

## Additional HIP Implementation Strategies Input

This feedback includes conversations from the HIP Office Hours where staff were available to receive input and answer questions about the HIP proposals and written comments received between August and mid-September related to the Housing Implementation strategies.

- Artificial shortage of housing is created by Oregon land use laws, now we are swinging the other way to discuss how to make it easier to create housing.
- If you meet the other requirements for a lot (setbacks, lot coverage, etc.), what difference does it make what the lot/house size is?
- Making it easier to build is a big win, like proposals
- Availability of raw material- need raw material pipeline (I.e. new gravel pit), takes 10 years to permit a new gravel pit and there will be a shortage, few concrete providers means there's not enough competition to bring down prices
- Is the conversion of duplex, triplex, fourplex or apartments to condos allowed? A: yes, already allowed in state law
- Why is there a limit on the number of larger cottages for a cottage cluster? A: This is partially determined by state law. City may increase the average size of cottages in a cluster. The maximum size is 1400 sq. ft. and set by the state.
- The assurance of being able to build middle housing and get a permit without being appealed by neighbors is a game changer, reduces risk of trying to build that housing.
- New types of housing, like middle housing, can be difficult to finance because financiers want to see comparables to base the valuation on. Until there is more in the market, this may be an issue. This is true for ADUs that don't have their own lot, but small lots that are distinct to themselves are easier to finance.
- Some of the Development Code changes will help smaller scale developers. Larger developers don't necessarily offer the diversity of housing Albany wants to see.
- Smaller homes offer opportunities for more people to build equity.
- Would prefer a form-based code
- Have someone to immediately help walk someone through the planning code to make it easier
- In favor of ADUs, especially for caregiving or elderly parents situation, and can help make homeownership more affordable with built in rental revenue.
- Supports changing ADU size standards. That would be very helpful.
- It is difficult to create affordable housing, unless subsidized. Generally, without subsidy, rent will be set by the costs and loan that need to be recouped.
- Supports North Albany middle housing development (townhomes), disagrees with those who say I got mine but now no one else can get theirs. If it's to code, developers should be able to do it. It's great if it will help more people be able to buy homes or get into homes. Starting salaries aren't enough to afford most homes, so it's great to have other options, especially when people end up spending the same amount on rent anyway. They just need to be able to get their foot in the door of the home buying market.
- Smaller homes help first time homebuyers and those looking to downsize. It's hard for people to find suitable homes to downsize into and age in place and then they forced to look outside Albany though they'd prefer to stay in the community.

- Duplex that is brand new in Sweet Home, 3 bed/2 bath for 299k. That is much more affordable for a family or new homebuyer and the duplex was more cost effective than single family home on that lot.
- Smaller homes on small lots would be great for couples without kids or older homeowners
- Rear loaded sounds good, good to have street parking. Some streets are narrow making it hard to have much street parking.
- We should require tot lots in subdivisions.
- (NOT in City limits): I understand needing housing but destroying our farmland is not the way to do it. When it's gone, it's gone forever losing all the charm that brought so many of us to Albany. I'm a 4<sup>th</sup> generation native Oregonian and it's heartbreaking to see what is happening to our state and community. Living in North Albany has changed a lot in the last 20 years I've been there. Understandably housing is needed but where is the actual planning and limits to what is actually maintainable? Our infrastructure is being stretched beyond limits with what feels like a lack of competent planning. Allowing politics and a money grab for investors and builders to run wild with this new law. Where is the competent city planning? I feel there is a larger plan in place purposely destroying our community and town for the benefit of financial gain and greed. All the while claiming it is out of your hands.
- (NOT in City Limits): I have lived in this state my entire life. I have lots of friends that have moved here from California. Why did they move here? To escape high density living. Our infrastructure and road system cannot handle this. I see our traffic getting worse and worse, travel time across the bridge from downtown into north Albany is increasing substantially. I realize I am probably writing to people who think the Portland road system is acceptable. But, there is a reason the people who reside in Albany do not live in Portland. This new so called middle housing law that went into effect that the Oregon Senate passed, is nothing but a cash grab catering for the wealthy. I've heard politicians say that is not true, but you have lied to the public, over and over. And here we are. People to my surprise, seem to think this will help our homeless situation. I know that is not true. But if you want to fix that problem, how about start by enforcing our current laws. And also fix our mental health system, change the incentives from the more people that are in the system to, the more people that get actual help, recover and out of the system, goes on your employee record for promotion. But instead our mental health workers are worried about working themselves out of a job. I know first hand this is truth from actually having gone through it with a loved one. I know I am rambling and it's pretty much blah blah blah, because you actually support this (so called) new middle housing law, this is changing our state into Europe. But seriously, it's starting to get dangerous! Getting out of North Albany is getting to be a challenge, what is going to happen if there is a natural disaster? You all do not care and you all should be held accountable.
- For the housing implementation plan of Albany - Does this include ADA accommodations for those of us who have loved ones with disabilities? My 11-year-old daughter is wheelchair-bound and nonverbal, and I believe new housing should automatically be ADA-friendly.
- I wanted to repeat my caution regarding the impact of building costs / prices on the ability to successfully implement your plan. My son had just paid \$420k for an 1100 sq.ft. home in Albany. A more representative example might be the 27 cluster homes that were just completed for \$5.7 MM by Creative Housing Coalition. If we assume an average sq. ft. per small home as 750 sq. ft. then the cost to build that community is \$281 per square foot. With an assumed

markup by the builder of only 1/3, the sale price would be \$374 per square foot. I would encourage you to take this presentation to the general public within Albany. You are going to significantly change the character of the community and they deserve to be informed.