

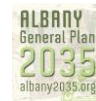
# ALBANY 2035 GENERAL PLAN

## PLANNING AND ZONING COMMISSION

### 2015-2023 HOUSING ELEMENT PUBLIC HEARING

January 7 2015

## Tonight...



Slide 2

- Hold public hearing on Draft Housing Element
- Consider additional public testimony
- Discuss any further edits/ changes
- Take action on Resolutions to recommend:
  - ▣ City Council adoption of Negative Declaration
  - ▣ City Council adoption of Housing Element

## Context for Housing Element



Slide 3

- Required element of every local General Plan
- Expresses City policies for housing conservation, housing production, and affordable housing
- Covers an 8-year planning period
- Contents of the element are set by State Government Code
- City must demonstrate ability to meet its “fair share” of the region’s housing needs
- Subject to certification by State Housing & Community Development (HCD); due 1/31/15

## Regional Housing Needs Allocation



Slide 4

- Housing Element must demonstrate each city’s ability to accommodate its “fair share” of the region’s housing needs
- Albany’s “fair share” is 335 units
  - ▣ 80 very low income units
  - ▣ 53 low income units
  - ▣ 57 moderate income units
  - ▣ 145 above moderate income units
- Cities must zone a sufficient amount of land for the RHNA
- Cities must adopt policies and programs that facilitate housing for all income groups

## Update Process



Slide 5

- Process structured as continuation of the prior Housing Element Update, completed March 2014
- Town Meeting
- Affordable Housing Symposium
- 3 P&Z Study Sessions
- City Council Study Session
- P&Z follow up Study Session
- Public hearings

## Highlights: Intro and Evaluation



Slide 6

- **Chapter 1: Introduction**
  - ▣ Legal requirements, process, HCD Review
- **Chapter 2: Evaluation of Prior Element**
  - ▣ Housing Production, 2007-2014
  - ▣ Relevance of policies in the prior element
  - ▣ Program accomplishments in 2014
    - Ongoing programs
    - Zoning changes
    - Second unit survey and ordinance changes
    - Parking task force and parking study
    - Housing assistance for formerly Bulb residents

## Highlights: Needs Assessment



Slide 7

- Senior population expected to surge in next 10 yrs
- Growing number of “linguistically isolated” residents
- City is economically diverse—no one group predominates
- 15 % of city’s population is extremely low income
- More than half of the city’s housing units are over 60 yrs old
- Rents and home prices are increasing faster than income, leading to residents spending larger shares of their incomes on housing
- Housing production is not keeping up with demand

## Highlights: Sites Inventory



Slide 8

- RHNA calls for 335 units
- Site inventory identifies 20 sites with likely potential for 406 units (conservative estimate—actual capacity is higher)
- Second units and vacant lots represent additional capacity
- Most sites are on San Pablo Avenue—a few are on Solano and in the R-3 district
- Additional sites not quantified
  - ▣ Albany Hill 11 acres
  - ▣ Cleveland Av site
  - ▣ Other San Pablo and Solano sites
  - ▣ Other R-3 sites

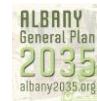
## Highlights: Constraints



Slide 9

- Zoning constraints
  - ▣ Parking requirements
  - ▣ Limits on ground floor residential in commercial zones
  - ▣ Note that State density bonus standards provide an incentive for affordable units given these constraints
- High cost of land and construction
- Limited state and local funds for housing
- Competitive environment for tax credits

## Highlights: Goals, Policies, Programs



Slide 10

1. Conservation of existing housing stock.
2. Production of new housing at a variety of price points.
3. More housing opportunity and supportive services for persons with special needs.
4. Reduction of constraints that add to housing cost and production.
5. Elimination of housing discrimination.

## Key Programs



Slide 11

- Zoning revision for ground floor residential in SPC
- Nexus study for affordable housing impact fee
- Revision to inclusionary zoning ordinance
- Public outreach campaign
- Affordable housing incentive program
- Affordable housing fund
- Parking ballot measure/ parking study
- Fair housing training
- Rent Review Board Feasibility study
- Other Zoning Code changes

## Edits in Response to DHWG Input



Slide 12

- Support for community land trusts
- More affirmative language regarding homelessness
- Engagement of local organizations in implementation
- Develop funding and work plan for nexus study in 2015
- Pierce/Cleveland parcel specifically identified for future discussion
- Emphasis on “Housing First”
- Participation in home-sharing network
- Support for modular/ pre-fab housing (including second units)
- Additional reporting on housing element implementation and effectiveness

## CEQA Review



Slide 13

- Housing Element is considered a “project” under CEQA
- Initial Study explores potential environmental impacts of adopting various policies and programs
- Most impacts are “less than significant” because no rezoning or General Plan Map changes are proposed, and no specific projects are being proposed
- Mitigated Negative Declaration to be adopted concurrently with Housing Element

## Summary



Slide 14

- Resolution 2015-01 recommends Council approval of Mitigated Negative Declaration
- Resolution 2015-02 recommends Council approval of Housing Element
- Council hearing scheduled for Feb 2, 2015



ALBANY 2035 GENERAL PLAN  
PLANNING AND ZONING COMMISSION  
2015-2023 HOUSING ELEMENT PUBLIC HEARING

January 7 2015