

ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION

2015-2023 HOUSING ELEMENT STUDY SESSION

October 8 2014

Context



Slide 2

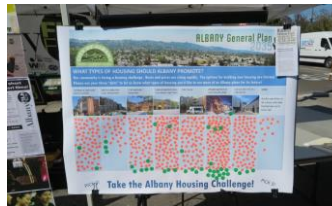
- All Bay Area cities and counties Area are required to adopt new Housing Elements by Jan 31, 2015
- Housing Element provides policies and actions to help City provide its “fair share” of the region’s housing needs from 2015-2023
- City’s current Housing Element was adopted on March 3, 2014 and certified by HCD on June 5, 2014

Recent Meetings



Slide 3

- 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



Tonight...



Slide 4

- Questions and comments on Chapters 1-5
- Review Chapter 6 edits based on 9/24 meeting
- Take additional public comments
- Suggest additional changes if needed
- Forward to City Council, who will be asked to authorize submittal to HCD for “initial” review

Highlights of Changes



Slide 5

- 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



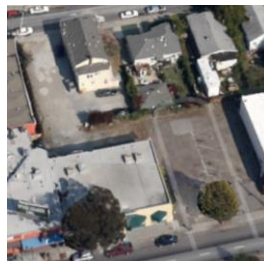
Slide 6

- 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

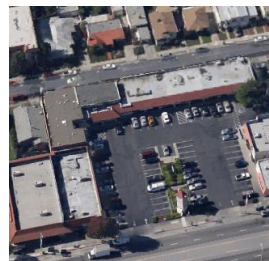
Blockbuster/Goodwill



Mary and Joe's



Town Centre



Highlights of Changes



Slide 7

- Chapter 5 (Constraints)
 - ▣ Current information on fees
 - ▣ Edited to reflect recent and pending code changes
- Chapter 6 (Goals, Policies, Actions)
 - ▣ Changes reviewed at previous meeting on 9/24
 - ▣ Additional changes made to reflect input

Edits in Response to 9/24 Input



Slide 8

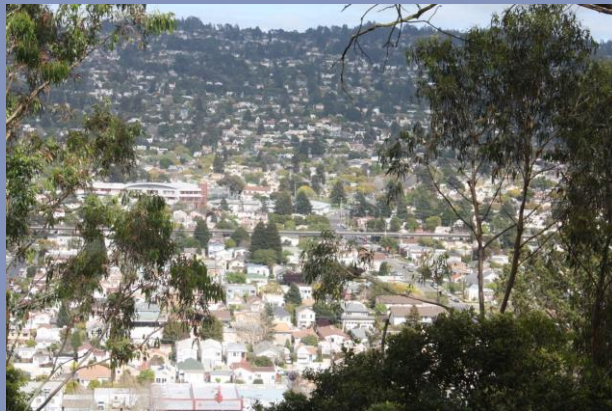
- Several policies strengthened (“should” vs “shall”)
- Fine-tuning of language to express greater commitment
- Additional support for co-housing, home sharing, and second units
- “Affordable Housing Week” concept added
- Connect persons with special needs with those interested in home sharing
- Maintain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

Next Steps



Slide 9

- Consider additional edits—forward to City Council
- Council study session on Oct 20
- Submit to HCD week of Oct 20
- HCD comments in mid-December
- PC and CC adoption hearings in January 2015



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