

ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION

HOUSING ELEMENT POLICIES AND ACTIONS, 2015-2023

September 24 2014

Housing Element Recap



Slide 2

- Part of the General Plan but formatted as a separate document due to unique requirements and schedule
- All Bay Area cities and counties must adopt new Elements by January 31, 2015 covering 2015-2023
- Albany's current Element was adopted March 3, 2014 and covers 2007-2014
- Focus of current update is on actions to be undertaken in the next 8 yrs (especially 2015-2018)

HCD has provided a "Streamlining" option for cities to expedite State review and approval.

Cities submit a "redlined" copy and a "clean" copy. State review focuses on the changes, and the City's ability to meet its Regional Housing Needs Allocation (RHNA).

Housing Element Contents



Slide 3

- Introduction
- Evaluation of Previous Element
- Needs Assessment
- Sites Inventory
- Constraints Analysis
- Goals, Policies, and Action Program

Actions Presumed Complete by 1/31/15



Slide 4

- 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)

Housing Goals (unchanged)



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1. Preserve, maintain, and improve existing housing
2. Provide a variety of housing types, densities, designs, and price ranges to meet the needs of all residents
3. Expand housing opportunities for persons with special needs
4. Reduce constraints that add to the cost of producing and conserving housing
5. Enforce fair housing laws and end housing discrimination

Goal 1: Housing Conservation

**NEW
CONTENT**

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- Policy 1.8: Avoid loss of rental housing to short-term stays
- Program 1.F: Add new program to evaluate Municipal Code provisions for short-term rentals and regulate/enforce as needed

Goal 2: Housing Production

NEW
CONTENT

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New Policies

- 2.12: Support scattered site affordable housing
- 2.13: Consider additional housing sites at UC Village and on other public sites not committed to park, open space, or public facility use
- 2.14: Support low income housing tax credit projects

Goal 2: Housing Production

NEW
CONTENT

Slide 8

New/Modified Programs

- 2.A: Nexus study to support affordable housing impact fee (new)
- 2.D: Consider adopting an affordable housing incentive program (new)
- 2.E: Expand communication with non-profits and improve web-based housing info
- 2.J: Survey second unit rents every three years

Goal 3: Special Housing Needs

NEW
CONTENT

Slide 9

- Former Program 3.E (zoning for transitional and supportive housing) reframed as a policy
- Current data added to 3.A, 3.D, 3.E
- 3.F: Consider allowing emergency shelter with a CUP in R-3 and SC
- 3.H: Explore feasibility of a homeless drop-in center for daytime services

Goal 4: Reducing Constraints

NEW
CONTENT

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- 4.7: Support innovative housing types
- 4.8: Encourage car-free living
- 4.A: Potential changes to R-1 and R-3 regs
- 4.B: Potential changes to second unit regs
- 4.D: Potential changes to SPC regs
- 4.E: Updated to reflect parking study underway
- 4.F: Updated to reflect parking task force outcome
- 4.J: Evaluate obstacles/ opportunities for non-traditional building types (micro units, tiny homes)

Goal 5: Fair Housing

NEW
CONTENT

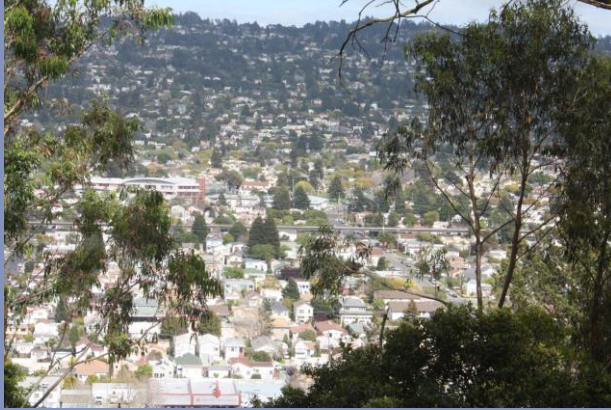
Slide 11

- 5.7: Avoid displacement due to rising rents (new)
- 5.D: Fair Housing Training programs (new)
- 5.E: Rent Review Board feasibility (new)

Next Steps



- Housing Element “symposium” (Sept 30)
- Updated Element with Revised Goals, Policies, Programs (Oct 3)
- Commission meeting to forward document: Oct 8
- City Council Study Session: Oct 20
- HCD Review (Nov-Dec)
- Revise (Dec)
- PC and CC adoption hearings: January 2015
- Adopt by January 31, 2015



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