



ALBANY AFFORDABLE HOUSING SYMPOSIUM

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PANEL INTRODUCTION

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OVERVIEW

- What is affordable housing?
- What does affordable housing look like?
- What is the City's role in producing affordable housing?
- What does a developer need to create affordable housing?
- What are the challenges in Albany?

WHAT IS AFFORDABLE HOUSING?

- Range of types to serve different needs
 - Homeless shelters
 - Transitional housing
 - Homeless, substance abuse, or domestic abuse victims
 - Usually for 1 year or less, typically has social services
 - Permanent affordable housing
 - For seniors
 - For families
 - For single persons (SRO)
 - For special needs (e.g., physical, mental disabilities)
- Permanent affordable housing is related to funding source
 - Public housing funded by HUD
 - Rental, serves “extremely poor” up to 30% of AMI
 - Low Income Housing Tax Credits
 - Rental, serves “working poor” up to ~ 50% of AMI
 - Inclusionary housing (in market rate projects)
 - Rental or ownership, serves 80% of AMI, sometimes up to 120% of AMI (middle income)
 - Albany has a 10% inclusionary requirement

WHAT DOES AFFORDABLE HOUSING LOOK LIKE?



University Ave, Berkeley



West Berkeley



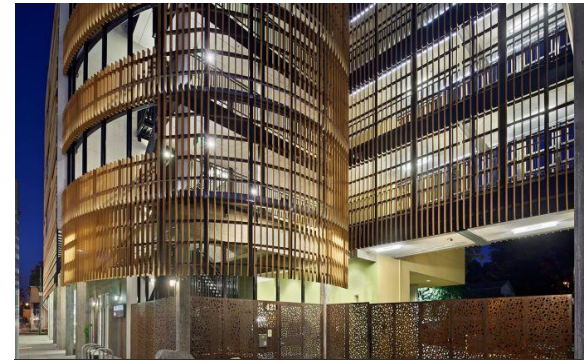
Creekside, Albany



San Francisco



Oakland



Sacramento

WHAT IS CITY'S ROLE IN PRODUCING AFFORDABLE HOUSING?

- Planning for affordable housing (“Building the Foundation”)
 - Housing Element/General Plan
 - Specific/Area Plans (include opportunity sites)
 - Policies and programs (e.g. Inclusionary Zoning Ordinance)
 - Community initiatives (charrettes, visioning)
- Developer inquiries/site acquisition
 - City markets targeted opportunity sites
- Design/Planning approvals
 - Community outreach/education
- Financing Plan
 - May involve multiple public funding sources
- Project construction
- Property Management = long term sustainability

ATTRACTING PROJECTS: CASA VERDE (SAN LEANDRO)

- Former blighted motel converted to 67 affordable rental studio units
- City/Redevelopment Agency (RDA) initiated & controlled project
- RDA acquired (2005)
- Developer RFQ
- City retained ownership
 - Long-term lease with Mercy Housing



ATTRACTING PROJECTS: ESTABROOK SENIOR APARTMENTS (SAN LEANDRO)

- Key opportunity site
 - East 14th South Area Plan
- City and nonprofit developer (Eden Housing) learned from past developer failures
- Multiple local, State, federal funding sources
- Provides 50 senior affordable rental units



ATTRACTING PROJECTS: CORNERSTONE APARTMENTS (SAN LEANDRO)

- Key downtown TOD opportunity site
- Exemplifies “recession” tested residential development
- Creative planning & financing by non-profit developer (BRIDGE Housing)
- Leveraged multiple TOD funding sources
- Phase 1 completion date (2016)
 - 115 affordable family rental units
 - Childcare center
 - BART replacement parking lot



WHAT DOES AN AFFORDABLE HOUSING DEVELOPER NEED?

- Locations near:
 - Transit
 - Retail (grocery)
 - Services (medical if senior)
- Inexpensive land
- Large enough sites
- Low parking ratios, dense zoning, ample height limits
- Rapid approvals / receptive political environment
- Local funding sources



WHAT ARE THE CHALLENGES IN ALBANY?

- Limited vacant sites
 - But some could be redeveloped (especially Solano and San Pablo)
- Infill lots
 - Shapes and proximity to single family neighborhoods
- Design challenges – zoning and “fit” on site
- Funding post-redevelopment



EXAMPLE: MECHANICS BANK SITE (SAN PABLO AVE)

- Maximize number of units
- Maximize building's "efficiency" to minimize costs
- Meet complex funding requirements
 - Low Income Housing Tax Credits (LITHC)
 - At least 30% are 3-bedroom+ units for large families
 - Requires demonstrated public sector commitment (land or money)



EXAMPLE: MECHANICS BANK SITE (SAN PABLO AVE)

○ Zoning

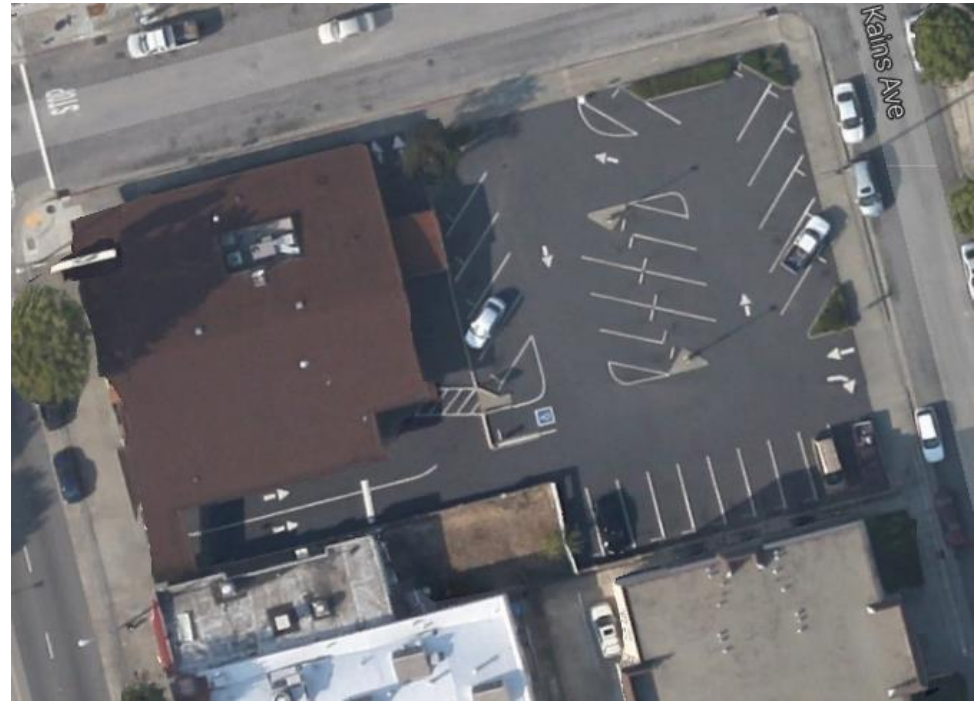
- Max Density – 63 units per acre
- SPC on front
 - FAR - 2.25
 - Height limit – 38'
- R₃ on back
 - FAR - 1.5
 - Height limit – 35' with “step-back” on Kains side

○ State density bonus

- 35% for affordable housing

○ Parking

- 2 spaces per unit (less for affordable)



EXAMPLE: MECHANICS BANK SITE (SAN PABLO AVE)

- Preliminary designs show that whole site cannot be used for housing units
 - Due site dimensions and the way units lay out on this shape

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- Need to achieve double-loaded corridors and have enough outside windows

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- R3 portion limits full use of back area due to lower FAR, lower height limit
- Risk that project falls below viable size for most developers (about 40 to 60 units+)

- Potential solutions:

- Stacker parking systems
- Partial underground parking
- Additional height on front portion (?)
- Additional site acquisition (?)

