



Albany Housing Implementation Plan



HOUSING AFFORDABILITY TASK FORCE

Meeting #2

Wednesday, April 13, 2022

12:00 p.m. to 2:00 p.m.

This meeting includes in-person and virtual participation options.

Albany City Council Chambers

333 Broadalbin Street SW

Or join the meeting here: <https://www.cityofalbany.net/hatf/zoom>

[Meeting ID: 859-0084-3841; Passcode: 377060; Phone: 1-253-215-2782]

AGENDA

1. Welcome
2. Focus Group Meetings Summary
3. Draft Menu of Housing Strategies
 - a. Overview
 - b. HATF Discussion:
 - What are your top 3-5 priorities from the strategies list?
 - Is anything missing from the list?
 - Can anything be removed from the list?

Attachments:

- Focus Group Meetings Summary
- Draft Menu of Housing Strategies
- Accessibility Requirements / Statistics – Background Information

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@cityofalbany.net or 541-917-7550.

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



memo

to Anne Catlin, Matthew Ruetters, and Beth Freeland, City of Albany
from Kate Rogers and Matt Hastie, MIG | APG
cc Brendan Buckley, Johnson Economics
re Focus Group Meetings Summary
date 04/14/2022

Introduction

As an early step of the Albany Housing Implementation Plan, the project team conducted a series of focus group meetings. The purpose of these meetings was to solicit information and opinions about gaps in Albany's housing supply and potential strategies to address those gaps and provide housing that is needed in the community. Focus group participants represented a range of stakeholder groups, including local residents, builders, lenders, affordable housing providers, those facing housing insecurity, and a range of agencies and organizations involved in the planning and provision of housing in the Albany area. A list of all focus group participants is provided on page 4.

Seven focus group meetings were conducted between March 14-18, 2022. Matt Hastie and/or Kate Rogers of MIG | APG facilitated each meeting and Anne Catlin of the City of Albany also attended each meeting and helped facilitate. The meetings were largely conducted virtually over Zoom, but some participants joined in person at City Hall.

Summary

Below is a summary of key themes that emerged from the focus groups.

Most Needed Housing Types. Participants were asked what they thought were the greatest gaps in the current housing supply in Albany, or what types of housing were most needed but undersupplied. Following is a list of the types of housing mentioned by focus group participants, grouped by theme.

- Price ranges / income levels / populations served:
 - Homeownership options in the \$200k - \$300k price range. There's high demand in this price range, but almost no inventory. First-time homebuying opportunities are limited. [Note: This was one of the most frequently mentioned gaps in the housing supply, especially among mortgage lenders.]
 - Affordable rental housing (not necessarily regulated affordable, just affordable to low- and moderate-incomes). [Note: This was also frequently mentioned.]
 - Housing affordable to low- and extremely low-income residents (which will require subsidies). Housing for those on fixed incomes.
 - Housing options for seniors to age in place.

- Housing types / sizes:
 - Smaller homes (e.g., 1,200 SF or less; 1 or 2 bedrooms)
 - Cottage housing with smaller square footages (600-1,200 SF).
 - Single-level homes, including condos.
 - Middle housing – e.g., fourplexes, smaller apartment developments. Housing that provides a transition and range between single-family detached and apartments.
 - Accessory dwelling units / granny flats.
 - Affordable housing with multiple bedrooms for larger families (3 and 4 bedrooms).
 - Vertical housing / residential over commercial mixed-use development.
- Locations / amenities / other features:
 - Housing that is close to transit, services, and employment.
 - Housing with lower maintenance needs and costs.
 - Homes with master bedroom on main floor for accessibility.
 - Rental housing that accepts pets.
 - Housing providers willing to work with criminal backgrounds.

Greatest Barriers to Needed Housing. Participants were asked what they saw as the most significant barriers or challenges to developing housing that's most needed in Albany. Below is a list of the challenges mentioned by focus group participants, grouped by category.

- Development Cost Barriers:
 - High cost of land.
 - High construction costs (especially lumber) and labor shortages for builders.
 - Fees (such as system development charges [SDCs], utilities, etc.). [Note: SDCs were frequently mentioned by builders/developer participants.]
 - Cost of parking, infrastructure, street trees, etc.
 - Several participants noted that developers won't build smaller, more affordable units if larger, higher-end units are possible and more financially feasible.
- Process/Regulatory Barriers:
 - Time for development and permitting process (adds cost).
 - Annexation and rezoning processes – lengthy and costly.
 - Parking requirements add cost and may not be in sync with the market.
- Other Challenges:
 - Lack of available, vacant land.
 - Local residents are competing with investors and cash buyers/flippers for home purchases.
 - NIMBYism is an issue; people often don't want to see different types of housing next to them. Participants noted that this could change in the future as people become used to a greater mix of housing (such as in the Knox Butte area).
 - Local wage stagnation.
 - Increased construction time due to contractor labor shortages and some materials take months to arrive.

Potential Housing Strategies. Participants were asked what tools or strategies they thought would be effective in creating more needed housing in Albany and addressing the barriers they'd identified. Below is a list of strategies mentioned by participants, grouped by category.

- Financial Incentives:
 - Incentives for affordable housing, such as reduced SDCs or other reduced fees.
 - Lower SDCs for smaller homes. [Note: The City is currently evaluating its SDC methodology for the potential to reduce fees for smaller homes.]
 - Defer SDCs to time of purchase.
 - Incentivize modular housing.
 - Tax abatement for vertical housing.
- Regulatory Incentives:
 - Expediting the permit process for affordable housing or projects under a certain price point.
 - Density bonuses for affordable housing.
- Zoning / Regulatory Strategies:
 - Require market-rate housing to provide a certain amount of affordable housing (i.e., inclusionary zoning).
 - Require a mix of homes in different price ranges (certain number of lower cost housing when higher priced homes are being built).
 - Remove parking requirements and separate the costs of rent and parking.
 - Allow taller buildings.
 - Increase density allowances.
 - Allow long-term occupancy of RVs and tiny homes on wheels.
 - Evaluate design standards that add cost with no livability benefit (like window percentage).
- Land Supply Strategies:
 - City to provide surplus land for regulated affordable housing.
 - Acquire and hold land for affordable housing.
 - Repurpose existing, vacant buildings and land; convert into housing; rezone if needed. Public private partnerships could be helpful.
 - Rezone nonresidential land to residential.
- Programs and Partnerships:
 - Financial Assistance:
 - Help finance infrastructure improvements.
 - Down payment assistance for homebuyers.
 - Partnerships:
 - Connect agencies to remove the gaps in pathways to housing. People don't know their rights and get taken advantage of.
 - City to partner with and assist non-profit housing developers. Help overcome hurdles, fast-track projects.
 - Support land trusts like DevNW.
 - Education:
 - Programs, services, education for first-time homebuyers. Financial literacy programs.
 - Work with school district, LBCC, etc. for vocational training – need plumbers, electricians, etc.
 - Educate/encourage homeowners associations with restrictive CC&Rs to change bylaws and remove restrictions on middle housing, ADUs, etc.
 - Other:
 - Rent to own program.

- Strategies to give local residents the priority in purchasing homes before investors or out-of-state residents.
- Allow for consolidated rental applications to reduce application fees.
- Funding Strategies:
 - Leverage federal funding to help reduce development fees.

Focus Group Participants

Focus Group #1 – 3/14/2022, 1-2 PM

- Javier Cervantes, Resident, Latinx Community
- Keonali Huntley, Linn Benton Housing Authority Family Self Sufficiency program
- Jillyan Rogers, Lender, Landmark Professional
- Katherine Domingo, Realtor, Garden Gate Realty
- Gabrielle Dibble, Renter looking to become an owner

Focus Group #2 – 3/15/22, 2-3 PM

- Dina Eldridge, Community Services Consortium – Housing Services Manager
- Stacey Bartholomew, Creating Housing Coalition - President
- Angela Stuckart Resident, Realtor, Next Door Real Estate Group
- Jennifer McClean, Broker, Coldwell Banker Valley Brokers
- John Collet, Resident
- Tom Klaus, Downtown resident, previously homeless

Focus Group #3 – 3/16/22, 10-11 AM

- Ken Marshall, Broker, Vintage Realty Northwest
- Alexis Biddle, 1000 Friends of Oregon, Program Director
- Rod Porsche, Habitat for Humanity - Executive Director
- Heather Efraimson, Hayden Homes, Builder/Housing Developer
- Suzanne Phillips, Resident
- Stacie Wyss-Schoenborn, Central Willamette Credit Union, CEO
- Janet Steele, Chamber of Commerce - President
- Sonja Neperud, Real Estate Broker

Focus Group #4 – 3/16/22, 11-12 PM

- Steph Nappa, Cascades West Council of Govts (OCWCOG), Resident
- Shawnn Hartley, Resident, formerly worked in social services
- John Robinson, Local Residential Builder
- Gary Rodgers, Realtor, Northwest Realty
- Joann Zimmer, Resident, long history in addressing homelessness
- Alana Kenagy, Resident, Farmer

Focus Group #5 – 3/16/22, 1-2 PM

- Anna Dvorak, Linn Benton Housing Authority, Intake Department
- Kristen Smith, Realtor, Keller Williams
- Faren Leader, Lane-Benton Community College – Affordability Resources Coordinator
- Ryan Vogt, OCWCOG
- Andrea Bartell, Young Roots Oregon
- Emma Deane, Albany Helping Hands shelter - Executive Director
- Bill Root, Creating Housing Coalition

Focus Group #6 – 3/17/22, 9-10 AM

- Roseann Johnson, Lennar, Builder/Housing Developer
- Eddie Sepeda, Farmworker Housing Development Corporation
- Annie McDonald, Albany Partnership for Housing and Community Development, Housing Services Manager
- Don McBride, SMI Property Management
- Brad Whitcomb, Real Estate Broker, Coldwell Banker Valley Brokers
- Rebecca Tolentino, Central Willamette Credit Union
- Scott Thiebert, Retired contractor

Focus Group #7 – 3/18/22, 10-11 AM

- Justin Peterson, OCWCOG
- Travis Younger, Loan consultant, Caliber Home Loans
- Carol Davies, Creating Housing Coalition and COAT (homeless outreach team)
- Bill MacHugh, Realtor, Keller Williams
- Brad Wilson, Developer, School board member
- Susan Heath, Resident
- Matt Straite, City of Millersburg CD Director
- Casey Nelson, Housing insecure/houseless

Housing Strategies Menu

1. DEVELOPMENT CODE / REGULATORY STRATEGIES

The following set of strategies includes potential changes to the Albany Development Code (ADC), development review processes, or other regulations that the City could consider to help meet Albany’s housing needs and goals.

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
1.1	<p>Ensure Land Zoned for Higher Density is not Developed at Lower Densities</p> <p>Establish minimum density standards, prohibit low-density housing in high density zones, and allow single-dwelling detached homes in medium density zones only if they meet minimum density or maximum lot size requirements.</p>	City of Albany	No minimum density standards. Single-dwelling detached is prohibited in RMA (highest density zone).	<p>✓</p> <p>(min density)</p>	<p>All income levels</p> <p>For rent or sale; high density</p>
1.2	<p>Evaluate Existing Development Standards</p> <p>Review existing standards to ensure they do not overly constrain housing development. This could include:</p> <ul style="list-style-type: none"> • minimum lot size/maximum density • lot widths/depths • building height • setbacks and lot coverage • parking requirements, and • design and open space standards. 	City of Albany	City recently updated residential standards to be clear and objective, but these updates did not address standards identified as barriers.	<p>✓</p>	<p>All income levels</p> <p>For rent or sale</p>
1.3	<p>(Incentivize) Smaller units with Smaller Lots/Prorate Density Calculations</p> <p>Allow small dwelling units (e.g., 1,200 SF or less) and single room occupancy (SRO) dwellings to count as less than one unit for purposes of calculating density and/or allow reduced lot size requirements for smaller units. Density and lot size examples:</p> <ul style="list-style-type: none"> • Dwelling units < = 600 SF: 0.25 unit; minimum lot size 1,500 SF • Dwelling units 601 – 1,200 SF: 0.5 unit, minimum lot size 3,000 SF 	City of Albany	N/A		<p>Affordable (< 80% AMI)</p> <p>Workforce (80-120% AMI)</p> <p>Market Rate (> 120% AMI)</p> <p>For rent or sale; smaller units</p>

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
1.4	Flexibility for Accessory Dwelling Units (ADUs) Allow more flexibility in siting of ADUs. Consider allowing exceptions to certain standards such as rear setbacks or lot coverage. Potentially allow more than one ADU on a lot.	City of Albany	City recently updated ADU standards in compliance with SB 1051.		Workforce (80-120% AMI) Market Rate (> 120% AMI) For rent; smaller units
1.5	Encourage Tiny Homes and Villages Consider ways to encourage development of tiny homes (600 SF or less) built on foundations through regulatory incentives such as reductions in required off-street parking or open space, or exemptions from design requirements.	City of Albany	Tiny home villages would be classified in the current ADC as either multi-family or cottage cluster development and would be subject to the associated design standards.		Affordable (<80% AMI) Workforce (80-120% AMI) For rent or sale; smaller units
1.6	Zoning Incentives for Affordable or Workforce Housing Create incentives for developers to provide affordable and workforce housing in exchange for flexibility from existing development standards. Examples include height bonuses, density bonuses, reduced parking requirements, flexibility in how affordable units are provided.	City of Albany	City currently provides density bonuses for moderate-cost housing. The bonus varies by the affordability level.	✓	Affordable (<80% AMI) Workforce (80-120% AMI) For rent or sale
1.7	Building Height and Density Transfers Enable and encourage Transfer of Development Rights (TDR) to maximize available building height and density provided public benefit (e.g., historic preservation & affordable housing) are attained and covenants ensure long term benefit. This strategy assumes that there are adequate, realistic, and relatively easy receiving areas (with adequate height allowances) for TDRs.	City of Albany	N/A		Affordable (< 80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI) For rent or sale
1.8	Facilitate Middle Housing Types Amend the zoning code to increase housing choices and reduce barriers to development for duplexes, triplexes, fourplexes, townhomes, cottage clusters, and other “missing middle” housing types. Evaluate middle housing standards annually to assess any identified barriers to constructing middle housing.	City of Albany	City recently adopted code amendments to allow middle housing types, per House Bill 2001.	✓	Workforce (80-120% AMI) Market Rate (> 120% AMI) For rent or sale; smaller units

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
1.9	Evaluate Existing Non-Residential Uses Review and consider amendments to allowed uses in residential zones to ensure development of non-residential uses does not prevent those zones from meeting their projected housing capacity.	City of Albany	N/A	✓	All income levels For rent or sale
1.10	Provisions for Single Room Occupancy (SRO) Housing Ensure SROs are not precluded by housing definitions. Allow for SROs, Adult Dorms, and Cohousing in residential zones. Also allow quads/quints as a housing type (different than standard multi-family units) with prorated density.	City of Albany	N/A		All income levels For rent; smaller units
1.11	Encourage Diverse Housing Types in High- Opportunity Neighborhoods Enable developments that support multiple unit sizes, types, and tenure options to promote diverse housing options in high-opportunity neighborhoods (e.g., near high performing schools, transportation options, services, etc.). With goals to promote access to opportunity and reverse historical patterns of racial, ethnic, cultural and socioeconomic exclusion. Use an analysis of “Access to Opportunity” to decide which zones or locations (via zoning overlay) to determine where this is appropriate. The jurisdiction could pair this strategy with a robust program of incentives (e.g., deeper financial incentives, greater range of housing types, more regulatory waivers, etc.) to be made available in these areas than in other areas of the city.	City of Albany	N/A		All income levels For rent or sale
1.12	Evaluate mixed use and commercial zones for housing capacity Consider requiring residential uses to be included in certain areas or certain developments. Consider requiring multi-story development or a minimum number of stories in certain zones or areas. Also evaluate permitted uses and development standards. Consider removing the requirement that housing be attached to a business in some zones (i.e., allow horizontal mix).	City of Albany	Housing is permitted in mixed use and commercial zones, some only if above or attached to a business.		All income levels For rent or sale
1.13	Mixed Housing Types in Planned Developments Require or incentive a mix of housing types within Residential Planned Developments (PD).	City of Albany	Mixed housing types are permitted in PDs, but not required or incentivized.		Workforce (80-120% AMI) Market Rate (> 120% AMI) For rent or sale

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>1.14 Inclusionary Zoning</p> <p>A tool used to produce affordable housing within new market-rate residential developments. Typically implemented through an ordinance mandating that a minimum percentage of units remain affordable for a set period of time.</p>	City of Albany	N/A	✓	Affordable (<80% AMI) Workforce (80-120% AMI) For rent or sale
<p>1.15 Legalize Alternative Housing Types on Wheels and in Parks</p> <p>Many smaller housing formats are built on wheels, including tiny homes on wheels (THOWs), park model homes, and recreational vehicles (RVs). Many local codes prohibit siting these housing types outside of manufactured home and RV parks. Permitting these housing types, with appropriate siting standards to ensure adequate public facilities access and life/safety, can provide additional permanent or interim housing options outside of parks. Allowing broader siting of RV parks and amending standards to allow THOWs, park model homes, and other housing types on wheels can also provide additional siting opportunities.</p>	City of Albany	N/A		Affordable (<80% AMI) Workforce (80-120% AMI) For rent or sale; smaller units
<p>1.16 Incentivize and Promote Accessible Design</p> <p>Provide incentives in the development code to increase the number of units designed to meet Universal Design, Lifelong Housing Certification, and other similar standards. Examples of incentives include: expedited review and permitting processing, planning and building fee reductions, system development charge deferrals, density or building height bonuses.</p> <p>Provide information (e.g., handouts) to educate builders/contractors on ways to adopt plans with Universal Design principals or to make homes visitable (e.g., ADA bathroom on first floor, stairs/ramp/pavement into home, etc.).</p>	City of Albany	N/A		People with disabilities or mobility challenges; All income levels For rent or sale
<p>1.17 Require Accessible Design for Publicly Supported Units</p> <p>Require all publicly supported units to be designed to meet Universal Design, or to be adaptable for this purpose. Consider requiring elevators in any multi-story buildings that are supported by the City.</p>	City of Albany	N/A		People with disabilities or mobility challenges; All income levels For rent or sale

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>1.18 Require Visitable Units in Multi-Unit Development</p> <p>Require a portion of the units in a multi-unit development to be “visitable.” “Visitability” standards promote housing that can be accessed and visited by people with mobility challenges (including elderly and people with disabilities), while also providing convenience to other users of all ages, who, for example, use strollers or bicycles.</p>	City of Albany	N/A		<p>People with disabilities or mobility challenges;</p> <p>All income levels</p> <p>For rent or sale</p>

2. POLICY AND LAND SUPPLY STRATEGIES

The following strategies are intended to address Albany’s existing land capacity and its ability to accommodate needed housing.

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>2.1 Rezone and Redesignate Land</p> <p>Rezone land from other residential designations and/or from non-residential designations to meet specific housing needs, assuming there is an adequate supply of land available to meet non-residential needs.</p>	City of Albany	N/A	✓	<p>All income levels</p> <p>For rent or sale</p>
<p>2.2 Surplus Land for Affordable/Needed Housing</p> <p>Sell City or other surplus land suitable for housing at cost or below market to developers of long-term affordable housing or allow long-term leases at minimal cost. County surplus supply of foreclosed land can be used to provide land to affordable housing developers.</p> <p>Or allow first right of refusal to affordable housing providers.</p>	City of Albany, Linn and Benton Counties, Other public entities	City has donated surplus land to Habitat for Humanity	✓	<p>Affordable (<80% AMI)</p> <p>Workforce (80-120% AMI)</p> <p>For rent or sale</p>
<p>2.3 Land Banking</p> <p>Public purchase of vacant/under-utilized sites for future affordable housing development.</p>	City of Albany or Nonprofit, and Landbank partner	The City has acquired properties within the Central Albany Revitalization Area (CARA); but not for the purpose of developing affordable housing.	✓	<p>Affordable (<80% AMI)</p> <p>For rent or sale</p>

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
2.4	<p>Annexation and Development Agreements</p> <p>Support housing through annexation and developer agreements. Consider including requirements for housing mix, housing types, unit sizes, or income levels.</p>	City of Albany	N/A		All income levels For rent or sale
2.5	<p>Capital Improvements Programming (CIP)</p> <p>Plan the CIP so that projects are constructed sooner to support development of needed housing or to open up more land in an Urban Growth Boundary (UGB) for development of needed housing. Coordinate housing planning with CIP work to prioritize those projects that would support development (e.g., new water line, sewer pumping station). If the UGB is amended or the premises on which the CIP were based changed substantially, the CIP should be revised.</p>	City of Albany – multiple departments	N/A		All income levels For rent or sale
2.6	<p>Public Facility Planning</p> <p>Completing water, sewer, and transportation PFPs and getting capital improvement projects (CIP) built so that costs to develop on land zoned for needed housing can be further anticipated and supported. In addition, public utilities planning also allows for more unit capacity, especially in areas that are upzoned for denser housing.</p>	City of Albany – multiple departments	N/A		All income levels For rent or sale
2.7	<p>Survey Applicants on Development Program Decision-Making</p> <p>Add a section to the city's development application asking developers how they decided on their development program and which public incentives were part of the consideration. This would lead to better information about how to tailor city strategies toward production.</p>	City of Albany	N/A		All income levels For rent or sale

3. FINANCIAL AND REGULATORY INCENTIVES

The following incentive strategies are intended to make development of housing—particularly affordable housing—more feasible or financially viable by reducing fees or other costs and by reducing process barriers.

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>3.1 Pre-Approved Plan Sets for Middle Housing Types Providing a pre-approved set of plans for middle housing (ex. Duplex, cottage cluster, townhomes). The plans would be highly-efficient, designed for constrained lots and low cost solutions, and would allow for streamlined permitting. This would help attract developers that typically develop only single-family housing to get into the missing middle housing production. Consider partnering with a university, design institution, or developing a competition to produce plans.</p>	Albany Building Division; potential university partner	N/A		All income levels For rent or sale
<p>3.2 Pre-Approved Plan Sets for Accessory Dwelling Units Provide a pre-approved set of plans for ADUs that, if chosen by a developer/owner, would lead to automatic approvals and reduced permitting schedule. Plans would reduce the need for architectural costs and reduce barriers to entry.</p>	Albany Building Division; potential university partner	N/A		All income levels For rent

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>3.3 Tax Abatements</p> <p>Tax abatements are reductions in property taxes for housing and may include full or partial tax exemptions or freezes on the assessed value of properties. Abatements are often provided to non-profit corporations or to private developers in exchange for developing affordable or other desired housing types (such as mixed-use). Authorized abatements include:</p> <ul style="list-style-type: none"> • Nonprofit Corporation Low-Income Housing (ORS 307.540 – 307.548) • Low-Income Rental Housing (ORS 307.515 – 307.537)² • Vertical Housing (ORS 307.841 – 307.867)³ • Transit-Supportive Multi-Unit Development (ORS 307.600 – 307.637) – city must identify specific areas • Homebuyer Opportunity Limited Tax Exemption (ORS 307.651 – 307.687) • Residential Rehabilitation Tax Freeze (ORS 308.450 – 308.481) 	<p>City of Albany (may need approval from other taxing districts, e.g., schools)</p>	<p>The City adopted the Non-Profit Low-Income Housing Tax Credit per ORS 307.540-548 in 1993, which enables the City to exempt affordable housing developed by non-profit organizations from City taxes, although annual renewal is required.</p>	<p>✓</p>	<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)</p> <p>For rent or sale (depends on which tax exemption)</p>
<p>3.4 Delayed Tax Exemptions – for Market Rate to Affordable Conversions</p> <p>Allow housing to be built and operated at market rate while allowing developers to choose a path that maintains or reduces rents over time. Once the property’s rents (for some or all of the units) are affordable to households earning below 80% AMI (while maintaining HUD quality standards), tax exemptions (full or pro-rated) would kick in. This could be an incentive to convert market rate units to affordable and is an alternative to upfront incentive dollars, SDC reductions, etc. for providing affordable housing.</p>	<p>City of Albany</p>	<p>N/A</p>		<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)</p> <p>For rent</p>

² Oregon cities that have adopted the Low-Income Rental Housing tax exemption include Silverton, Springfield, Prineville, La Pine, North Plains, Bend, and Eugene (among others).

³ Oregon cities that have adopted the Vertical Housing tax exemption include Grants Pass, Hillsboro, Beaverton, Milwaukie, Gresham, Tigard, Wood Village, Forest Grove, and Estacada (among others).

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
3.5	<p>System Development Charge (SDC) Deferrals, Exemptions or Reductions</p> <p>SDCs are one-time charges assessed on new development to pay for the costs of expanding public facilities. This strategy reduces costs for housing development by deferring, reducing, or exempting SDCs for needed housing types. This strategy could target affordable housing, ADUs, middle housing, or other housing types.</p>	City of Albany	N/A	✓	All income levels or targeted incomes or housing types For rent or sale
3.6	<p>Modify SDC fee methodologies/schedules</p> <p>Update the SDC fee schedule so it is tied to dwelling size. This strategy ensures that smaller dwelling sizes in single and multi-family housing are not disproportionately burdened by fees, and therefore, encouraged. Consider per-square-foot fees rather than per-dwelling. Evaluate methodologies for middle housing and ADUs.</p>	City of Albany	The City is currently proposing to change the SDC methodology so fees are scaled to dwelling size for single-unit dwellings.	✓	All income levels For rent or sale
3.7	<p>Connection Fees Waiver</p> <p>When there are no capital reserve reimbursement agreements, consider waiving connection fees.</p>	City of Albany	N/A		Affordable (<80% AMI) Accessible housing For rent
3.8	<p>Annexation Fee Waiver</p> <p>Waive annexation fees for affordable and/or needed housing.</p>	City of Albany	N/A		Affordable (<80% AMI) Workforce (80-120% AMI) Accessible housing For rent or sale
3.9	<p>Expedite Permitting for Affordable/Needed Housing</p> <p>Variety of strategies to reduce review and processing times for affordable housing development, such as formally adopting shortened review timelines for applications or giving priority in scheduling hearings and meetings with staff. Prioritize projects with direct or indirect funding from local government. Also consider assigning a designating staff to shepherd projects through the construction process in order to expedite process.</p>	City of Albany	N/A		Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) For rent or sale

4. FUNDING SOURCES

The following funding sources could create new revenues for Albany to increase its supply of needed housing, particularly affordable housing.

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
4.1	<p>Construction Excise Tax (CET)⁴ One-time tax on new construction to help pay for affordable housing projects and programs. Cities and counties may levy a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no cap on the rate of the CET. State law requires it to be spent on specific types of programs and activities.</p>	City of Albany; Housing partners could implement funded programs	N/A	✓	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale
4.2	<p>General Obligation Bonds for Affordable Housing Voter-approved bond to provide direct funding for construction and other capital costs associated with the development and construction of affordable housing. Funds can be loaned or granted to both public and privately owned affordable housing projects.</p>	City of Albany	N/A		Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale
4.3	<p>Tax Increment Financing (TIF) TIF is a funding mechanism in which future tax revenues in targeted development or redevelopment areas are diverted to finance infrastructure improvements and/or development—potentially including affordable and/or market-rate housing. TIF set-asides can create designated funding sources for affordable housing development programs within TIF districts.</p>	City of Albany (Urban Renewal Agency)	The City has supported development of affordable housing and infrastructure improvements in the Central Albany Revitalization Area (CARA). Those improvements could be leveraged to reduce costs for private or non-profit housing developers.	✓	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) For rent or sale

⁴ Oregon cities that have passed a Construction Excise Tax for affordable housing include Grants Pass, Medford, Milwaukie, Corvallis, Cannon Beach, Newport, Hood River, Bend, Eugene, and Portland (and likely others). More cities are currently considering a CET.

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
4.4	<p>Community Development Block Grant (CDBG)</p> <p>Albany receives an annual allocation of CDBG funds from HUD for programs that primarily benefit LMI households and residents. Eligible activities include public infrastructure, housing rehabilitation, property acquisition, down-payment assistance, emergency rent assistance, and other public services.</p>	City of Albany	CDBG funds have helped Habitat purchase a property, supported a housing rehab program, emergency rent assistance, down-payment assistance, sidewalk and park improvements.	✓	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale
4.5	<p>Federal HOME Program</p> <p>The state receives HOME funding from HUD to support the creation of affordable housing for low and very-low-income households. Funds can be used for the acquisition, rehab or construction of rental housing, homebuyer assistance, or tenant-based rental assistance.</p>	City of Albany and nonprofits are eligible to apply.	N/A		
4.6	<p>Housing Trust Fund</p> <p>Affordable housing trust funds are public sector tools used to direct financial resources to support a variety of affordable housing activities. Funds in housing trusts are known for their flexibility, sustainability, and success in addressing critical housing needs. <i>Housing trust funds are not revenue sources themselves, but rather are tools for consolidating revenue, planning for how the funds are spent, and directing them to housing programs.</i> Typically, a trust uses one or more committed public sources of revenue to create a dedicated, ongoing funding source to support affordable housing.</p>	City of Albany or partner nonprofit organization	N/A		Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent
4.7	<p>Demolition Taxes</p> <p>Cities, towns, and counties establish demolition taxes and condo conversion fees as a way to generate revenue and replace affordable housing lost to these activities. The proceeds from both demolition taxes and condo conversion fee are typically deposited in a Housing Trust Fund to support affordable and accessible housing activities. To ensure that a demolition tax on residential development does not deter needed redevelopment, this strategy should only be applied if the housing</p>	City of Albany, Linn and Benton Counties	N/A		All income levels For rent or sale

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>replacement is 1:1 or less than 1:1. If the proposed development is more dense than the original structure, there should not be a demolition tax.</p>				
<p>4.8 Allocate Health and Public Safety Resources to Housing Because healthy housing makes a huge difference in health care, public safety, and other costs, identify paths to redirect budgets from those sectors toward housing construction funds and supporting services.</p>	<p>City of Albany; Samaritan, IHN-CCO, County Health Departments, Nonprofits</p>	<p>N/A</p>		<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale</p>

5. PROGRAMS AND PARTNERSHIPS

These are programmatic strategies that could help the Albany community increase its housing supply (particularly affordable housing), support existing affordable units and residents, and/or leverage partnerships to catalyze housing development. The programmatic strategies would typically depend on partnerships with other organizations to implement or rely on additional funding sources identified in the previous set of strategies.

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>5.1 Financial Assistance Programs A range of tools that can be used to maintain housing affordability or to help keep residents in their homes. Possible tools include rent assistance, loans for homeowners, or assistance to low-cost apartment owners for repairs and upgrades.</p>	<p>City of Albany; Community Services Consortium, Linn Benton Housing Authority; OHCS, Nonprofit organizations</p>	<p>The City funds assistance programs through its Community Development Block Grant (CDBG) program and public utility funds; however CSC receives other funds for rent assistance programs...</p>	<p>✓</p>	<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale</p>
<p>5.2 Public-Private Partnerships (PPPs) Arrangements between public and private entities to create more and/or affordable housing. PPPs have the capacity to bring resources to the table that would otherwise not be available if each institution were to provide housing on its own. PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple entities</p>	<p>City of Albany; Private or other nonprofit developer partners</p>	<p>The Woodwind Apartments, completed in 2015, are an example of a PPP for affordable housing. The CARA committed \$1.45 million</p>	<p>✓</p>	<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale</p>

Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
<p>(public, private, and non-profit). Cities can engage in PPPs in a variety of ways, such as providing flexibility in development standards and helping leverage public funding.</p>		<p>to the project, including \$817,660 for the purchase of the property.</p>		
<p>5.3 Community Land Trusts Community Land Trust (CLT) is a model wherein a community organization owns the land and low- to moderate-income households own the housing and accrue equity. Prospective homeowners can enter long-term (e.g., 99-year), renewable leases at an affordable rate. Upon selling, homeowners only earn a portion of the increased property value, while the trust keeps the remainder, thereby preserving affordability for future low- to moderate-income households. Cities can support CLTs in various ways, including financial assistance such as grants or loans to homebuyers for down payments.</p>	<p>City of Albany; CLT partner (such as DevNW)</p>	<p>N/A</p>		<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For sale</p>
<p>5.4 Employer-Assisted Housing Programs Employer-assisted housing programs provide a channel through which employers can help their employees with the cost of owning or renting a home, typically in neighborhoods close to the workplace. Assistance may be provided in a variety of ways, including through down payment grants or loans that are forgiven over a period of employment, homeownership counseling and education, rental subsidies and, less commonly, direct investment in the construction of rental housing.</p>	<p>Local employers</p>	<p>N/A</p>		<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) For rent or sale</p>
<p>5.5 Preserving Low-Cost Rental Housing to Mitigate Displacement Preventing displacement and preserving "naturally occurring" affordable housing through acquisition, low-interest loans/revolving loan fund for preservation, and/or code enforcement. Example: The Oregon Legislature committed \$15 million in lottery bonds to Oregon Housing and Community Services (OHCS) in 2019 to create a naturally occurring affordable housing loan fund. Modeled after the Greater Minnesota Housing Fund.</p>	<p>Oregon Housing and Community Services (OHCS); Non-profit partners</p>	<p>N/A</p>		<p>Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent</p>

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
5.6	<p>Preserving Safe, Affordable Manufactured Homes</p> <p>Manufactured home parks often provide a form of affordable housing stock but are particularly vulnerable to redevelopment pressures since lots are temporarily leased out. To preserve safe, affordable options into the future, manufactured home parks may be protected through assistance that allows community purchase of the underlying land, manufactured homes and provide funds used to maintain upkeep of these dwelling units. This strategy is often implemented through use of Land Trusts, Resident-Owned Cooperatives, Public Ownership of Land, or Condominium Conversion of the real estate assets to preserve the community(ies). Oregon Housing and Community Services (OHCS) has regularly received lottery bonds or general funds from the Oregon Legislature to preserve manufactured home parks through either Resident Owned Cooperatives or Non-profit ownership.</p>	OHCS, Community Land Trust; Resident-Owned Cooperative; Nonprofit partner; Housing Authority	N/A		Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale
5.7	<p>Providing Information and Education to Small Developers</p> <p>Providing information to small, local developers that will help them understand land use permitting processes and give them a sense of clarity and certainty about requirements so they can better provide smaller scale housing at an affordable level. Information can also promote accessible/Universal Design building techniques.</p>	City of Albany	The City provides numerous informational handouts on its webpage in at the permit counter, including new handouts for middle housing.		Workforce (80-120% AMI) Market Rate (> 120% AMI) For rent or sale
5.8	<p>Conversion of Underperforming or Distressed Commercial Assets</p> <p>Acquisition of underperforming or distressed commercial assets (commercial, retail, industrial, or hotel) or partnerships with owners of the assets for conversion into needed housing.</p>	City of Albany; Non-profit or private partners	N/A		All income levels For rent
5.9	<p>Affordable Housing Preservation Inventory</p> <p>Prepare an inventory of subsidized and naturally occurring affordable housing to support proactive policies intended to preserve the affordable housing stock. This strategy is intended to help offset some of the need for costly new construction.</p>	City of Albany	N/A		Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) For rent or sale

	Strategy	Implementing Entity(ies)	Current and Past Efforts	HNA?	Populations Served or Type of Units Supported
5.10	<p>Fair Housing Education, Referral, and Other Services</p> <p>Provide residents, property owners, property managers, realtors, lenders and others involved with real estate transactions with access to Fair Housing information and referrals. Ensure that city staff know how to identify potential Fair Housing violations and make referrals to the Fair Housing Council of Oregon and state and local enforcement agencies. Partner with and fund Fair Housing Council of Oregon (FHCO) to provide periodic Fair Housing Audit Testing, customized outreach and education and other specialized services.</p>	<p>City of Albany; Fair Housing Council of Oregon</p>	<p>The City refers residents to FHCO and has resources online and partners with FHCO on education and outreach.</p>		<p>All income levels For rent</p>

What laws relate to accessible design and construction in residential buildings?

Americans With Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218 and 225)

Enacted in 1990, the ADA prohibits discrimination against persons with disabilities in areas of **public life**, including employment, education, public accommodations, telecommunications, and access to state and local government programs and services. It further provides that discrimination includes a failure to design and construct facilities for first occupancy no later than January 26, 1993, that are readily accessible to and usable by individuals with disabilities. Further, the ADA requires an ongoing obligation to remove architectural barriers and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable - that is, easily accomplishable and able to be carried out without much difficulty or expense. The accessibility features are identified in the ADA Accessibility Guidelines (ADAAG).

ADA design and construction requirements apply to: Newly constructed buildings and alterations to existing buildings must comply with the 2010 ADA standards for Accessible Design. Also, the ADA addresses removing barriers in the built environment to assist in equal access to programs and services.

Fair Housing Act of 1968 (42 U.S.C. §§ 3601-19, Title VIII of the 1968 Civil Rights Act; Learn more at www.fhco.org and the City's [fair housing](#) website.)

The FHA prohibits discrimination against individuals in a protected class when they are renting, purchasing, or financing a home; and provide them with equal access to housing and to the facilities and services associated with housing, including community associations. Protected Classes include:

Federal: race, color, religion, sex, national origin, familial status, and disability. In Oregon, in addition to the federal protected classes; and

Oregon – adds source of income, marital status, sexual orientation, gender identity, Section 8 housing choice vouchers (as a source of income), and victims of domestic violence, sexual assault, and stalking.

The FHA accessible design and construction requirements apply to:

1. Public and common use areas used by residents; AND
2. "Covered" multifamily dwellings designed and constructed for first occupancy after March 13, 1991. Covered multi-family dwellings include:
 - All dwelling units in buildings containing four or more dwelling units IF the buildings have one or more elevators; AND
 - All ground floor units in buildings containing four or more units without an elevator.

The FHA accessible design and construction requirements include:

1. Public and common use areas must be readily accessible to and usable by persons with disabilities.
2. All doors designed to allow passage into and within all premises of covered dwellings must be sufficiently wide to allow passage by persons with disabilities, including persons who use wheelchairs.
3. All premises within covered dwellings must contain the following features:
 - An accessible route into and through the dwelling unit;
 - Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;
 - Reinforcements in bathroom walls to allow the later installation of grab bars; and
 - Usable kitchens and bathrooms such that an individual using a wheelchair can maneuver about and use the space.

Types of housing covered by the FHA's design and construction requirements: condominiums, cooperatives,

apartment buildings, vacation and time share units, assisted living facilities, continuing care facilities, nursing homes, public housing developments, HOPE VI projects, projects funded with HOME or other federal funds, transitional housing, single room occupancy units (SROs), shelters designed as a residence for homeless persons, dormitories, hospices, extended stay or residential hotels, and more.

The FHA requires that housing designed and constructed for first occupancy after March 13, 1991 have certain accessibility features, but does not require that the property be retrofitted with accessibility features if designed and constructed prior to March 13, 1991.

Architectural Barriers Act of 1968 (ABA) (§ 570.614, 42 U.S.C. 4151-4157)

The ABA requires certain Federal and Federally funded buildings and other facilities to be designed, constructed, or altered in accordance with standards that ensure accessibility to, and use by, physically handicapped people. A building or facility designed, constructed, or altered with funds allocated or reallocated under this part after December 11, 1995, and that meets the definition of “residential structure” as defined in 24 CFR 40.2 or the definition of “building” as defined in 41 CFR 101-19.602(a) is subject to the requirements of the Architectural Barriers Act of 1968 and shall comply with the Uniform Federal Accessibility Standards (appendix A to 24 CFR part 40 for residential structures, and appendix A to 41 CFR part 101-19, subpart 101-19.6, for general type buildings).

§ 40.2 Definition of “residential structure”:

(a) As used in this part, the term **residential structure** means a residential structure other than a privately owned residential structure and a residential structure on a military reservation:

- (1) Constructed or altered by or on behalf of the United States;
- (2) Leased in whole or in part by the United States after August 12, 1968, if constructed or altered in accordance with plans and specifications of the United States; or
- (3) Financed in whole or in part by a grant or loan made by the United States after August 12, 1968, if such a residential structure is subject to standards for design, construction, or alteration issued under authority of the law authorizing such grant or loan.

(b) As used in this part, **residential structure** includes the following:

- (1) Any residential structure which, in whole or in part, is intended for occupancy by the physically handicapped or designed for occupancy by the elderly;
- (2) All elevator residential structures;
- (3) Any residential structure that contains 15 or more housing units, unless otherwise specifically prescribed by the Uniform Federal Accessibility Standards.
- (4) Nonresidential structure appurtenant to a residential structure covered under this part.

What ADA and FHA requirements apply to community associations?

Fair Housing Act (FHA): Many of the provisions of the FHA regarding renting, selling and advertising housing do not typically apply to community associations. Discrimination claims against community associations under the FHA are most often made under the following provisions of 42 U.S.C. § 3604(f)(3):

- (A) requires a community association to allow reasonable modifications to common elements, common area, units and/or lots to accommodate a disabled person; and
- (B) requires a community association to make a reasonable accommodation in its rules, policies, practices, or services to allow a disabled person equal opportunity to use and enjoy their home.

42 U.S.C. § 3604(f)(2) prohibits a community association from discriminating against any of the protected classes in the provision of services or the use of its facilities.

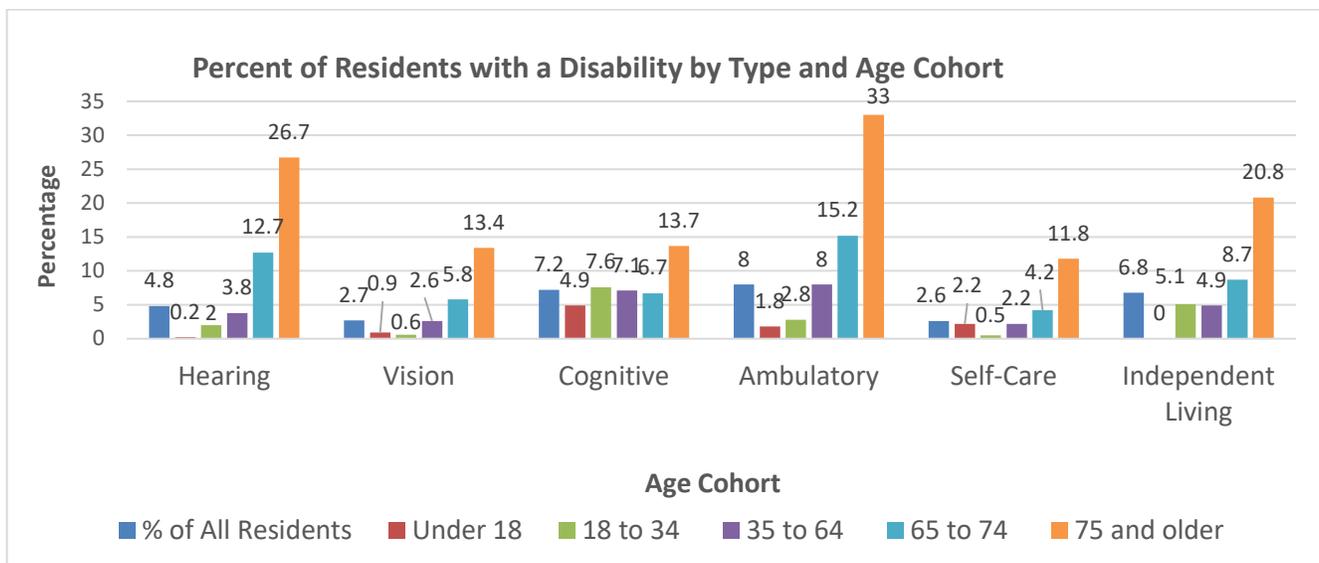
Because of these FHA requirements, a community association must be careful that the rules and regulations it adopts apply equally to all residents and that it cautiously analyzes requests for reasonable modifications and reasonable accommodation so as to avoid any claim of discrimination.

Americans with Disabilities Act (ADA): The ADA has less potential to impact the operation of a community association because it prohibits discrimination against disabled individuals in the use and enjoyment of places of **public accommodation**. 42 U.S.C. §12182(a.) Places of public accommodation are required to maintain certain accessibility features to allow disabled persons an equal opportunity to access and use the public accommodation.

Private community associations who facilities are only open to owners and residents do not qualify as places of public accommodation and are not subject to the ADA's requirements. The exception to this rule is if a community association opens up its facilities to the public, such as when a community association's pool is used for a swim meet with a team from another community. If a community association does engage in activities that make it a place of public accommodation, then it is subject to the requirements of the ADA for that portion of the property and may be required to install accessibility features.

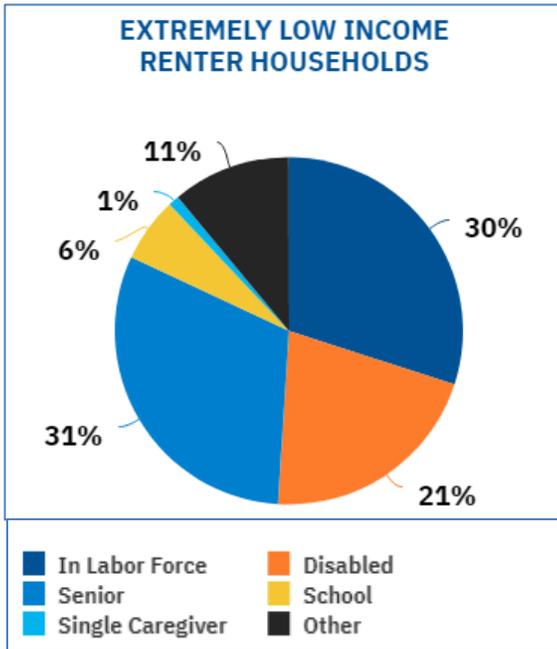
2020 Albany Disability Status (S1801, 2020 5-year American Community Survey)

Age Cohort	% with Disability	Estimate # w/Disability
< 5 years	0.3	14
5 to 17	8.5	814
18 to 34	11.7	1,448
35 to 64	15.3	2,989
65 to 74	27.9	1,337
75 + older	49.4	1,742



Oregon Statistics for Extremely Low Income Renter Households:

KEY FACTS	131,710 OR 22% Renter households that are extremely low income	\$25,750 Maximum income for 4-person extremely low income household (state level)	-98,949 Shortage of rental homes affordable and available for extremely low income renters	\$52,296 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.	77% Percent of extremely low income renter households with severe cost burden
-----------	---	---	--	--	---



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. At the national level, 14% percent of extremely low income renter households include a single adult caregiver, more than half of whom usually work more than 20 hours per week. More than 10% of extremely low-income renter households are enrolled in school, 48% of whom usually work more than 20 hours per week.

Source: 2019 ACS PUMS.