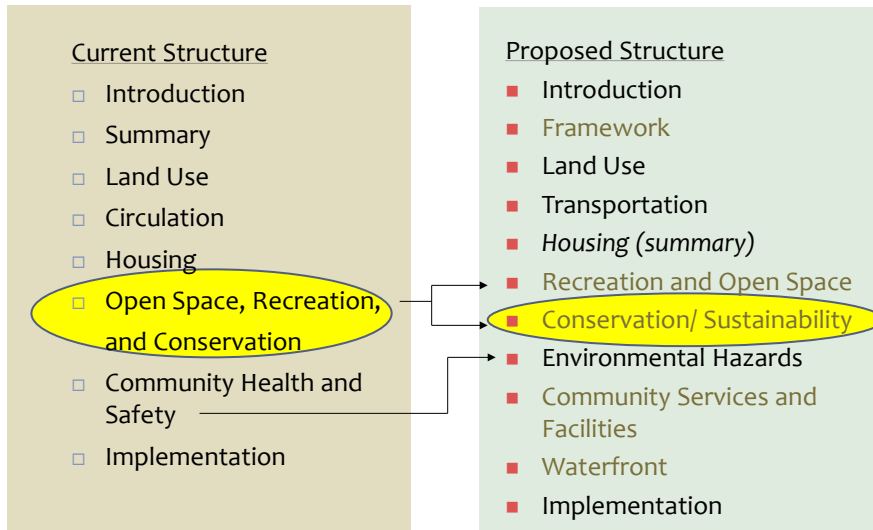
- Additional changes to mixed use zoning regs? (following completion of General Plan)
- Additional public education and outreach?
- Additional technical assistance to non-profit developers?
- Revisiting inclusionary zoning/ nexus study?
- Additional changes to second unit regulations?
- 2016 parking ballot measure?
- More affordable housing incentives?

Next Steps



- Housing Element “symposium” (late Aug/ early Sept)
- Working draft document released (Sept)
- P&Z and CC study sessions to forward draft to HCD for review in late September/early October
- Draft to HCD in October; revisions in Nov-Dec
- Adoption by January 31 2015

Current and Proposed Plan Structure



Conservation Element Requirements



Slide 14

California Government Code 65302(d):

(The General Plan shall include...) a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources...The conservation element may also cover:

- (1) The reclamation of land and waters.
- (2) Prevention and control of the pollution of streams and other waters.
- (3) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (4) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (5) Protection of watersheds.
- (6) The location, quantity and quality of the rock, sand and gravel resources.

Sustainability in Other Elements



Slide 15

Sustainability is an underpinning theme of the entire Plan

- Land Use Element
 - ▣ Focusing growth along transit corridors (San Pablo, Solano)
 - ▣ Encouraging mixed use
- Transportation Element
 - ▣ Complete streets and walkable neighborhoods
 - ▣ Promoting alternate modes of travel
- Housing Element
 - ▣ Encourage economic diversity and affordable housing

Conservation and Sustainability Element



Slide 16

- Protection of Natural Features
- Urban Forestry
- Air and Water Quality
- Biologic Resources (plants and animals)
- Energy and Water Conservation
- Sustainable Development
- Waste Reduction

1 Protection of Natural Features



Slide 17

Protect and enhance the natural features that define Albany's environment, including the waterfront, wetlands, creeks, and Albany Hill.

- Mitigating environmental Impacts of development
- Reducing soil erosion
- Conserving Albany Hill
- Protecting the waterfront and wetlands
- Respecting natural features in new development
- Restoring creeks and riparian corridors
- Encouraging environmental education

2 Urban Forestry



Slide 18

Expand Albany's urban forest.

- Preserve mature trees on development sites
- Plant and maintain street trees
- Require bay-friendly landscaping
- Protect Albany Hill plant communities
- Abate hazardous trees
- Encourage private tree planting

3 Air and Water Quality



Slide 19

Undertake local efforts to improve regional air and water quality.

- Reduce automobile vehicle miles traveled
- Implement state, federal, regional clean air plans
- Monitor local air and water quality conditions
- Manage construction-related air quality impacts
- Eliminate non-stormwater discharges to storm drains
- Promote/require low impact development (LID)
- Participate in Countywide Clean Water Program and NPDES Municipal Regional Permit
- Conduct watershed level planning

4 Biological Resources



Slide 20

Protect and enhance Albany's plant and animal habitat and related biological resources.

- Protect natural habitat and enhance wildlife diversity
- Coordinate with state and federal resource agencies on habitat protection
- Consider impacts on Monarch Butterfly roosting areas
- Protect Hoffman Marsh and wetland areas along San Francisco Bay
- Comply with migratory bird regulations
- Consider "dark sky" ordinance to reduce light pollution
- Consider habitat impacts through CEQA

5 Energy and Water Conservation



Slide 21

Reduce energy and water consumption, thereby reducing greenhouse gas emissions and non-renewable resource depletion.

- Support green construction and green building
- Encourage energy (and water) conservation retrofits
- Support renewable energy financing programs
- Implement water conservation measures
- Continue efforts to use reclaimed water for landscaping
- Lead by example with municipal buildings and operations
- Pursue Community Choice Aggregation for energy procurement
- Consider point of sale retrofit requirement

6 Sustainable Development



Slide 22

Achieve land use and transportation patterns which reduce transportation-related greenhouse gas emissions.

- Implement Land Use and Transportation strategies:
 - Ped, bike, and transit improvements
 - Connectivity and walkability
 - Mixed use and TOD
 - Jobs-Housing balance
 - Transportation Demand Management
- Integrate climate change as a planning consideration
- Alternative fuel vehicles
- Sustainable food production/food transportation
- Adaptation to rising sea level
- GHG analysis for new development

7 Waste Reduction



Slide 23

Eliminate the landfilled disposal of solid waste.

- Work toward a “zero waste” target, with 90% diversion by 2030
- Collaborate with stopwaste.org on programs to increase recycling, composting, waste reduction
- Support state and national initiatives to reduce waste
- Continue education and outreach
- Reduce household hazardous waste

Feedback from Sustainability Committee



Slide 24

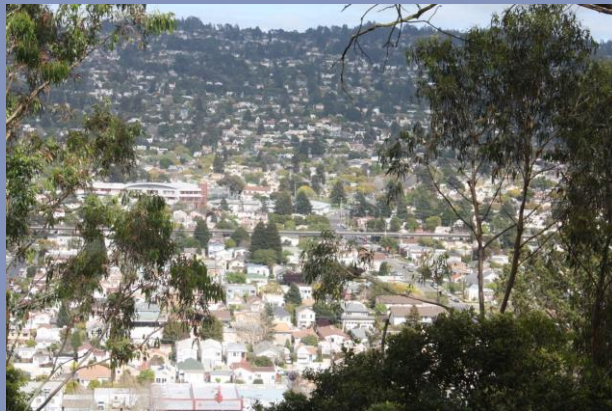
- Add new goal on environmental leadership
- Incorporate greenhouse gas reduction target
- Avoid vague and/or dated terms (“conserve Albany Hill”)
- More “teeth” to the policies?
- Cross-reference public health issues
- Address indoor air quality, domestic activities that generate air pollution
- Explain rationale for policies to implement state and federal regs that are already mandated
- Emphasize waste reduction as well as waste diversion—note the “sharing economy” as a waste reduction strategy

Discussion Questions



Slide 25

- Are there missing policies and programs?
- Do the policies provide the right direction?
- Are there additional action programs needed to implement the policies?



ALBANY 2035 GENERAL PLAN
PLANNING AND ZONING COMMISSION STUDY SESSION
HOUSING ELEMENT AND CONSERVATION ELEMENT

July 23 2014