



ALBANY CITY COUNCIL
SUPPLEMENTAL AGENDA

Wednesday, June 9, 2021

This meeting will be conducted virtually. This meeting will immediately follow the ARA meeting that starts at 6:00 p.m. Please join the meetings at:

[Join on Zoom](#)

You can use your built-in microphone or dial in using your phone.

or call 1-253-215-8782 (audio only) | meeting ID: 541 917 7500, passcode: 252269

Microphones will be muted and webcams will be turned off for presenters and members of the public unless called upon to speak.

If a participant disrupts the meeting, the participant's microphone and webcam will be turned off.

If disruption continues, the participant will be removed from the meeting.

Please note supplemental agenda item for this meeting:

- a. Applying for HB2001 plan grant - Matthew Ruettgers. [Page 96]

Please see additional three pages, attached, inadvertently left out of the agenda published on Friday.

RES NO. _____



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Matthew Ruetters, P.L.S., Community Development Director 

DATE: May 27, 2021, for the June 9, 2021, City Council Meeting

SUBJECT: Grant Application - HB2001 Compliance and Housing Implementation Plan

Relates to Strategic Plan theme: Effective Government, Great Neighborhoods

Action Requested:

Staff recommends that council adopt the attached resolution in support of a grant application to the State of Oregon's Department of Land Conservation and Development (DLCD) for HB 2001 compliance and development of Housing Implementation Plan (HIP).

Discussion:

House Bill 2001 (HB2001) passed in the 2019 Legislative Session and was signed into law by Governor Brown in August 2019. Known as "the middle housing bill", HB2001 requires cities to update their comprehensive plans and development codes to allow more middle housing options (duplexes, triplexes, quads, etc.) on properties historically zoned for one single-family residential dwelling per lot. Cities with more than 25,000 residents must implement HB2001 by June 30, 2022. Those that do not, will be forced to use the state's model code that goes beyond the minimum requirements of HB2001.

Albany received a \$100,000 grant from DLCD for a HB2001 compliance project. While much progress has been made under that grant, more work is required prior to taking the new code through the formal adoption process. Remaining work includes further consideration of proposed code amendments by applying to sample development scenarios, completing additional staff review, and conducting further public outreach. Albany's current grant expires on May 31, 2021, and DLCD staff has indicated additional funds may be available for a second grant to finish the project and navigate the adoption process.

This second grant could also be used to fund efforts related to housing affordability and responding to community needs identified in our recently completed Housing Needs Analysis. HB2001 already requires that communities consider ways to increase affordability of middle housing, including but not limited to:

- waiving or deferring system development charges,
- property tax exemptions, and
- assessing a construction tax.

The city council has also recently directed staff to consider actions to improve housing affordability for all housing types, the end goal being to meet 20-year needs identified in the HNA for all residents.

Staff recommends pursuing this broader, second grant as it would serve as a bridge and create a critical link between expanding housing options and housing affordability. The work products from such an effort would be the HB2001 code amendments and creation of a Housing Implementation Plan (HIP). The HIP being the document that identifies specific steps the City could take to address needs identified in the HNA.

Budget Impact:

Staff does not anticipate a requirement for a local match; however, limited funds have already been budgeted for these efforts and are available as a grant match should one be required. Any grant funding received will ensure these important projects continue and could ultimately result in general fund savings, as compared to the adopted budget.

MR:jv

Attachment

c: Scott Whyte, Planning Supervisor (via e-mail)
Anne Catlin, Planner III (via e-mail)



RESOLUTION NO. _____

A RESOLUTION IN SUPPORT OF A GRANT APPLICATION TO THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT (DLCD) FOR HOUSE BILL 2001 COMPLIANCE AND FOR PREPARATION OF A HOUSING IMPLEMENTATION PLAN (HIP).

WHEREAS, House Bill 2001 (HB2001), known as the “middle housing bill,” was passed during the 2019 legislative session; and

WHEREAS, communities must amend their comprehensive plans and development codes to meet the minimum compliance requirements for HB2001 or be subject to the state’s model code, which is more stringent and more prescriptive than the minimum compliance requirements; and

WHEREAS, Albany received a \$100,000 grant from DLCD for HB2001 implementation that expired on May 31, 2021; and

WHEREAS, while substantial progress has been made towards compliance, proposed code amendments require further consideration by applying to sample development scenarios, completing additional staff review, and conducting further public outreach; and

WHEREAS, DLCD has indicated additional funds may become available for a second round of technical assistance, and Albany would be eligible to apply for these funds to conclude code work and support the formal adoption process; and

WHEREAS, HB2001 also requires cities to consider ways to increase affordability of middle housing, including but not limited to: waiving or deferring system development charges, property tax exemptions, and assessing a construction tax; and

WHEREAS, like many cities, Albany is experiencing challenges with housing affordability for all housing types, not just middle housing; and

WHEREAS, the city council has directed staff to consider actions to improve housing affordability in Albany in order to meet needs identified in the recently completed Housing Needs Analysis (HNA); and

WHEREAS, DLCD has indicated that grant funds may also be available for considering ways to increase affordability as called for under HB2001 and for developing Housing Implementation Plans (HIP) that would identify strategies to address community needs identified in an HNA; and

WHEREAS, the City’s adopted budget includes limited funds for HB2001 compliance and considering actions to address housing affordability and needs identified in our HNA, and these funds could be used for any required grant match; and

WHEREAS, the City is currently facing unprecedented financial challenges, and receipt of grant funds would be of substantial community benefit and would ensure these important community efforts are able to continue; and

WHEREAS, it is anticipated a grant application will require “local official support” of the grant application, and this resolution meets the requirement of such support; and

WHEREAS, separate council action is required to enter into a formal grant agreement.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the council endorses the submittal of a grant application to DLCD for HB2001 compliance and preparation of a HIP; and

BE IT FURTHER RESOLVED that the Albany City Council endorses the use of budgeted funds otherwise intended for related efforts for any required City match; and

BE IT FURTHER RESOLVED that the city council authorizes the mayor to write a letter in support of the grant application on behalf of the City.

DATED THIS 9TH DAY OF JUNE 2021.

Mayor

ATTEST:

City Clerk