

# COMMUNITY OPEN HOUSE

Albany Housing Element Update, 2015-2023

July 22, 2014

# Objectives for Today

- Listen to each other's ideas about how to address housing issues in the city
- Gain a better understanding of how the local housing market affects Albany residents
- Offer feedback to staff on policy choices to be made through the 2015-2023 Housing Element
- Identify issues to be addressed through the 2015-2023 Housing Element

# 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

# Regional Housing Needs Allocation

- Each city and county is responsible for planning for its “fair share” of the region’s housing needs
- “Fair share” is defined by ABAG through a process called Regional Housing Needs Allocation (RHNA)
- Albany’s fair share for 2007-2014 was 276 units
- RHNA includes four income categories
- Cities must demonstrate capacity for their RHNA on appropriately zoned vacant and underutilized sites

# 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

# Actual Performance vs RHNA

- Actual construction in 2007-2014 was less than the RHNA. Approximate totals:
  - 0 very low income units (vs 64)
  - 6 low income units (vs 43)
  - 176 moderate income units (vs 52)
  - 13 above moderate income units (vs 117)

# “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 new programs to take advantage of longer time period available for implementation

# Key Findings of Needs Assessment

- Albany added 2,100 residents between 2000 and 2010, largely as a result of UC Village & increased household size
- Average household size up from 2.34 (2000) to 2.49 (2010)
- 25% of all Albany households are single persons
- 88% increase in age 55-64 from 2000 to 2010
- 40% of owners and 48% of renters pay more than 30% of their income on housing
- 39% speak a language other than English, and of this number more than half have limited English proficiency
- Home ownership rate down from 50.6% to 48.3%



# 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  |
| <b>Total</b>         | <b>170</b>  | <b>189</b>   |

# 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?

# Topic 1: Housing Production

Outside of UC Village, Albany has had very little development since 2007 despite having many sites zoned for high density mixed use development.

- What steps can the City take to attract additional new *market-rate* development?
- What steps can the City take to encourage and/or facilitate more *affordable* housing development?

## Topic 2: Special Needs

The high cost of housing in the city is placing a burden on lower income renters and making it harder to find a place to live.

- What programs might be considered to assist extremely low income households in the community?



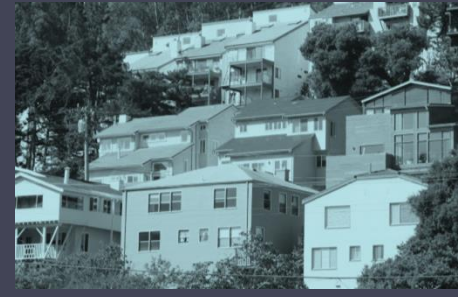
# Topic 3: Housing Conservation

Half of Albany's housing units are 75 years old or more.

- What can the City do to ensure the continued high quality of older homes and apartments?
- How can the City encourage the production of second units while addressing neighborhood concerns about parking and other impacts?

# Next Steps

- July 23 Planning and Zoning Commission
- 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



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