

Albany– Candidate Climate Friendly Areas



Public Engagement Meeting #3

May 31, 2023

Meeting Logistics



Presentations from City
representatives and
OCWCOG



Opportunity to provide
comments



Online questionnaire



EXECUTIVE ORDER NO. 20-04

**DIRECTING STATE AGENCIES TO TAKE ACTIONS TO REDUCE AND
REGULATE GREENHOUSE GAS EMISSIONS**

WHEREAS, climate change and ocean acidification caused by greenhouse gas (GHG) emissions are having significant detrimental effects on public health and on Oregon's economic vitality, natural resources, and environment; and

WHEREAS, climate change has a disproportionate effect on the physical, mental,

Context

- **2020:** Governor Brown's Executive Order 20-04, *Directing State Agencies to Take Actions to Reduce and Regulate Greenhouse Gas Emissions*
- **2020-2022:** Oregon Department of Land Conservation and Development (DLCD) established Rulemaking Advisory Committee to consult on revisions to land use rules aimed to reduce emissions from transportation; approved in July 2022
- **This process:** Meeting 1 held in December, overview and virtual recording available on City of Albany's website. Meeting 2 held in February and online survey was available.

What is a Climate Friendly Area?

- Existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts).
- Served by high quality pedestrian, bicycle, and transit services
- Must allow mixed use development, including residential, office, retail, services, & public uses as outright permitted
- Subject to specific land use requirements (e.g., densities, building heights, block lengths)

CFA Requirements - Summary

- One CFA must be at least 25 acres (Primary CFA)
- Primary Area- Minimum residential density 25 units/net acre and 85 feet allowed building height
- Secondary Areas- minimum residential density 15 units/net acre and 50 feet allowed building height
- In total, CFAs shall accommodate at least 30% of current and future housing needs.
- Albany must provide zoned residential building capacity sufficient to accommodate **8,861 units**.

CFA Requirements - Summary

- Albany must provide zoned residential building capacity sufficient to accommodate **8,861 units**.
- CFAs may not be in areas where development is prohibited under Statewide Planning Goal 7 - Natural Disasters and Hazards.
- CFAs may be located outside city limits but within a UGB under certain circumstances.
- Minimum width of 750 feet

Climate Friendly & Equitable Communities Rule Components and Implementation Schedule

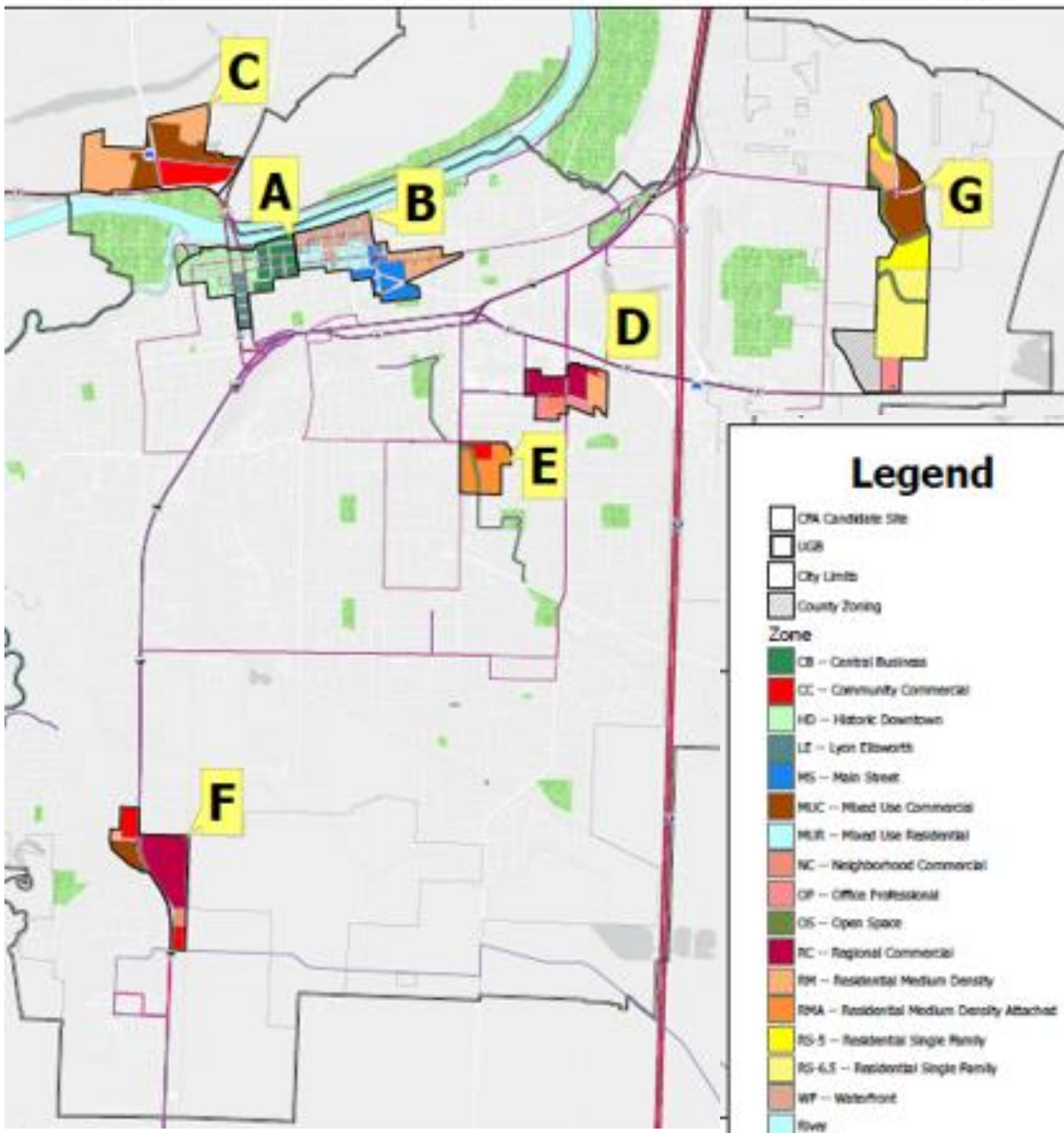
	2022	2023	2024	2025	2026-2028	2029	
Albany Area				TPR major report (5/31) ¹	TPR minor report (5/31)	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Albany	Parking A	CFA Study EV Conduit Parking B	CFA Codes Transportation Modeling	Performance Standards	2028 HNA Additional CFA for UGB expansions after June 2027	TSP TPR Dev. Regs.	



Project Roles

- **Cities** – Provide Local Knowledge and Expertise, public notices, anti-displacement planning analysis.
- **3J Consulting** – Public Engagement Support, Implementing Community Engagement Plans, Interviews, Focus Groups, etc.
- **OCWCOG** – Maps, Technical Analysis, Anti-displacement spatial analysis, Climate Friendly Study Report
- **DLCD** – Technical Assistance about Rules (Oregon Administrative Rules – “OARs”, Chapter 660, Divisions 8, 12, and 14)

Albany CFA Candidates - Overview

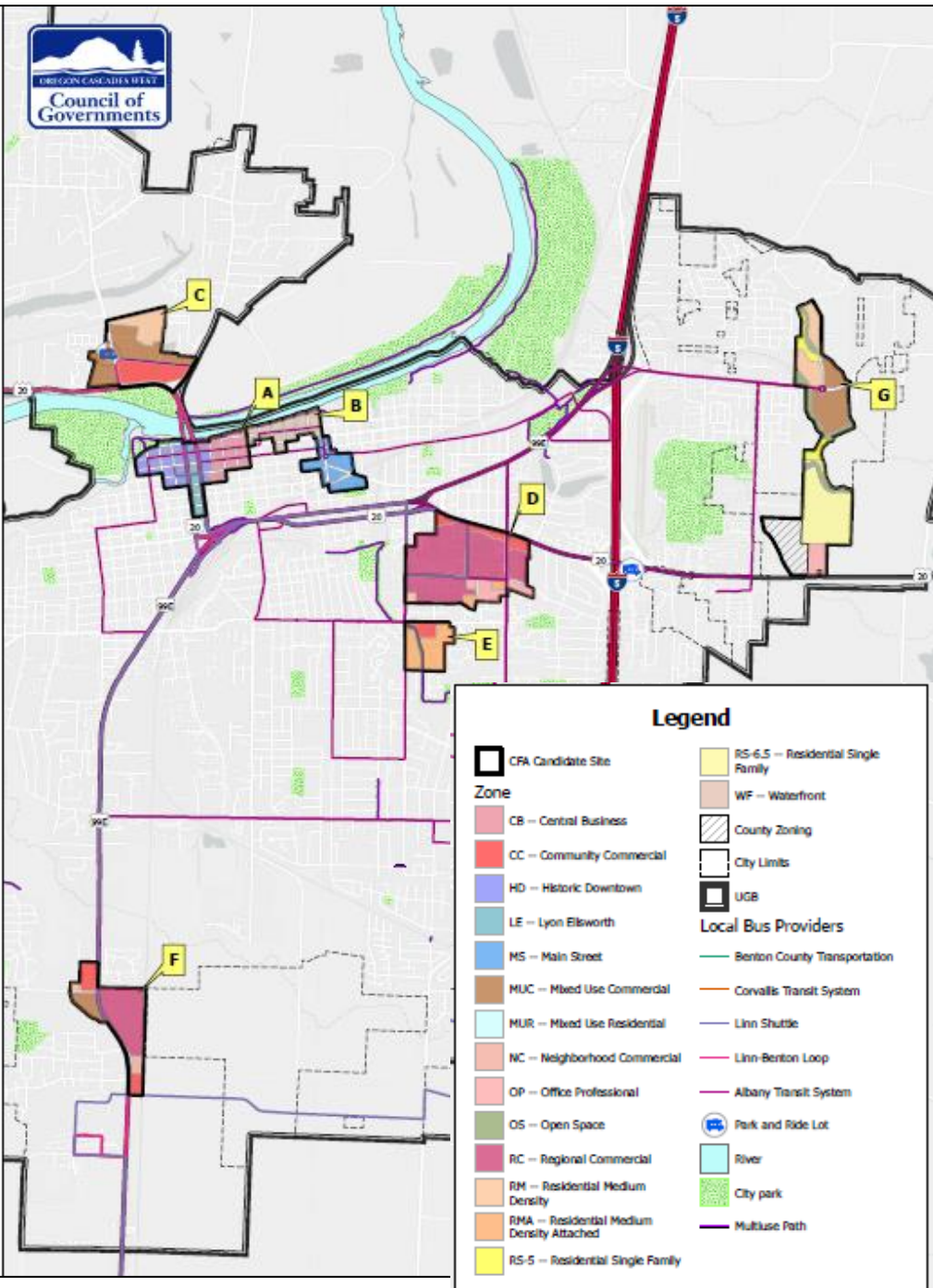


Public Meeting #2:
Before Updates

- A. Downtown
- B. East Downtown
- C. North Albany
- D. 14th / Waverly
- E. Queen/ Geary
- F. South Albany
- G. East Albany

Albany Survey Results Summary

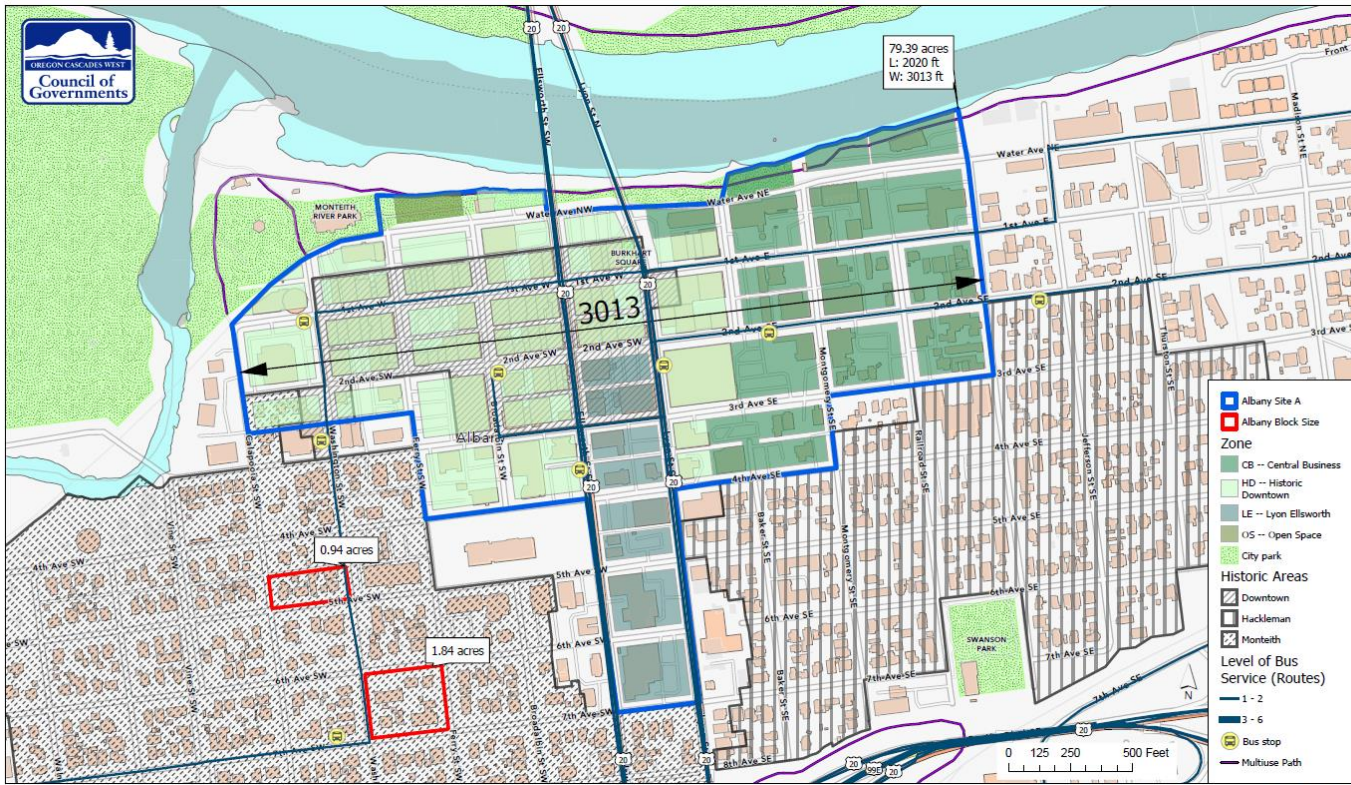
- **Candidate Area A – Downtown:** Historic District concerns, increased economic opportunity for existing businesses, could align with waterfront upgrades.
- **Candidate Area B – East Downtown:** Lack of public transportation, fears of gentrification, opportunity to revitalize underutilized areas.
- **Candidate Area C – North Albany:** existing/available footprint sets the stage, could increase walkability, an already 'well-attended-to' area.
- **Candidate Area D – 14th /Waverly:** Traffic concerns, underutilized parking opportunity for redevelopment, proximity to the library and groceries.
- **Candidate Area E – Queen/Geary:** Displacement concerns, opportunity for increased use of Periwinkle Path, proximity to businesses and the library, lack of transportation.
- **Candidate Area F- South Albany:** LBCC connection opportunity, lack of current services and businesses, denser affordable housing could be welcomed here.
- **Candidate Area G – East Albany:** could align with new development going in, align with the East Albany Plan, concerns with auto-centric traffic and wetlands.



Overview Map

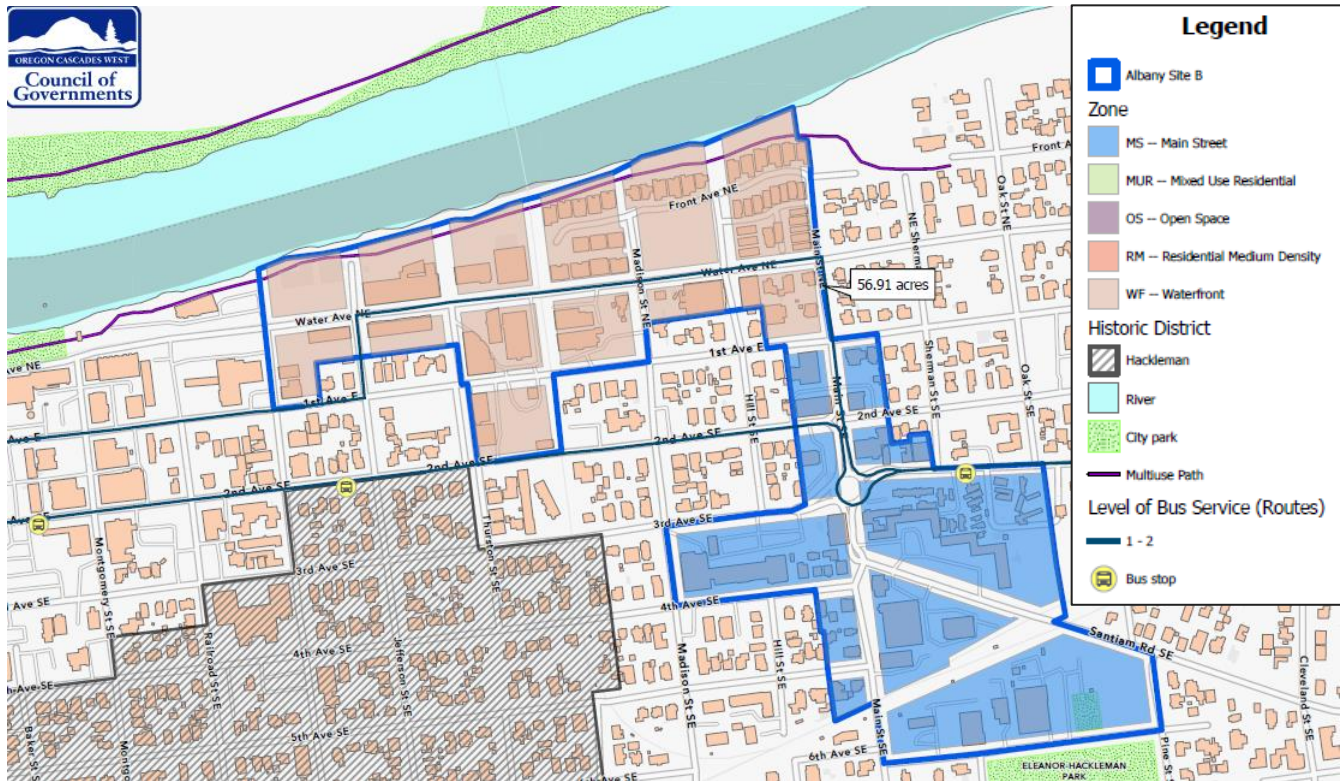
Revised CFAs based on Public Input

- A. Downtown – no changes
- B. East Downtown – reduced (removed MUR and RM)
- C. North Albany – removed some RM
- D. Heritage Mall Area - enlarged (**Proposed Primary Area**)
- E. Queen/ Geary – no change
- F. South Albany – no change
- G. East Albany – reduced (removed some land)



Area A – Downtown Secondary Area

- Existing Zoning – Central Business (CB), Historic District (HD), and Lyon Ellsworth (LE)
- Maximum Building Height – HD – 85 feet/ 65 feet in Downtown historic overlay, CB – 65 feet, LE – 60 feet
- Approximately 79.4 Total Acres and 26.2 Net Acres
- Estimated Capacity
 - Low – 1,447 Units
 - High – 1,861 Units
- Key Destinations/ Features - City Hall, Albany Carousel, Post Office, Dave Clark Path, transit stops, social services, public services and offices, upper floor residential, and surface parking lots.



Area B – East Downtown Secondary Area

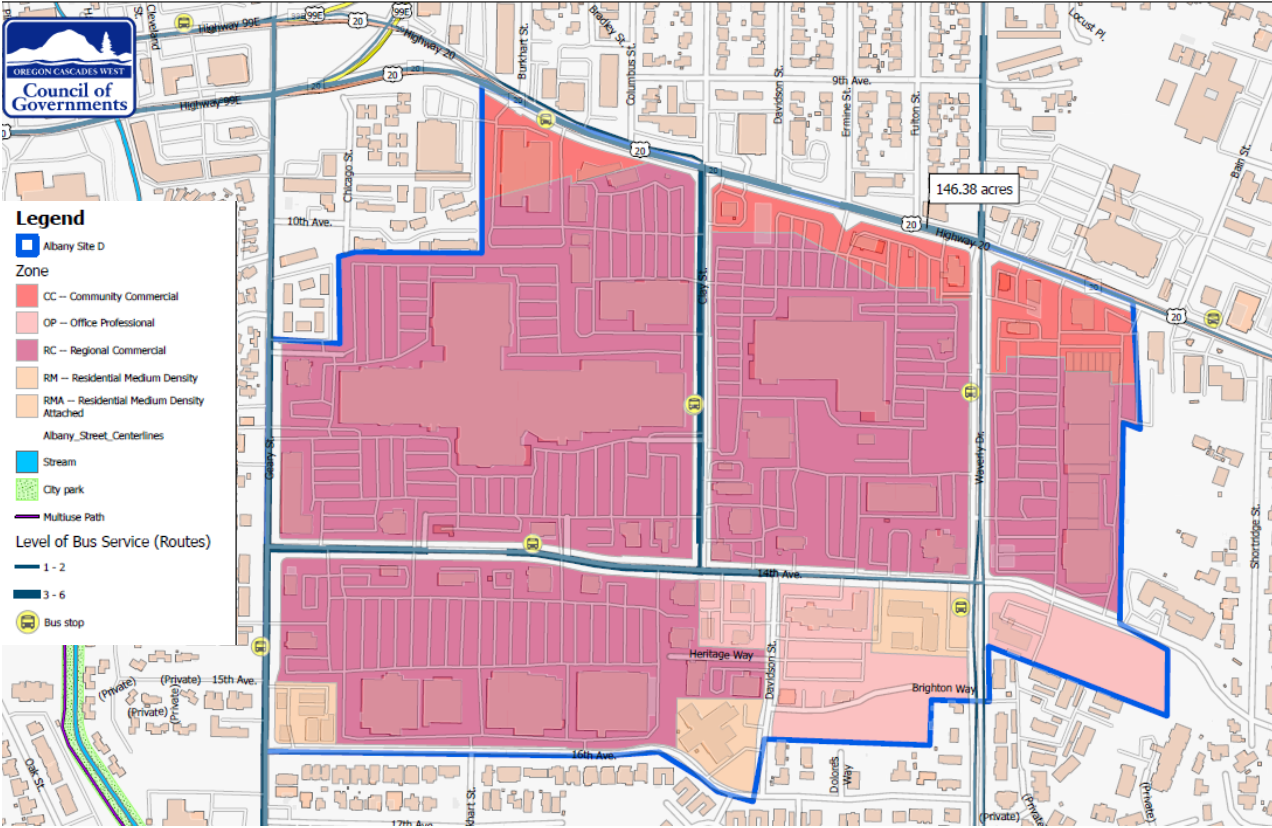
- Existing Zoning – Main Street (MS), and Waterfront (WF)
- Maximum Building Height – MS: 50 feet and WF: 55 feet
- Approximately 56.9 Total Acres and 34.1 Net Acres
- Estimated Capacity
 - Low – 1,188 Units
 - High – 1,584 Units
- Key Destinations/ Features - Dave Clark Path, transit stops, shopping, offices, light industrial, retail, and restaurants.



Area C – N. Albany Secondary Area

- Existing Zoning – Community Commercial (CC), Mixed Use Commercial (MUC), Residential Medium Density (RM)
- Maximum Building Height – CC: 50 feet, MUC: 50 feet, RM: 45 feet
- Approximately 91 Total Acres and 46.6 Net Acres
- Estimated Capacity Range:

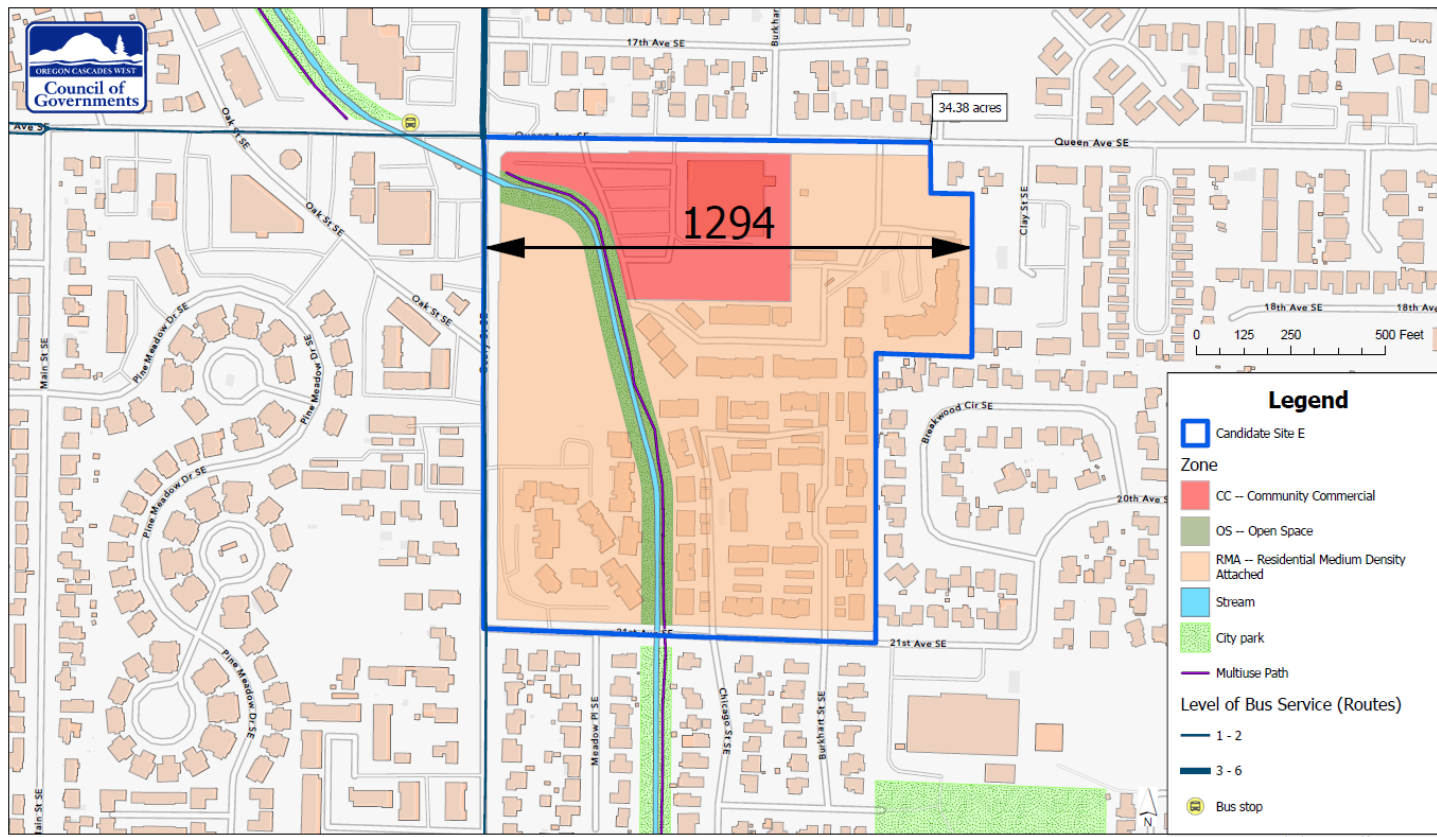
Low – 2,228 Units	High – 2,970 Units
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- Key Destinations/ Features- Grocery store, medical offices, park and ride, some vacant area, transit stops, storage and auto oriented uses, shopping, offices, and restaurants.



Area D – Heritage Mall Area Primary CFA + Secondary Area

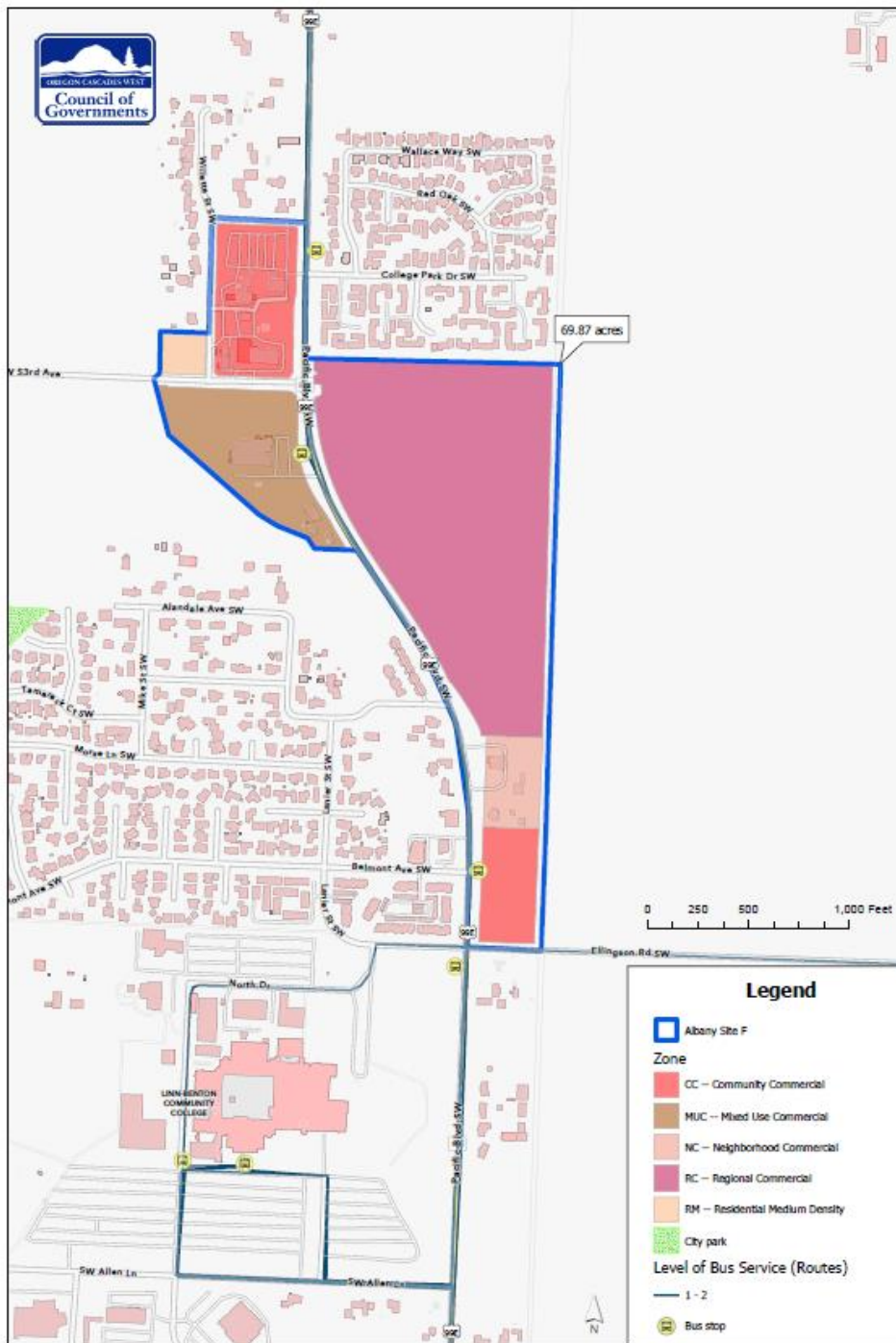
- Existing Zoning – Community Commercial (CC), Regional Commercial (RC), Adjacent Secondary Area: South of 14th and East of Davidson: Office Professional (OP), Residential Medium Density (RM), Residential Medium Density Attached (RMA)
- Maximum Building Height: CC – 50 feet, RM – 45 feet, RMA – 60 feet, RC – none, OP – 30 feet
- Approximately 146.4 Total Acres and 78.4 Net Acres
- Estimated Capacity

Low – 4,622 Units	High – 6,035 Units
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- Key Destinations/ Features - Heritage Mall, Albany Public Library, “big box” development, some vacant areas, surface parking, and transit stops



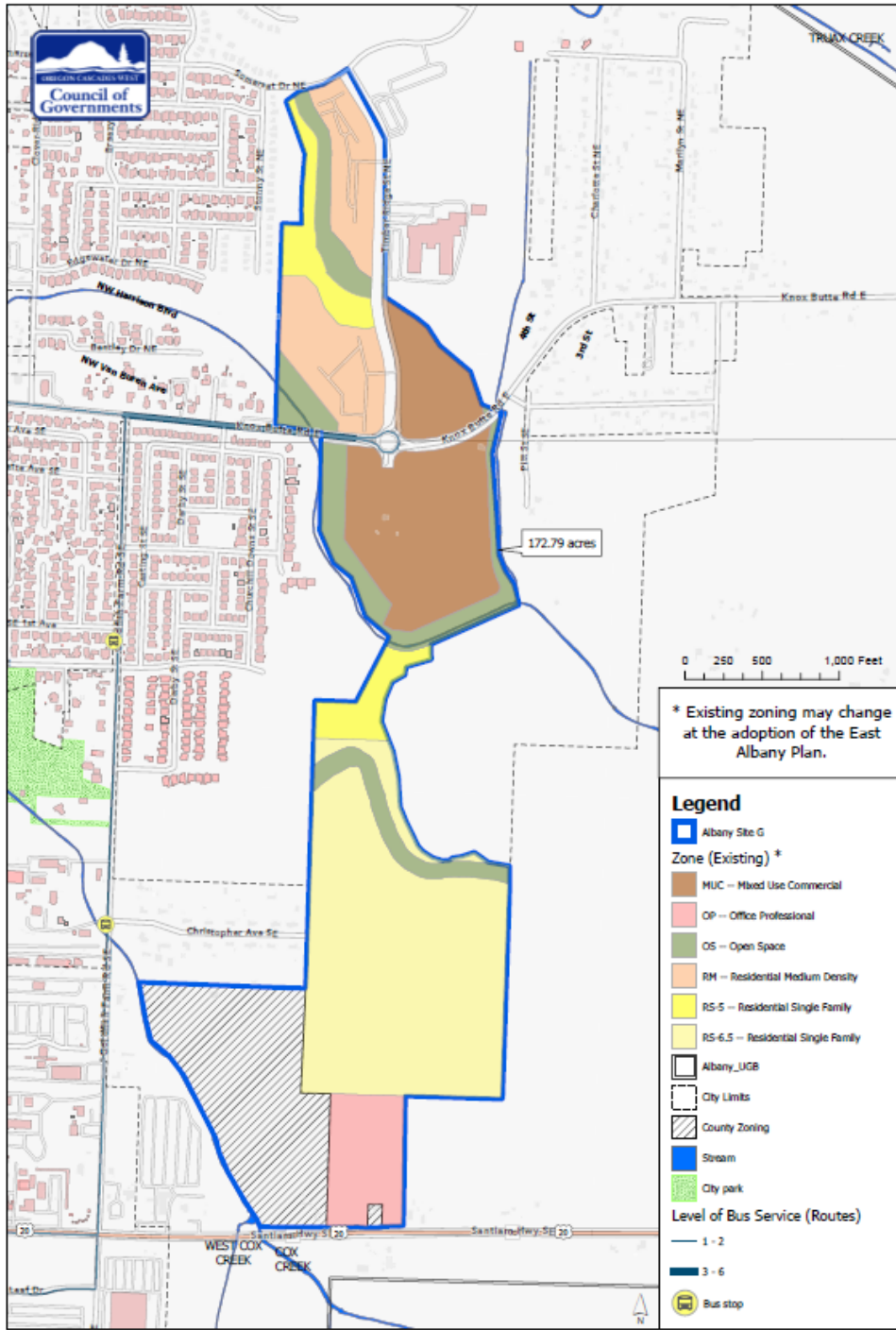
Area E- Queen/ Gearry Secondary Area

- Existing Zoning – Community Commercial (CC), Residential Medium Density Attached (RMA)
- Maximum Building Height: CC– 50 feet, RMA– 60 feet
- Approximately 34.4 Total Acres and 16.4 Net Acres
- Estimated Capacity
 - Low – 573 Units
 - High – 764 Units
- Key Destinations/ Features
 - Existing apartments, proposed apartment developments, some vacant areas, and periwinkle path



Area F – South Albany (99E/53rd) Secondary Area

- Existing Zoning – CC, MUC, NC, RC, and RM
- Maximum Building Height: CC- 50 feet, MUC– 50 feet, NC– 30 feet, RC– none, RM - 45 feet
- Approximately 69.9 Total Acres and 25.9 Net Acres
- Estimated Capacity
 - Low – 1,356 Units
 - High – 1,809 Units
- Key Destinations/ Features - Vacant area, some wetland area, and transit stops



Area G - East Albany Secondary Area

- Existing & New Zoning – MUC, RM, RS-5, HDR (zone changes effective 7.1.23)
- Maximum Building Height: RM- 45 ft, RS-5- 30 ft, MUC- 85 ft, HDR- 75 ft
- Approximately 172.8 Total Acres and 83.6 Net Acres
- Estimated Capacity (City Limits)
 - Low – 2,876 Units
 - High – 3,834 Units
- Estimated Capacity (UGB)
 - Low – 477 Units
 - High – 636 Units
- Key Destinations/ Features - Vacant Area, existing apartments, public schools (adjacent), Part of East Albany Plan, Burkhart Creek, and some wetland area

Estimated Capacity Ranges

Site	Site Name	Size (Acres) - Total	Size (Acres) - Net*	Low Estimate	High Estimate
Site A	Downtown Area	79.4	26.2	1,447	1,861
Site B	East Downtown Area	56.9	34.1	1,188	1,584
Site C	North Albany Area	91.0	46.6	2,228	2,970
Site D	Heritage Mall Area	146.4	78.4	4,622	6,035
Site E	Queen/Geary Area	34.4	16.4	573	764
Site F	South Albany Area	69.9	25.9	1,356	1,809
Site G	East Albany Area	144.1	69.9	2,876	3,834
Site G- UGB	East Albany Area - UGB	28.7	13.7	477	636
Estimated Capacity Numbers				14,766	19,492

*Size (Acres) Net – Nets out the ROWs, Historic Properties, Parks, and Public Building Lots, but does NOT net out the setback area.

Expected Code Amendments

- Phase I requires cities to evaluate existing development standards and the level of change needed.
- Development Code amendments will vary by zone. Code amendments will range from height adjustments to uses allowed by zone.
- Phase II requires the adoption of development code and zoning standards to meet the CFA requirements.

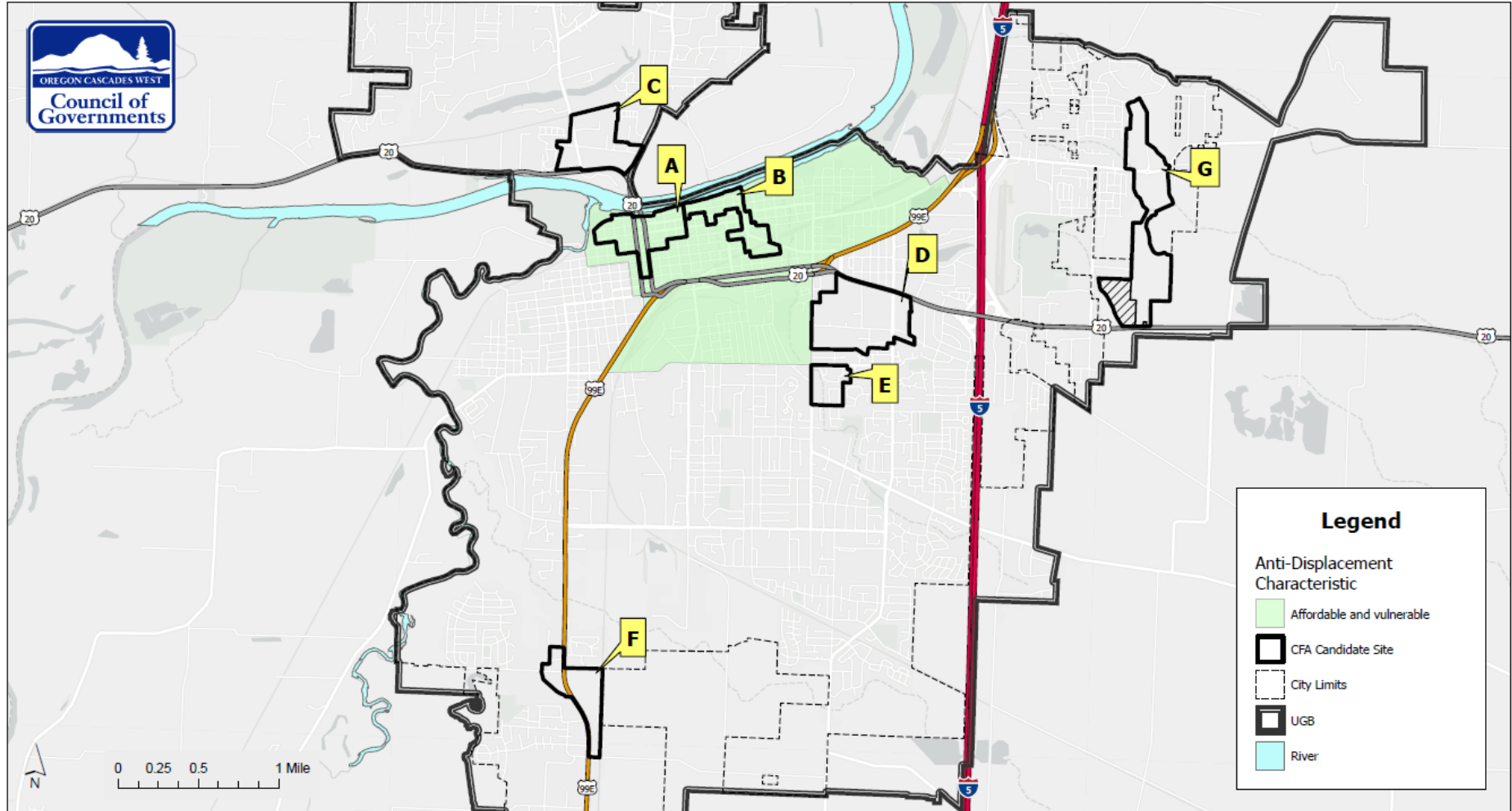
Anti-Displacement Analysis

- DLCD hired Portland State University (PSU) to develop a detailed methodology and guide for analysis
- Data Inputs:
 - Vulnerable populations
 - Housing market
 - Neighborhood change
- Looks at change over time and then assigns census tracts (larger than a neighborhood) a typology
- Specific anti-displacement strategies are recommended based on typology

Tract Level Neighborhood Typology Representing Different Characteristics and Risks of Displacement

	Income Profile	Vulnerable People	Precarious Housing	Housing Market Activity	Neighborhood Demographic Change
(Green) Affordable and vulnerable	Low	Yes	Yes	No	-
(Yellow) Early gentrification	Low	Yes	Yes	Yes	No
(Orange) Active gentrification	Low	Yes	Yes	Yes	Yes
(Red) Late gentrification	High	Yes	No	Yes	Yes
(Blue) Becoming Exclusive	High	No	No	Yes	Yes
(Purple) Advanced Exclusive	High	No	No	Has higher home value and rent	No
(Grey) Unassigned	-	-	-	-	-

PSU Anti Displacement Map



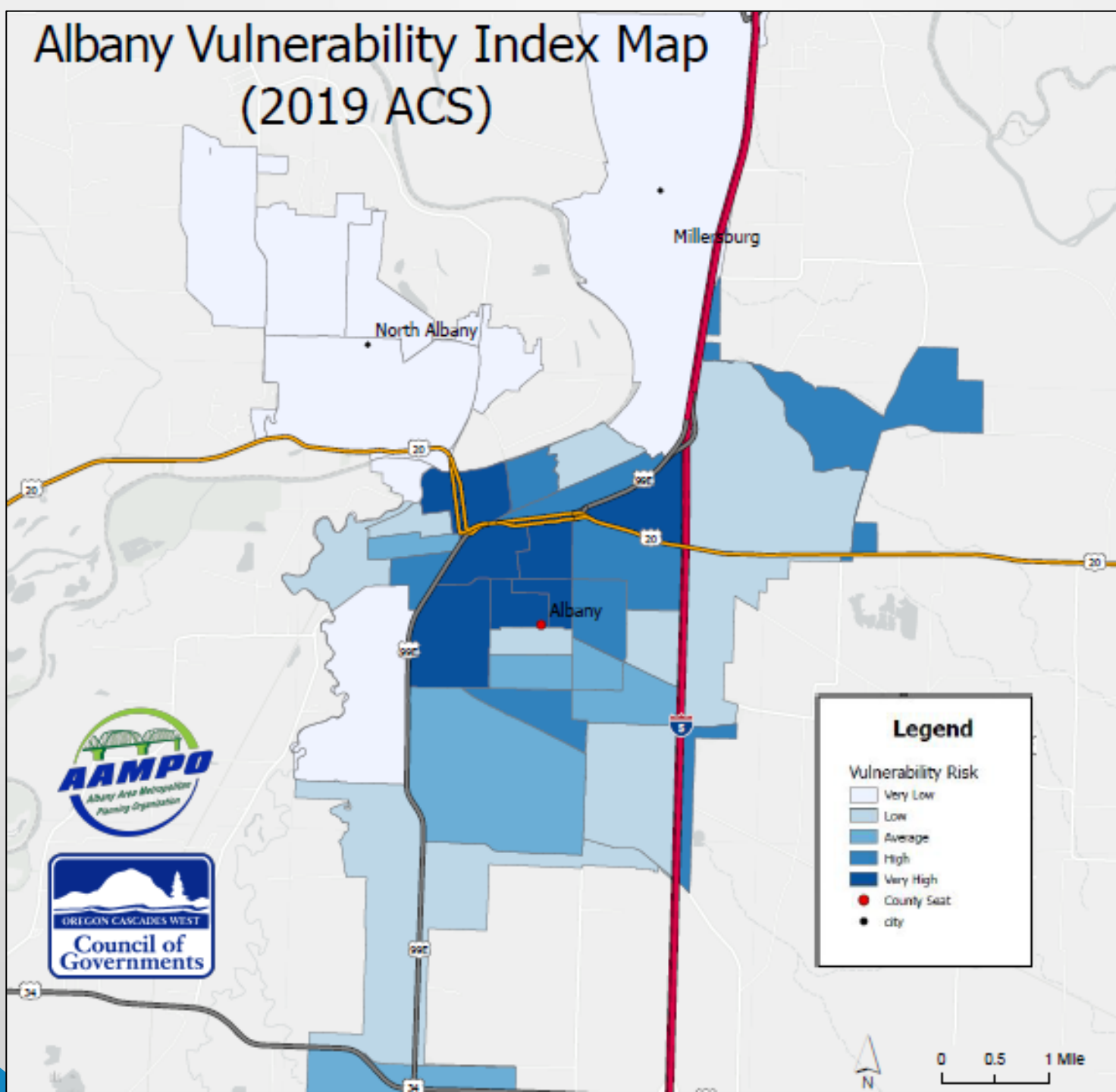
Albany CFA Candidates - PSU Anti-Displacement Map

The PSU Anti-Displacement Map is a data layer that differentiates neighborhood vulnerability based on typologies utilizing indicator sets in terms of income, vulnerable people, precarious housing, housing market activity, and demographic change at the census tract level. Tracts are compared to the county averages and designated into types based on high levels of different combinations of vulnerability, housing markets, and demographic changes. It is part of the Anti-Displacement and Gentrification Toolkit Project published by DLCD in 2021.

Albany Area MPO Vulnerability Index

- Looks at the AAMPO region (Albany, Tangent, Millersburg, Jefferson, portions of Linn and Benton Counties)
- Explores distribution of vulnerable populations only, including:
 - Low-income population, non-white population, seniors above 65,
 - People with one or more disabilities, Limited English Proficiency, Households with Children,
 - People 25 and older who do not have a high school diploma, and renter households.
- Ranks block groups (smaller than a neighborhood) on a scale of 1-5 (low vulnerability to high vulnerability)

Albany Vulnerability Index Map (2019 ACS)



Displacement Strategies

- **Produce** enough housing for residents at all income levels including long-term/permanent affordable housing.
- **Preserve** existing affordable housing.
- **Plan ahead** - identify neighborhoods/areas where action may be needed to preserve affordable housing opportunities for low- and moderate-income households
- **Protect** current residents from displacement where neighborhoods are changing rapidly.
- **Provide** sufficient and affordable commercial space to support new, small, and locally owned businesses.

City Anti-Displacement Strategies

Housing Implementation Plan – adopt June 2023; implement 2023-25

Strategy	Implementation Description	Equity Impact
Tax abatements for long term affordable housing	HIP implementation	Direct
Allow lower cost housing types – ADUs middle housing, tiny housing, micro housing, etc.	HIP implementation	Direct
Promote Cottage Cluster housing, incentivize tiny homes	Scaled SDCs, HIP implementation	Direct
Encourage small dwelling unit developments	Scale lot size to house size, scale SDCs	Direct
Broaden the definition of housing types and allow more housing types in more zones	City is adding Single Room Occupancy (SROs) to code	Indirect
Allow SROs, cohousing, and adult dorms in residential zones	HIP implementation	Direct
Re-examine requirements for ground-floor commercial	with the CFEC/CFA implementation	Indirect
Encourage diverse housing types in high opportunity areas and near transit	Middle housing adopted, more opportunities with CFEC CFA work	Indirect
Pre-approved plan sets for ADUs and middle housing types	HIP implementation	Indirect
Accessible design -encourage units to meet Universal Design standards, develop manual		Indirect
Adopt affirmatively affirming fair housing policies	City has policies and a plan	Indirect
Support community land trusts	City supports	Indirect
Renter assistance and protections	Relocation assistance for publicly funded, State law protections	Direct

CFA Engagement Summary

November - December 2022:

- Virtual public meeting to introduce CFAs

January – March 2023:

- 7 stakeholder group interviews
- Public meeting to discuss proposed CFA candidates
- Online questionnaire on proposed CFA candidates

April – June 2023:

- Community presentations
 - Linn-Benton Community College's Office of Institutional Equity, Diversity & Inclusion
 - NAACP Linn-Benton
 - Hispanic Advisory Council
- Public meeting to present final CFAs and discuss anti-displacement strategies
- Online questionnaire on final candidate CFA boundaries

CFA Schedule & Next Steps

2023: CFA Study Phase

- Identify potential CFAs
- Public Engagement Round 1 - Nov/Dec 2022
- Public Engagement Round 2 – Feb/March 2023
- Public Engagement Round 3 – April/May 2023
- OCWCOG Draft CFA Study - June 30, 2023
- Anti Displacement Strategy
- Final public input

**31 Dec.
2024**

**31 Dec.
2023**

2024: CFA Adoption Phase

- Public process to adopt necessary zoning map and development code changes
- Provide documentation to DLCD

Questions



CFA Capacity Calculations

Each parcel is calculated as if the parcel was not developed.

Total housing unit capacity is calculated (estimated) using the following variables or factors:

1. The net developable area of all parcels in square feet
2. The maximum number of building floors
3. The assumed percentage of buildings in residential use (30%)
4. The average size of a housing unit in square feet (900 sq. ft.)

High Unit Estimate

- Public Building lots were assumed to have a zero-capacity including city hall, the Fire Station, etc. The prescriptive path allows public buildings to count towards capacity. However, redevelopment of public buildings is not expected.
- Historic Buildings were assumed to have a zero capacity.
- Assumed full lot build out.

Low Estimate

- Same public building and historic building assumption as the high estimate.
- The low estimate recognizes that full build out of every block is not likely even in the long-range planning period. The low estimate assumes 30% of block area in the downtown areas and 40% of block area in the other areas would be utilized for parking, drive aisles landscaping, sidewalks, open space, etc.