

# CHAPTER 4: HOUSING

## GOAL 10: HOUSING

### BACKGROUND SUMMARY

Housing is one of the most basic and fundamental needs of our society. Yet, despite how basic the need, each community makes choices and policies that affect the mix of housing types and opportunities for its citizens. These choices also change over time as preferences, lifestyles, and needs change.

### HOUSING TRENDS AND SUPPLY

Albany offers a variety of residential choices. According to the 2000 Census, Albany had 16,108 households and 17,389 housing units, including vacant units.

Before 1970, single-family construction comprised the vast majority of new housing. In the 1970s, Albany experienced the largest residential construction boom of the last three decades, including a significant amount of multi-family construction. Manufactured housing took off in the 1980s, constituting 40% of all new building permits issued. Housing construction was balanced among housing types in the 1990s. Between 1990 and 2005, the annual average number of all new housing units was 425, with 1994 being the highest year at 578 new units.

**Albany's Residential Construction Trends by Decade**

<b>New Units</b>	<b>1970-1979</b>		<b>1980-1989</b>		<b>1990-1999</b>		<b>2000-2005</b>	
Single-Family	1,597	41%	225	22%	1,524	41%	2,219	83%
Manuf. Homes*	299	8%	403	39%	855	23%	145	5%
Duplexes	174	4%	104	10%	206	6%	100	4%
3 or more units	1,823	47%	293	29%	1,118	30%	206	8%
<b>Total New Units</b>	<b>3,893</b>		<b>1,025</b>		<b>3,707</b>		<b>2,674</b>	

Source: City of Albany Building Division.

\*Manufactured Homes includes homes in parks and private lots.

[Ord. 5667, 4/25/2007]

The traditional detached single-family dwelling (including manufactured homes on individual lots) seems to be the preferred housing type to buyers and builders in Albany, accounting for 83% of the building permits from 2000 through 2005. This trend is in part due to the low interest rates during this period.

About two-thirds of Albany's housing stock was single-family detached housing in 2005. Approximately one-fourth of Albany's housing was multi-family units, and over ten percent were duplex to quad units.

**Albany's Housing Inventory by Type, 2005**

<b>Housing Type</b>	<b># Units</b>	<b>%</b>
Single-Family	12,273	62.1%
Manuf. Home Park Units	989	5.0%
2-4 units	2,098	10.6%
Apartments (5 or more units)	4,414	22.3%
<b>Total Units</b>	<b>19,774</b>	<b>100.0%</b>

Source: 2005 assessor's data and Albany building permits

Not included in the housing inventory are approximately 600 rooms/beds in assisted living<sup>1</sup> and nursing homes or Alzheimer's care facilities. (Albany's 539 independent living senior/retirement units are included in the 2005 inventory by housing type.)

More than 70% of Albany's housing stock has been built since 1960. In addition, a major outstanding feature of Albany's housing stock is the large number of high quality historic homes built before 1945. Many of these are in National Register Historic Districts or on the Local Historic Inventory and special regulations have been enacted to preserve and enhance their historic character.

[Ord. 5667, 4/25/2007]

Housing Affordability. Housing values grew faster than incomes between 1990 and 2000. Albany's median household income increased by 47% between 1989 and 1999, rising from \$26,873<sup>2</sup> to \$39,409. The median value of owner-occupied housing increased by 120%, from \$60,000 in 1989 (including North Albany) to \$132,600 in 1999. The median gross rent increased by 50%, from \$396 to \$594 a month between 1989 and 1999 (Census). In 2000, the Census estimated that Albany had 3,000 apartments that rent between \$500 and \$749 a month.

Housing prices rose between 2000 and 2005, while rents stayed roughly the same. The average sales price for Albany homes increased by 3.8% annually, going from \$134,410 in 2000 to \$174,198 through September 2005<sup>3</sup>. The average sales price per square foot went from \$85 to \$106 in Linn County and from \$95 to \$109 in Benton County.

The cost of housing presents a problem for many middle- and low-income households in Albany. Especially hard hit are those households headed by senior citizens, by females, or by minority groups. In 2000, 24% of owner-occupied households paid 30% or more of their income on housing, up from 14% in 1990. About 43% of renters spent 30% or more on housing in 2000, up from 38% in 1990.

## VARIABLES AFFECTING HOUSING NEEDS

[Ord. 5667, 4/25/2007]

The following variables are known to affect the type and amount of housing need in a community: age of householder, household size, housing tenure, household income, household composition, and population projections.

Age. Age and income have been found to have a stronger correlation with housing ownership and housing choice than other demographic variables.<sup>4</sup> Albany's median age increased to 34.6 in 2000, up from 32.7 in 1990 and 27.6 in 1980. The 45-to-64 age group grew from 16% of Albany's total population in 1980 to 22% in 2000. Most of these baby boomers will transition to "empty nesters" and into retirement over the next 20 years. Seniors 65 and older accounted for 23% of all households in 2000. Half of the senior households were headed by someone 75 and older. The number of seniors 75 and older is projected to grow from 13% in 2000 to 19% of Albany's population by 2020.

Tenure (Owned vs. Rented Units). Albany's home-ownership rate increased between 1990 and 2000 from 53.5% to 59.5%. Not surprising, owner-occupied housing is predominantly single-family detached housing, including manufactured homes on lots and in parks. More surprising is that single-family detached and manufactured housing accounted for over 25% of all rental units.

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<sup>1</sup> Meals, nurses and other services are provided or available in assisted living, nursing and other care facilities.

<sup>2</sup> Because the 1990 Census data dates before the annexation of North Albany, the 1990 median household income is a weighted average of the Albany median income of \$24,474 (11,768 households) and the North Albany median household income of \$44,466 (1,523 homes).

<sup>3</sup> Sales data from the Mid-Willamette Valley Multiple Listing Service website: [www.wvmls.com](http://www.wvmls.com).

<sup>4</sup> Oregon Housing Needs Model Methodology, Oregon Housing and Community Services Department.

Household Size. Household size has a direct impact on the number of housing units needed. A slight change in household size can result in a difference of hundreds of housing units for Albany. Over the past few decades, household size has been decreasing. Albany's household size decreased by 0.4% between 1990 and 2000. The City assumes the rate of decline in household size will continue to slow and stabilize over the next 20 years to 2.43 in 2025.

Population Projections. Detailed information on Albany's population trends and forecasts can be found in Chapter 10 of this Plan. Based on population estimates prepared by Portland State University, Albany's population is growing faster than Albany's official 1999 County-coordinated and adopted forecast<sup>5</sup> to 2020. The adopted forecast assumed a 1.4% annual growth rate, resulting in a 2025 population of 57,030.

Because Albany averaged 2.3% growth per year between 1996 and 2005, City staff calculated three additional growth scenarios to 2025. (See Chapter 10.)

[Ord. 5667, 4/25/2007]

### **HOUSING NEEDS PROJECTIONS**

The Oregon Housing Needs Model developed by the Oregon Housing and Community Services Department was used to calculate housing needs required by Goal 10. Using demographic variables, the model helps predict future housing needs at prices that can be supported by Albany's population. The model uses income and age of householder data from the 2000 Census and housing data by type and price collected by City staff in 2003 (using 2002 assessor's information).

The county-coordinated forecast adopted in 1999 was used to determine housing needs to 2025. Three alternative growth scenarios were run through the model to see what housing needs would be if Albany were to grow faster than projected in the official adopted forecast. The first table summarizes model results for all scenarios. The county-coordinated forecast is shaded.

#### **Summary of Projected Housing Need 2005 to 2025: 4 Growth Scenarios**

<b>2025 Population Estimates</b>	<b>All Units Needed 2005-2025</b>	<b>Owner-Occupied Unites</b>	<b>Rental Units</b>
Adopted Forecast: 57,030	4,302	3,058	1,249
1. 1.5% AAGR: 61,093	6,012	4,056	1,956
2. 1.9% AAGR: 66,093	8,098	5,275	2,823
3. 2.2% AAGR: 70,096	9,773	6,254	3,519

Source: Albany Planning Staff and Oregon Housing Needs Model

AAGR=average annual growth rate

Note: The model used the same projected household size of 2.43 for all scenarios in 2025 and a vacancy rate of 2% for owner-occupied units and 5% for rental units.

The Housing Needs Model required an estimate by City staff of the percentage of housing types by price. The next tables show net housing units needed in 2025 by price for Albany's adopted county-coordinated forecast.

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<sup>5</sup> The state requires each county to establish a population forecast and coordinate this with the local governments within its boundary. In 1997 and 1998, Albany, Linn and Benton County representatives met to arrive at a population forecast to 2020. This forecast was adjusted by the Department of Land Conservation and Development and adopted by both counties in 1999.

**Net New Rental Units Needed (Surplus) to 2025**

Rent	Needed Units	Single Family Units	Manuf. Home Park Units	Duplex Units	Triplex-Quadplex Units	5+ Multi-Family Units	Tenant Vouchers*
0 - 199	854	25	29	44	67	689	750
200 - 429	375	257	13	54	(179)	230	240
430 - 664	(1,183)	(121)	(112)	(53)	(134)	(763)	60
665 - 909	(399)	(505)	11	(255)	110	240	20
910 - 1149	713	271	0	(30)	94	378	
1150 +	887	305	0	95	56	431	
Totals	1,246	231	(60)	(145)	15	1,204	
Percentage	100%	18.6%	-4.8%	-11.6%	1.2%	96.6%	

\*Estimate number of Section 8 vouchers or similar subsidies used to lower tenant paid rents to this price.

**New Owner-Occupied Units Needed (Surplus) to 2025**

2005 Price	1999 Price	Total Units	Single Family Units	Manuf. Home Park Units	Duplex Units	Triplex-Quadplex Units	5+ Multi-Family Units
<\$75k	<60k	1,436	826	395	201	5	9
75k <115k	60k <90k	193	134	(142)	188	13	0
115k < 150k	90k <120k	(1,305)	(1,494)	(2)	185	6	0
150k < 190k	120k <150k	(1,068)	(1,189)	0	111	9	0
190k < 280k	150k <225k	1,624	1,423	0	201	0	0
280k +	225k+	2,177	2,098	0	80	0	0
	Totals	3,058	1,797	251	966	34	9
Percentage		100%	58.8%	8.2%	31.6%	1.1%	0.3%

**Total New Rental and Ownership Units by Type to 2025**

	Total Units Needed	Single Family Units	Manuf. Home Park Units	Duplex Units	Triplex-Quadplex Units	5+ Multi-Family Units
<b>Totals</b>	4,303	2,029	191	821	49	1,213
<b>% of Total</b>	100%	47.1%	4.4%	19.1%	1.1%	28.2%

Notes: Manufactured homes on individual lots and attached single-family housing units are considered to be single-family housing units for modeling purposes and results. The duplex category includes single-family housing units with accessory apartments because they are two units on one lot. The following table summarizes the allocation of all housing units in 2025 by housing type.

[Ord. 5667, 4/25/2007]

The model results indicate a need for both low-income and high-end owner-occupied housing, with a current and continued surplus of homes valued between \$115,000 and \$190,000 (2005 values). The model results also indicate a surplus of rental units priced between \$430 and \$909, with the need established for units that rent for less than \$430 a month or over \$910.

**Senior Rental Housing Units Needed by Cost, 2025**

Income*	Rent	Householder Age 65 - 74		Householder Age 75 +	
		# Units	% of Units	# Units	% of Units
<10k	0 - 199	264	28.2%	394	33.6%
10k <20k	200 - 429	288	30.7%	375	32.0%
20k <30k	430 - 664	154	16.5%	262	22.4%
30k <40k	665 - 909	145	15.5%	91	7.7%
40k <50k	910 - 1,149	55	5.8%	35	3.0%
50k +	1,150 +	31	3.3%	14	1.2%
<b>Totals</b>	<b>2,109</b>	<b>937</b>	<b>44.4%</b>	<b>1,172</b>	<b>55.4%</b>

\* Income represents range of income needed to pay the rent and be affordable. # Units is not the same as number of households at that Income due to Out Factor and vacancy factors used to arrive at # Units.

The next table shows an estimate of how the 4,300 new housing units might be distributed by zoning district.

**Projected New Housing Units Needed by Type and Zoning District, 2025**

	RM-3, RMA	RM-5, RM	RS-5	RS-6.5	RS-10, RR	URR	HM, MUR	WF, HD	MUC, Other	Total
<b>Single Family Units</b>	65	233	520	695	200	0	53	164	99	2,029
	3.2%	11.5%	25.6%	34.3%	9.9%	0.0%	2.6%	8.1%	4.9%	
<b>Manufactured Dwelling Park Units</b>	0	47	18	126	0	0	0	0	0	191
	0.0%	24.8%	9.5%	65.7%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Duplex Units</b>	184	238	172	142	69	0	8	0	8	821
	19.9%	25.4%	22.4%	21.9%	8.4%	0.0%	1.0%	0.0%	1.0%	
<b>Triplex and Quadplex Units</b>	21	14	4	3	3	0	2	0	2	49
	42.3%	29.1%	8.5%	5.7%	5.8%	0.0%	4.5%	0.3%	3.8%	
<b>5+ Multi-Family Units</b>	478	455	10	10	0	0	0	83	177	1,213
	39.4%	37.5%	0.9%	0.9%	0.0%	0.0%	0.0%	6.8%	14.5%	
<b>Total Units Needed</b>	<b>727</b>	<b>959</b>	<b>736</b>	<b>1,014</b>	<b>271</b>	<b>0</b>	<b>63</b>	<b>247</b>	<b>286</b>	<b>4,303</b>

Source: Albany Housing Needs Analysis: 2005 to 2025

The next step is to compare housing demand to the residential buildable land supply.

[Ord. 5667, 4/25/2007]

## RESIDENTIAL BUILDABLE LANDS INVENTORY

Residential lands were inventoried in August 2005 to determine the amount of available land to accommodate future housing needs. The inventory included land zoned for residential or mixed uses in the city limits, and land designated residential on the Comprehensive Plan outside the city limits but within the Urban Growth Boundary (UGB). Both vacant<sup>6</sup> properties and those with further development potential (“partially-developed” land)<sup>7</sup> were inventoried using 2005 assessor’s data and building permit data.

The next step in the residential lands inventory was to identify and account for any environmental constraints that may affect the amount of residential development possible on a given property. The City Geographic Information Systems staff calculated the amount of land constrained by floodplain, wetlands, and slopes.<sup>8</sup> The following table shows the net amount of developable vacant and partially-developed land in Albany’s city limits by zone and in the UGB after factoring for environmental constraints.

**Developable Vacant and Partially Developed Residential Land by Size, September 2005**

Comp Plan Designation	Zoning District	Developable Area >= 1 acre			Developable Area < 1 acre			TOTAL Buildable Acres
		Vacant Acres	Part-Devel Acres	>= 1 Acre Total	Vacant Acres	Part-Devel Acres	< 1 Acre total	
LDR	RR	187.5	181.6	369.1	55	53.9	108.9	478
LDR	RS-10	89.9	55.6	145.5	21.1	44.2	65.3	211
LDR	RS-6.5	262.3	213	475.3	66.7	32.7	99.4	575
LDR/MDR	RS-5	280.2	7	287.2	8.1	0.9	9	296
VC	HM/MUR	0	0	0	2.3	0	2.3	2
MDR/VC	RM-5/RM	63.5	24.6	88.1	21.5	15.2	36.7	125
MDR	RM-3/RMA	6.2	0	6.2	8.5	2.5	11	17
VC	WF	3.3	0	3.3	3.9	2.4	6.3	10
<b>City Totals</b>		<b>893</b>	<b>482</b>	<b>1,375</b>	<b>187</b>	<b>152</b>	<b>339</b>	<b>1,714</b>
URR		596	503.6	1,099.6	23.2	31.9	55.1	1,155
<b>UGB Totals</b>		<b>1,489</b>	<b>985</b>	<b>2,474</b>	<b>210</b>	<b>184</b>	<b>394</b>	<b>2,868</b>

Source: Albany Housing Needs Analysis: 2005 to 2025

Albany had a total of 1,375 acres of developable land in properties greater than one acre in the city limits in 2005. Over 100 acres of vacant land greater than one acre include approved, but not yet recorded single-family subdivisions in the RS-5<sup>9</sup> and RM-5 zones. Most of the developable areas less than one acre are recorded single-family lots. [Ord. 5667, 4/25/2007]

Property Size. The size of vacant properties can limit redevelopment potential. The last of the large vacant RM-3/RMA Multiple-Family properties (over 3 acres) developed with subdivisions of single-family detached housing between 2002 and 2005. Of the 17 developable RM-3/ acres, four properties are between 1 and 2 acres.

In the RM-5/RM Limited Multiple-Family zone, there are roughly 125 total developable acres, with 88 acres total of land in properties greater than one acre. After factoring for environmental constraints and the following subdivisions with preliminary plat approval: North Albany Village, Benton Woods, and Blossom Crossing – there are only three lots with developable areas larger than three acres: 3.6, 4.9 and 6.3 acres. [Ord. 5667, 4/25/2007]

<sup>6</sup> Properties were considered vacant if improvement values were less than \$10,000 and over 2,000 square feet.

<sup>7</sup> Properties greater than ¾ of an acre (32,670 square feet) with improvement values greater than \$10,000 were considered partially developed. One-half acre (21,780 square feet) was subtracted from each property to account for an existing dwelling unit.

<sup>8</sup> Residentially-zoned land with water bodies, land within the floodway, or with slopes greater than 25% were considered unbuildable. Land within the 100-year floodplain outside the city limits but in the Urban Growth Boundary was also not considered buildable. It is estimated that 35% of wetlands may be mitigated offsite. Land with slopes between 12% and 25% and land in the city limits within the 100-year floodplain was considered developable at a reduced rate of 70%.

<sup>9</sup> The vacant RS-5 total includes approved, but not recorded, Henshaw Farms subdivision on 56 net developable acres and a phase of Bridle Springs subdivision on 17 net developable acres.

Density Trends. Between 1990 and 2006, new detached single-family subdivisions developed at an average gross density of 4 units per acre, ranging between 0.7 and 8.8 units per acre. Multi-family developments averaged 15.4 units per acre. Both multi-family and single-family uses are allowed in some zones so an average of all development was calculated by zone and is used for calculating build-out. [Ord. 5667, 4/25/2007]

Projected Densities and Potential Development Capacity. The projections of average density of future development are based on past development trends and predictions of future development trends and characteristics.

The following table shows the projected gross density per acre by zoning district and total capacity of vacant land at build-out given the current zoning.

**Projected Density by Zone and Build-Out Capacity of Developable Land**

Comp Plan Designation	Zoning District	Projected Gross Density Per Acre	Net Developable Acres	Potential Units* at Build-Out
LDR	RR	3	478	1,446
LDR	RS-10	3	211	670
LDR	RS-6.5	4	575	2,202
LDR/MDR	RS-5	5.5	296	1,806
VC	HM	5.5	1.3	10
VC	MUR	8	1	8
MDR	RM-5/RM*	12	125	1,309
MDR	RM-3//RMA	15	17	231
VC	WF	15	10	135
VC/GC	MUC, HD, CB & Redevel.	12	27 Est.	324
<b>Total - City</b>			<b>1,741</b>	<b>8,141</b>
URR	Outside City	4.5	1,155	5,198
<b>Total UGB</b>			<b>2,910</b>	<b>13,454</b>

\*Figures don't equal density per acre x total developable acres because capacity was calculated on a lot by lot basis. When actual density was known, it was used. Lots less than the average minimum lot size for single-family units were allotted one unit.

Assuming the projected densities by zone and the development of partially developed land, Albany could accommodate 8,100 new residential units at build-out within the city limits to 2025. Developable land within the UGB could accommodate another 5,200 units, assuming an average density of 4.5 units an acre.

At first glance, there is enough land within the city limits to accommodate the projected housing need from 2005 and 2025. However, periodic review requires land needs be based on affordability. The next step is to determine land need by zoning district based on projected housing need by affordability. [Ord. 5667, 4/25/2007]

Projected Land Need by Zoning District

The following table calculates land need by zoning district based on the projected housing units needed by housing type and price. Projected land needs by zone are then compared with the available land to determine net land need or surplus by zoning district.

**Projected Land Need (Surplus) by Zoning District to 2025**

	<b>RM-3/ RMA~</b>	<b>RM-5/ RM~</b>	<b>RS-5</b>	<b>RS-6.5</b>	<b>RS-10, RR</b>	<b>URR</b>	<b>HM, MUR</b>	<b>WF</b>	<b>HD, CB MUC, Other*</b>	<b>Total</b>
<b>Projected Units Needed by Zone</b>	747	988	724	976	310	0	63	209	286	4,018
<b>Estimate Density/Acre</b>	15	12	5.5	4	3	4.5	7	15	12	n/a
<b>Acres Needed</b>	48.5	79.9	133.8	253.5	90.5	0.0	9.0	16.5	23.8	656
<b>Available Land~</b>	4.1~	66.0~	296.2	574.6	689.0	1,155	2.3	9.6	27.0	2,824
<b>Net Acres Needed</b>	<b>44.1</b>	<b>13.9</b>	<b>(162.4)</b>	<b>(321.1)</b>	<b>(598.5)</b>	<b>(1,155)</b>	<b>6.7</b>	<b>6.9</b>	<b>(3.2)</b>	<b>(2,168)</b>

\*The HD (Historic Downtown), CB (Central Business), MUC (Mixed Use Commercial), Other category estimates the number of acres that might redevelop in these zones or other commercial zones.

~Developable areas less than one acre in the RM-3 and RM-5 zones were excluded from the Available Land total because these properties will likely develop or already have developed as single-family lots.

[Ord. 5667, 4/25/2007]

Residential Land Needs – Conclusions

*1999 Adopted County-Coordinated Population Forecast to 2025 of 57,030 people.* Assuming staff estimates for the distribution of housing by type and price, and projected density trends are reasonable, the City needs more medium-density land, but overall there is a surplus of land to accommodate projected growth to 2025. Some of the surplus in the RS-5, RS-6.5 and RS-10 zones and land in the UGB designated URR can be rezoned to meet projected housing needs to 2025 by housing type and affordability and for public facilities.

In order to meet housing needs to 2025, there will be demand for at least 50 acres of land zoned to allow medium-density housing to include multiple-family and attached single-family units (shown above in the RM-3/RMA and RM-5/RM zones). If the City averages higher densities than projected, such as 20 units an acre in the RM-3/RMA zone instead of 15 units an acre, 12 fewer acres would be needed to 2025.

Another 14 acres of mixed-use land (shown above in the HM/MUR and WF zones) is also projected, and could be accommodated with development or redevelopment in the MUC, HD, CB zones and other commercial zones such as OP (Office Professional) and NC (Neighborhood Commercial).

Land needs to be designated for multiple-family and medium-density development and policies adopted to provide land for multi-family development in order to reach needs to 2025.

The need for medium-density and multiple-family housing could be accommodated in the UGB on land currently designated URR or by rezoning land within the city limits. (Most of the URR land is south of Oak Creek and east of Interstate 5.) The City needs to evaluate locations most suitable for medium-density development based on transportation, utilities, adjacent land uses and environmental factors. Strategies to address the need for medium-density and affordable housing are outlined in the next chapter.

[Ord. 5667, 4/25/2007]

*Alternative Growth Scenarios.* While Goal 10 requires the City to use its adopted forecast to project housing needs, staff feels it is important to look at land needs of the alternative population growth scenarios if the City continues to grow at a faster rate than the adopted forecast.

If the City were to grow at its current pace of about 2.2% average per year, or at a slower average annual growth rate of 1.5% to 2025, a lot more medium-density land will be needed as shown in the table below. The average minimum density achieved in these zones will also affect the amount of land needed in the future.

**Net Acres Needed (Surplus) to 2025 using Alternative Population Growth Scenarios**

	<b>RM-3/ RMA</b>	<b>RM-5/ RM</b>	<b>RS-5</b>	<b>RS-6.5</b>	<b>RS-10/ RR</b>	<b>URR</b>	<b>HM/ MUR</b>	<b>WF/ HD</b>	<b>Other</b>	<b>Total</b>
<b>1.5% AAGR</b>	65.0	46.9	(114.8)	(243.5)	(498.6)	(1,155)	9.0	9.8	2.5	(1,879)
<b>1.9% AAGR</b>	90.5	87.1	(56.8)	(148.7)	(376.6)	(1,155)	11.7	13.2	9.6	(1,525)
<b>2.2% AAGR</b>	111.0	119.5	(10.2)	(72.6)	(278.6)	(1,155)	13.8	16.1	15.2	(1,241)

Source: Housing Needs Analysis: 2005 to 2025

If the City were to grow at an average annual rate of 1.5% over the next 20 years, the City may need over 100 acres of medium-density land, with 60 of that allocated to attached and multi-family housing. If the City were to average 2.2% growth per year through 2025, the City may need close to 240 acres of medium-density land.

[Ord. 5667, 4/25/2007]

Utilities

The water and sewer master plans indicate that water and sewer extensions are feasible for most areas in the UGB. Sewer extensions to some areas in North Albany (zoned RR) may not occur for some time due to the expense, location in the floodplain and the limited redevelopment opportunity.

[Ord. 5667, 4/25/2007]

Public Uses

Approximately 100 acres of the available residential land will likely be needed for new public schools and parks, as well as for churches and assisted-living facilities.

Some of the land designated for residential uses (Urban Residential Reserve) in the urban fringe may also be needed for additional commercial or industrial uses.

There seems to be enough land within the city limits and urban fringe to accommodate any schools, parks and other non-residential needs to 2025.

[Ord. 5667, 4/25/2007]

Monitoring Albany’s Housing and Residential Land Needs to 2025

In order for Albany’s Comprehensive Plan to remain current and responsive to Albany’s changing demographics and population, the City will need to evaluate population and development trends every few years. The residential buildable lands inventory will need to be evaluated against housing trends and projections and updated at least every three years.

[Ord. 5667, 4/25/2007]

## **BACKGROUND INFORMATION**

The following analysis provides additional information about Albany's housing and residential land needs to 2025. The analysis may be obtained from the Albany Community Development Department at 333 Broadalbin Street SW.

### **Albany Housing Needs Analysis: 2005 to 2025**

- Community Context
- Housing Trends and Existing Conditions
- Variables Affecting Housing Need
- Projecting Albany's Housing Need in 2005 and to 2025
- Residential Land Supply and Demand
- Housing Strategy: Meeting Housing Needs to 2025

[Ord. 5667, 4/25/2007]

# GOAL 10: HOUSING

## GOALS, POLICIES, & IMPLEMENTATION METHODS

### GOALS

Provide a variety of development and program opportunities that meet the housing needs of all Albany's citizens.

Create a city of diverse neighborhoods where residents can find and afford the values they seek.

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### POLICIES

#### General

1. Ensure an adequate supply of residentially-zoned land in areas accessible to employment and public services.
2. Provide a variety of choices regarding type, location, density and cost of housing units corresponding to the needs and means of city residents.
3. Encourage innovation in housing types, densities, lot sizes and design to promote housing alternatives. Examples include:
  - a. Attached single-family housing and condominium ownership opportunities in the Waterfront zoning district
  - b. The adaptive reuse of the upper floors of structures within the Downtown Business District for residential purposes.
  - c. Mixed housing types and price ranges at a minimum of ten units per acre in Village Center Comprehensive Plan districts.
  - d. Neighborhoods with a variety of lot and housing sizes and types.
  - e. Accessory dwelling units.
  - f. Other actions directed at reducing housing costs which conform to the Comprehensive Plan, including innovative Development Code regulations.

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4. Encourage residential development that conserves energy and water; uses renewable resources; and promotes the efficient use of land, conservation of natural resources, easy access to public transit, and easy access to parks and services.

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5. Encourage the use of Cluster and Planned Unit Developments to:
  - a. Promote architecturally appealing and functional land use design.
  - b. Allow flexibility in the placement and uses of buildings, recreation areas, open spaces, streets, utilities, and off-street parking areas.
  - c. Effectively utilize special site features including natural characteristics, location, view, topography, size or shape of parcels.
  - d. Maintain a development pattern that is compatible with the surrounding area as determined by the Comprehensive Plan designation.
6. Encourage residential development on already serviced vacant residential lots or in areas where services are available or can be economically provided.

7. Require residential densities to be commensurate with the availability and adequacy of public facilities and services.
8. Encourage the development of great neighborhoods by:
  - a. Supporting neighborhood identity.
  - b. Locating parks, trails, schools, daycare and churches in close proximity to residences.
  - c. Incorporating natural features and spaces into developments.
  - d. Connecting and orienting new neighborhoods to Village Centers.

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9. Encourage new residential developments to provide housing choices that allow for persons to stay within their neighborhoods (“age in place”) as their housing needs change.
 

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10. Preserve and enhance Albany’s historic housing as a unique and valuable resource.
11. Promote the conservation of existing housing by supporting programs that rehabilitate and upgrade substandard and deteriorating units.
12. Encourage the development of housing with quality craftsmanship and amenities to attract new business as well as keep local business executives within the community.
13. Allow the establishment of bed and breakfast accommodations in existing residential areas when it can be determined that the use will be compatible with the surrounding neighborhood in terms of traffic generation, parking, use intensity, and size of structure.
14. Encourage a mix of housing types and residential densities within the Urban Residential Reserve area which conform to the population and density projections adopted by the City of Albany and where infrastructure is available or can be made available.
15. Encourage the removal of barriers to safe neighborhoods, such as vacant lots and buildings, and overgrown vegetation.
 

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Affordable and Special Needs Housing

16. Encourage the development of affordable housing in a range of types and appropriate sizes to meet Albany’s housing needs. Examples include accessory apartments, manufactured housing, and attached single-family houses.
 

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17. Recognize groups needing specialized housing such as the elderly, handicapped, homeless, and other disadvantaged groups when identifying housing programs and opportunities.
18. Encourage providers of transitional housing units, shelters and single-room occupancy housing to locate near Village Centers, employment centers, and public transportation.
 

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19. Comply with federal, state, and local fair housing laws and policies that affirm access to housing opportunities for all persons in Albany.
20. Encourage senior housing developments and care facilities to be located in or near Village Centers for improved access to goods, services, and public transportation.
 

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## IMPLEMENTATION METHODS

1. Use a variety of techniques to reduce housing costs including:
  - a. Timely processing of development permits.
  - b. Providing opportunities for the use of innovative techniques in development, design, and construction.
  - c. Promoting Cluster Developments to allow flexibility in residential development and the transfer of density within the development when protecting natural features, open areas, and park spaces.
  - d. Allowing increased densities within Planned Unit Developments, zero lot line setbacks, attached single-family housing, and other innovative housing techniques.
  - e. Developing new residential street designs that may reduce pavement widths in appropriate situations and allow for natural drainage.

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2. Require residential densities to be commensurate with the availability and adequacy of public facilities and services.
3. Work with the Parks and Recreation Department to evaluate ways to incorporate parks and trails into neighborhoods. Determine if changes are needed to the Comprehensive Plan, Parks Master Plan or Development Code to implement ideas.
4. Periodically review the residential zoning district standards and the subdivision standards in the Development Code for ways to better meet the housing need of all income levels and of all housing types.

[Ord. 5667, 4/25/2007]
5. Review all mixed-use zoning districts, such as MUR and MUC, to determine if maximums should be set on the amount of land that can be used for commercial or residential purposes.

[Ord. 5667, 4/25/2007]
6. Upon occasional City staff-developer roundtables to identify potential incentives that might encourage developers to build great neighborhoods with a diversity of housing choices, densities, and price ranges.

[Ord. 5667, 4/25/2007]
7. Upon annexation of Urban Residential Reserve areas, medium- and high-density developments will be encouraged in areas that:
  - a. Have adequate sewer and water capacity.
  - b. Can be served economically and efficiently with public services including fire protection, police protection, and schools.
  - c. Are located in close proximity to collector or arterial streets.
8. Periodically review the Urban Residential Reserve designation to determine anticipated residential densities as reflected by anticipated needs, development trends, and extension of public services.
9. Support enforcement of the City's Property Maintenance Code and Compliance Program that addresses substandard housing issues.

[Ord. 5667, 4/25/2007]

## Affordable Housing and Special Needs Housing

10. Participate in federal, state, local and other housing programs that provide assistance to the city's low-income individuals, households, and neighborhoods through:
  - a. Public facility improvements.
  - b. Rehabilitation loans and grants.
  - c. Historic preservation grants and other related programs.
  - d. Regional fair share distribution of assisted housing and other local, state, and federal programs.
11. Monitor low- and moderate-income housing needs by reviewing available information on current conditions including census data, rental rates, vacancy rates, and housing sales prices.
12. Encourage public and private social service and housing agencies to coordinate programs that provide secure housing and shelter opportunities to those in need.
13. Support efforts by the Albany Partnership for Housing and Community Development, the Linn-Benton Housing Authority, Habitat for Humanity, the Community Services Consortium, and other local agencies to provide affordable housing, financial assistance, and services to Albany's moderate-, low- and very-low-income households; for the elderly; and for Albany's special needs populations.

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14. Convene Albany's housing agencies to discuss affordable housing, housing for the special-needs populations, agency roles, and existing programs. Evaluate program gaps and areas for improvement.

[Ord. 5667, 4/25/2007]
15. Identify areas with a concentration of very-low income households to determine if there are any programs or assistance that can help provide safe and decent housing.
16. Evaluate incentives to develop affordable housing.

[Ord. 5667, 4/25/2007]
17. Become an entitlement community under the Community Development Block Grant program.

[Ord. 5667, 4/25/2007]

## **RECOMMENDATIONS**

1. Encourage Linn and Benton Counties to consider the needs of the homeless and other displaced persons by:
  - a. Maintaining close contact with local social service providers in order to be able to measure needs and to be able to provide appropriate referrals.
  - b. Facilitating emergency housing assistance during severe conditions.
2. Encourage the Community Services Consortium (CSC) to serve as the region's "housing resource center" that can serve as a "clearinghouse" for housing needs.

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3. Encourage all Albany area housing agencies and service providers to look for opportunities to coordinate and expand programs.

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