



to City of Albany City Council and Planning Commission
 from Kate Rogers, MIG
 re Albany Housing Implementation Project – Online Survey Summary
 date September 20, 2024

Introduction

This memo provides a summary of results from the online survey for the Housing Implementation Project (HIP). The survey was available from August 27 through September 15, 2024, and received 90 complete responses. The survey asked respondents to provide input about proposed changes to the Albany Development Code (ADC), as well as housing policies and incentives, to address the community’s current and future housing needs. The survey (now closed) can be viewed online at this link: <https://bit.ly/AlbanyHousingSurvey>. A report of responses is attached.

Results Summary

ADC Strategies

Respondents were asked to evaluate each proposed ADC change using the following scale:

Strongly Support – Support – Unsure – Do Not Support – Strongly Do Not Support

Most ADC proposals received more support than opposition in the survey. The following table indicates the percentage of respondents that selected either “Support” or “Strongly support” for each proposal versus “Do not support” or “Strongly do not support.” The most-supported strategies are listed first.

Proposal	Support	Do Not Support
Require pocket parks and green space in residential subdivisions	76%	13%
Reduce front yard setbacks and increase rear yard setbacks	63%	25%
Increase flexibility for Accessory Dwelling Units (ADUs)	62%	26%
Allowing smaller houses on smaller lots	57%	27%
Incentivize rear/alley-loaded development and houses without garages	55%	29%
Incentivize smaller cottages by allowing additional units in a cottage cluster	54%	39%
Set minimum densities in RM, RMA, and HDR zones	39%	42%
Reduce side yard setbacks for homes on small lots	36%	54%
Remove density maximums in RM, RMA, and HDR zones	25%	55%

As demonstrated in the table, the only strategies to receive more opposition than support were setting minimum densities and removing maximum densities in the medium and higher density residential zones (RM, RMA, and HDR), and reducing side setbacks for homes on small lots.

Open-ended Questions

Respondents were also asked three open-ended questions to understand their general thoughts about housing choices. Following is a brief summary of responses.

- **What type of housing do you see yourself living in while in retirement?**
Responses included a wide range of housing types, including small home, single-story home condo, apartment with family, cottage cluster, townhouse, as well as standard single-family homes.
- **What types of housing options would you consider as a young single person or couple?**
Similar to the last question, responses varied widely but tended to include more housing types such as apartments, townhouses, duplexes, and tiny homes. Fewer respondents indicated single-family homes.
- **What concerns, if any, do you have with encouraging more variety of housing types to address Albany’s housing needs?**
The most frequent responses were “no concerns,” traffic, parking, property values, and housing or neighborhood quality. Several respondents mentioned North Albany as area of particular concern.

Policy Strategies

Respondents were asked to evaluate each policy strategy on the same scale from “strongly support” to “strongly do not support.” The following table summarizes the levels of support for each policy.

Proposal	Support	Do Not Support
Surplus land policy for housing	57%	25%
Construction excise tax (CET)for affordable housing	39%	45%
Tax abatement for affordable housing	39%	38%
Tax abatement for housing in mixed-use areas	46%	30%

As indicated, all strategies received more support than opposition, except for CET. Still, even for CET, the responses were somewhat split. For the CET strategy, the survey also asked whether the city should exempt development under a certain dollar threshold from the tax (e.g., \$50,000). The responses were 52% “yes” and 48% “no.”

Respondent Demographics

It is important to note that the survey responses came from a somewhat homogeneous group of community members, and do not necessarily reflect Albany as a whole. The following stats are noteworthy:

- 87% of respondents indicated that they own their home in Albany;
- 93% live in a single detached home;
- 80% have not had difficulty finding housing that they can afford or that meets their needs; and
- 70% identify their race as White/European American.