



September 30, 2024, City Council Work Session

Housing Implementation Plan Strategies & Public Input Review

- 
- **Public Engagement Overview**
 - **Policy Recommendations**
 - **Albany Development Code Recommendations**

HIP recommends priority strategies to support needed housing

Albany's housing stock is mostly single-detached housing and apartments. Albany needs more diverse housing options:

- Smaller homes, and small single-level homes
- Accessory dwelling units
- “Missing middle housing” (duplexes, triplexes, fourplexes, cottages, and townhomes)
- Apartments and condos
- Housing affordable to households earning 80% or less of area median income (\$54,350 for a 2-person household)
- Accessible housing



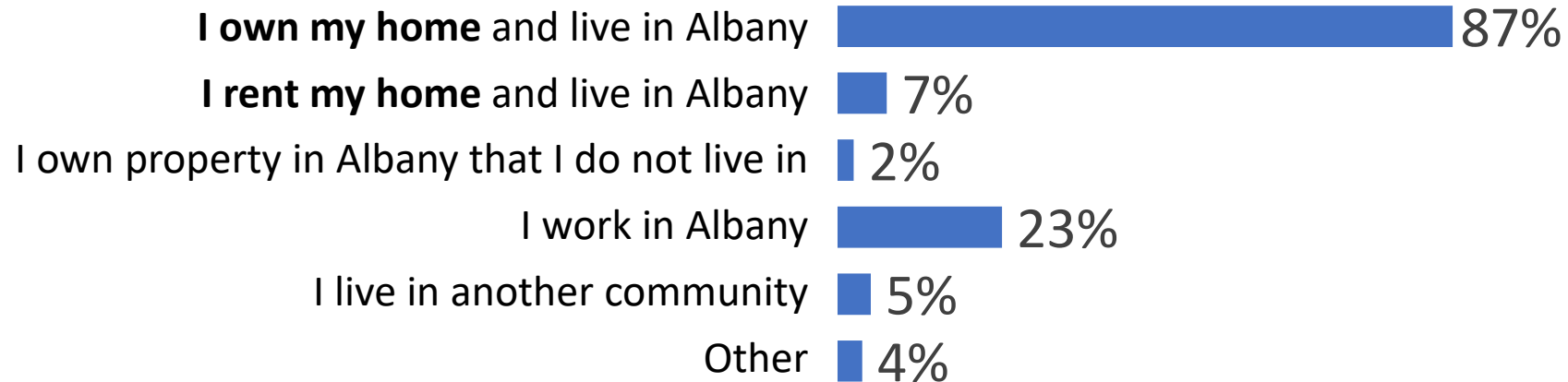
Outreach Methods

- Four Development Code Focus Groups
 - 42 Participants
- Two Housing Policy Focus Groups
 - 17 Participants
- Office Hours
 - Office Hours provided on four days
 - 4 Participants
- Survey
 - Available from 8/27-9/15
 - 90 complete responses, 43 partial responses

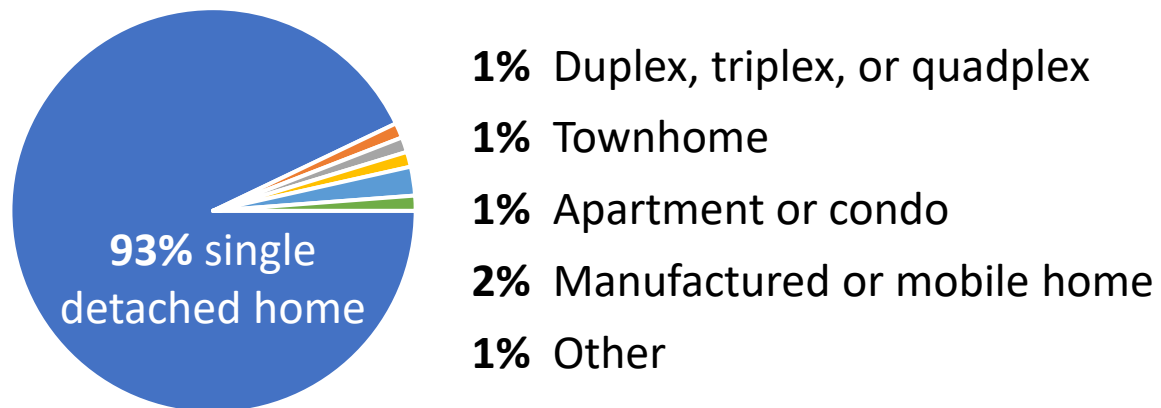
Who we heard from:

- Residents
- Realtors
- For profit builders
- Nonprofit builders
- Social service agencies
- Engineers
- Architects
- Financial institutions
- Transportation planning
- Assessors
- Commercial development
- Business community
- Housing providers and property management

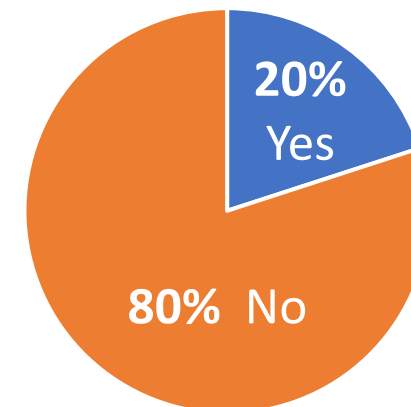
Survey Respondents



What type of housing do you live in?

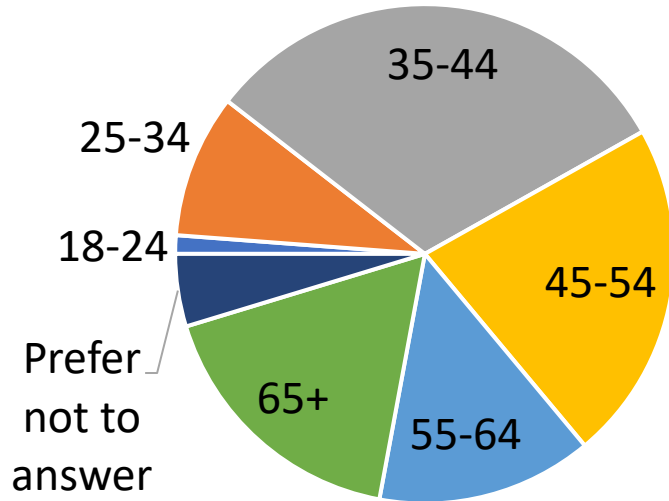


Have you had difficulty finding housing in Albany?

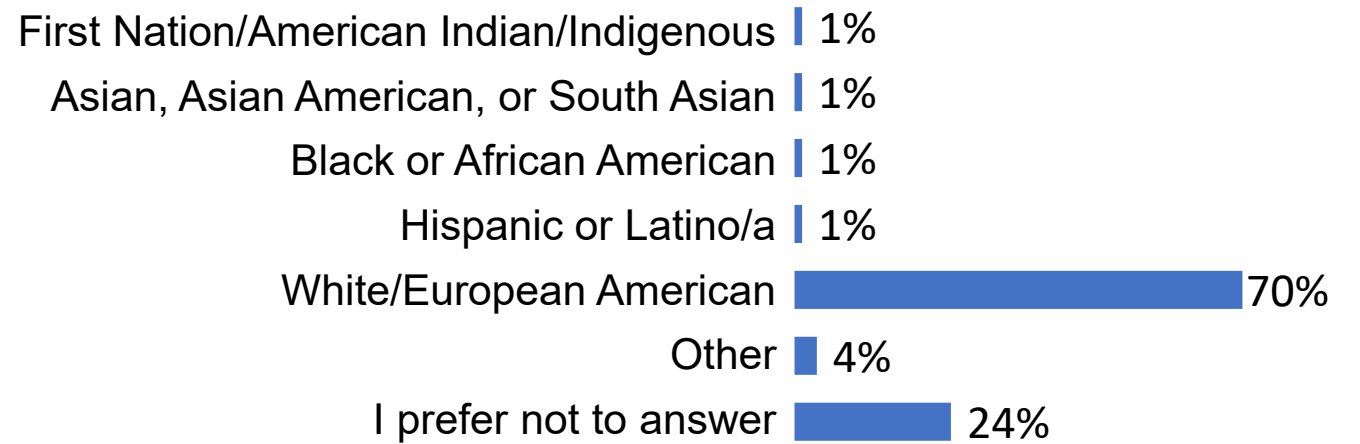


Survey Respondents

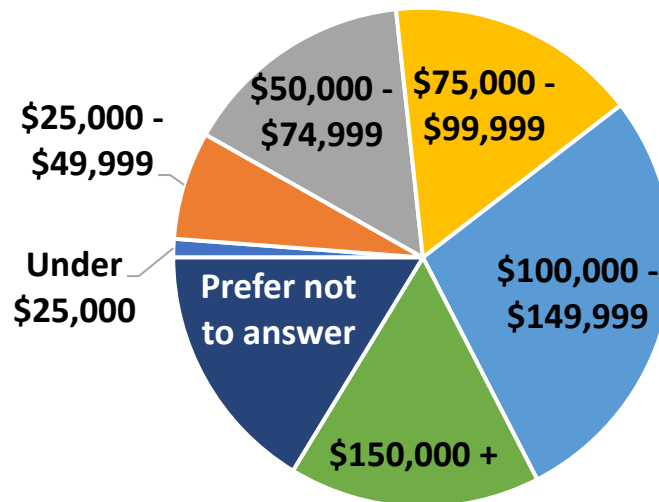
What is your age?



How do you describe your race and ethnic identities?



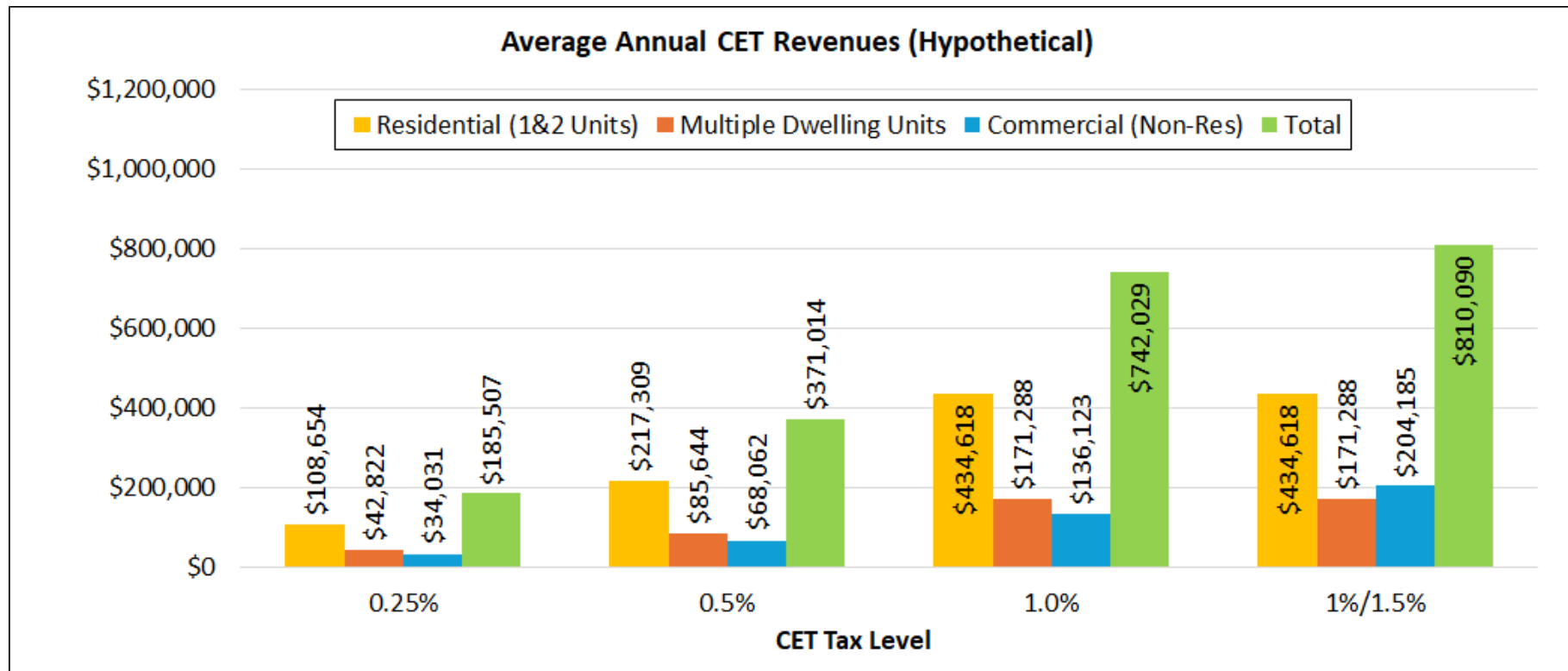
What is your annual household income?



Construction Excise Tax (CET)

Overview

- One time tax on new construction for affordable housing, developer incentives.
- Some construction is exempt, including public & non-profit, affordable housing, etc.



Construction Excise Tax (CET)

What we heard:

- General support for adoption of a CET from focus groups. Value of having City fund.
- Survey responses were more mixed with 39% in favor and 44% opposed.

Recommendation:

- CET of 1% on residential development, and 1.5% on commercial & industrial
- Improvements valued at over \$50,000
- Community Development Commission will make program recommendations to Council
- Community Development Commission will allocate funding
- 60 years of affordability for most projects
- Affordable to residents with 80% or less of the area median income



Tax Abatements

What we heard:

- General support for two abatement programs:
 - Low-Income Rental Housing Tax Abatement (LIRHT)
 - Multi-Unit Property Tax Exemption (MUPTE)
- Available to nonprofit and for-profit builders if the affordability requirements are met
- This is a strong incentive for affordable housing developers

Recommendation:

- Phase out current low-income rental housing abatement, replace with LIRHT
- Economic Development will make recommendations for MUPTE program



Surplus Land for Affordable/Needed Housing

What we heard:

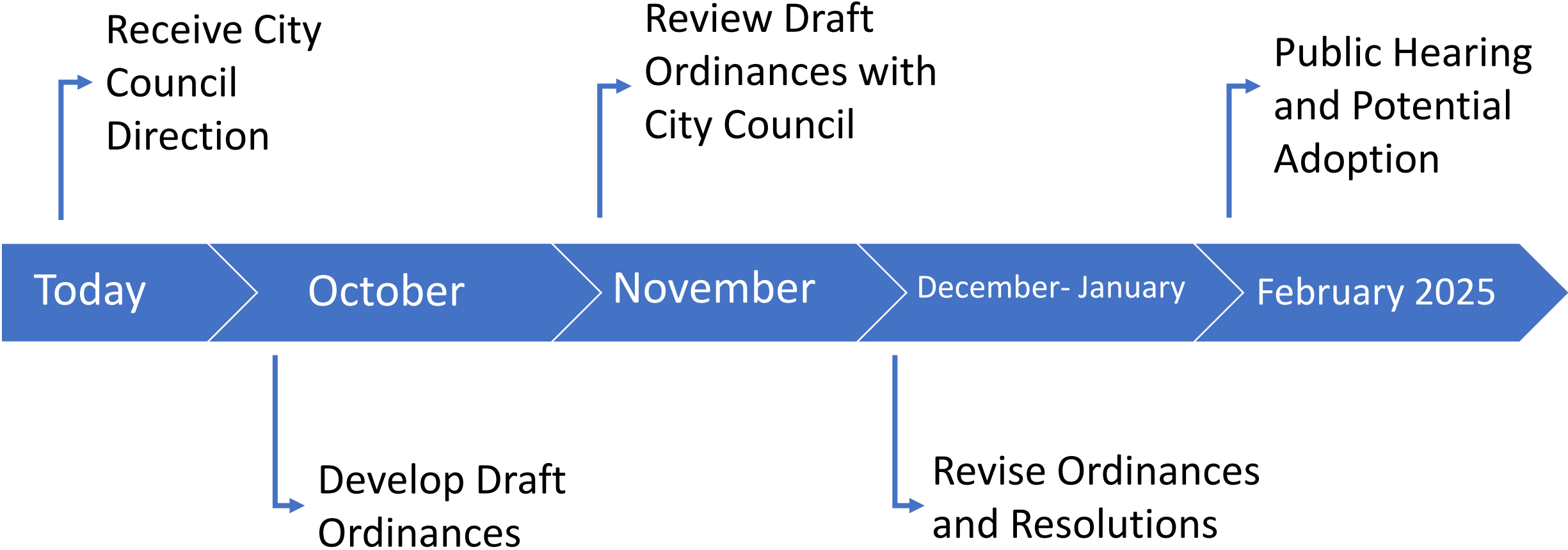
- General support for screening surplus lands for possible housing use, understanding that not all properties will be appropriate.
- This can be a strong incentive to make projects feasible.

Recommendation:

- Adopt a policy to screen City-owned surplus land for housing suitability prior to sale, lease, or reuse.



Policy Timeline



Increase Flexibility for Accessory Dwelling Units (ADU's)

PROPOSAL: Increase allowance of ADU size in relation to the primary dwelling (currently 50% up to 900 sq. ft.)

Allow ADUs to be up to 25 sq. ft. less than the primary dwelling, up to 900 sq. ft., whichever is less.

This will increase opportunities for smaller primary dwellings to have an ADU

What we heard: Support from all engagement types



Encourage Smaller Houses with Smaller Lot Sizes

PROPOSAL: Scale lot size to house size. Keep height and lot coverage the same.

- For houses between 750 – 1,250 SF, allow lot sizes that are about 60% of the standard lot.
- For houses < 750 SF, allow lot sizes that are about 50% of the standard lot size.

What we heard: Support from all engagement efforts. Change smaller house size to 800 SF.

STANDARD	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA	HDR
Minimum Property Size or Land Requirements by Unit Type (1)(18)								
Single dwelling unit (SDU) <u>over 1,250 SF</u> (1)(21)	5 acres (15)	10,000 sf	6,500 sf	5,000 sf	5,000 sf	3,500 sf	N/A	N/A
<u>Small SDU or Duplex 800 – 1250 SF (21)</u>	<u>5 acres (15)</u>	<u>6,500 sf</u>	<u>4,000 sf</u>	<u>3,000 sf</u>	<u>3,000 sf</u>	<u>2,000 sf</u>	<u>N/A</u>	<u>N/A</u>
<u>Small SDU or Duplex Less than 800 SF</u> (21)	<u>5 acres (15)</u>	<u>5,000 sf</u>	<u>3,000 sf</u>	<u>2,500 sf</u>	<u>2,500 sf</u>	<u>1,500 sf</u>	<u>N/A</u>	<u>N/A</u>
Maximum Height (8)	30 ft	30 ft	30 ft	30 ft	30 ft	45 ft	60 ft	75 ft
Maximum Lot Coverage (9)(18)	20% (11)	50%	60%	60%	60%	70%	70%	75%

Remove Barriers to Smaller Houses

PROPOSALS:

- For small house and townhouse lots only, reduce side-yard setbacks to 3 feet for one-story and 5 feet for two or more stories.

What we heard: Focus group support, 53% survey do not support



Article 3, Table 3.190-1

STANDARD	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA	HDR
Minimum Front <u>Setback</u> (4)	20-ft <u>15 ft</u>	20-ft <u>12 ft</u>	45-ft <u>10 ft</u>	45-ft <u>10 ft</u>	45-ft <u>10 ft</u>	45-ft <u>10 ft</u>	42-ft <u>10 ft</u>	10 ft
Minimum Interior <u>Side Setback</u> (4):								
• <u>single-story</u> (4)	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft (5)	10 ft (5)	10 ft (5)
• two or more stories	8 ft	8 ft	8 ft	6 ft	6 ft	10 ft (5)(6)	10 ft (5)(6)	10 ft (5)(6)
<u>Minimum Rear Setback</u> (4)(22)	<u>15 ft</u>	<u>15 ft</u>	<u>15 ft</u>	<u>10 ft</u>	<u>10 ft</u>	<u>10 ft</u> (6)	<u>10 ft</u> (6)	<u>5 ft</u> (6)

Remove Barriers & Increase Livability

PROPOSAL: Reduce front yard setbacks but increase rear setbacks to enable usable backyards.

What we heard: Support from all engagement efforts



STANDARD	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA	HDR
Minimum Front <u>Setback</u> (4)	20 ft 15 ft	20 ft 12 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	12 ft 10 ft	10 ft
<u>Minimum Rear Setback</u> (4)(22)	15 ft	15 ft	15 ft	10 ft	10 ft	10 ft (6)	10 ft (6)	5 ft (6)

PROPOSAL: Increase the maximum **lot coverage** by 10% per zone for rear-loaded development and houses with no garages.

What we heard: Support from all engagement efforts.

ENCOURAGE THIS:



OVER THIS:



PROPOSALS:

- Allow additional cottages per lot (up to 10 or 16, depending on the zone) if all homes are under 750 square feet. **SUPPORT**
- Allow more than one cluster and courtyard per lot (max # of cottages per lot still applies).
- Increase average cottage size from 1,000 to 1,100 – max size 1400 SF.
- Decrease courtyard area for clusters with 4 or fewer cottages from 150 SF per cottage to 75 SF per cottage.

What we heard: Support from all engagement efforts.



Reserve Medium & High-Density Zones for Those Housing Types

PROPOSALS:

1. Set a minimum density in the RM and RMA zones.
 *Maximum heights and lot coverage would determine development scale.
2. Remove the maximum density in RM, RMA & HDR zones



What we heard: Set Minimum Density: Support from focus groups & mixed survey input

1. Maximum Density: Support from focus groups and opposition from survey participants

STANDARD	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA	HDR
Minimum Density (units per gross-net acres)	None	None	None	None	None	None ¹²	None ²⁰	25
Maximum Density (units per gross acre)	(20)	(20)	(20)	(20)	(20)	25 ⁽²⁰⁾ None	35 None	50 None

PROPOSALS:

- Reduce the amount of required private open space from 80% of units to 50% of units.
- Reduce the size of required private open space to 48 SF per unit.
- Other Options to reduce private open space:
 - Do not require private open space – incentivize it. Increase common open space from 15 to 20% and allow private open space to count towards common open space; OR
 - Allow common open space to count towards 100% of the private open space if common open space area is increased from 15% to 20% of site & at least one accessible covered outdoor area with seating & at least one grill is provided.
- Exempt the MUC and commercial zones from private open space requirement. Currently downtown mixed-use zones are exempt from providing private open space.

What we heard: affordable housing providers – extra cost and maintenance costs, water leaks, etc.

Require Green Space in Residential Subdivisions

What we heard: Support from focus groups and survey respondents, insurance concern from some developers IF play structure required

PROPOSALS:

Amount of Open Space – THOUGHTS?

- Option 1: Set a minimum open space area requirement per lot.
- Option 2: Set a percentage of the net area, such as 3% of the net area.

Improvement Standards – THOUGHTS?

- Pocket park, then
- Remaining open space (OS)

Consideration: Allow storm water quality facilities to count for up to 50% (or 75%) of the required OS

Applicability - THOUGHTS?

- Option 1: 2 acres or larger (or other minimum)
- Option 2: 20 or more lots (or other minimum)
- Option 3: Combination of 1 & 2 above

Exemption: If a portion of the subdivision is within ¼ mile of a public park or publicly accessible elementary school

Development Code Timeline

