Albany Oregon
Minor Report per OAR 660-012-0900(6) and (7)
For the 2023 reporting year

This report was submitted by the City of Albany to meet the requirements of OAR 660-012-0900(6) for the 2023 reporting year.

(6)(a) Narrative summary

(a) A narrative summary of the state of coordinated land use and transportation planning in the planning area over the reporting year, including any relevant activities or projects undertaken or planned by the city or county

In 2023, Albany:

1. Adopted the East Albany Plan, a land use and transportation plan (funded by the Transportation Growth Management program) for the Albany UGB located east of Interstate 5. The plan identified future bicycle and multi-use path locations, and a future arterial and collector street plan.
2. Adopted changes to the Albany Development Code to remove parking minimums for vehicles and set parking maximums, updated bicycle parking requirements, and updated parking lot standards to comply with Division 12 CFEC requirements.
3. Collaborated with Cascades West Council of Governments and 3J Consulting to study potential Climate Friendly Area (CFA) locations and complete an Equity Analysis and Engagement Plan. The city identified community leaders of diverse populations for engagement preferences focus groups, hosted 3 open houses, 2 on-line surveys, a joint public meeting of the planning commission/city council, and a public city council meeting.

(6)(b) Transportation System Planning

(b) The planning horizon date of the acknowledged transportation system plan, a summary of any amendments made to the transportation system plan over the reporting year, and a forecast of planning activities over the near future that may include amendments to the transportation system plan;

Please tell us the planning horizon year of the acknowledged TSP:
Albany's 2010 TSP has a planning horizon year of 2030.

Please provide a short summary of any TSP amendments in 2023:
There were no amendments to Albany's 2010 TSP in 2023; however, amendments were identified in the East Albany Plan. See discussion below.

Please provide a forecast of future planning activities that may include TSP amendments:
The East Albany Plan, funded by the Transportation Growth Management program, included recommended amendments to the TSP, which will be incorporated into the city's upcoming

TSP update, which is anticipated to launch in late 2024 or 2025, prior to the current acknowledged 2010 TSP horizon year of 2030.

The City and ODOT will be evaluating the US 20 corridor through Albany between North Albany and Highway 99E.

The City of Albany has grant approval from ODOT for a major TSP update.

(6)(c) Equity Reports and Analyses

(*c) Copies of reports made in the reporting year for progress towards centering the voices of underserved populations in processes at all levels of decision-making as provided in OAR 660-012-0130 and a summary of any equity analyses conducted as provided in OAR 660-012-0135;*

Has your jurisdiction undergone any equity reports or analysis?
Yes. The city completed an equity analysis as part of the process to evaluate candidate Climate Friendly Areas. The analysis was included in Albany's CFA candidate report submitted to DLCDC by 12/31/2023. The anti-displacement analysis memo is attached.

(6)(d) Alternatives Reviews

(d) Any alternatives reviews undertaken as provided in OAR 660-012-0830, including those underway or completed.

None; however, the US 20 corridor study may identify some -0830 projects and alternatives.

(7)(b) A. A description of immediate actions the city has considered to be taken to reduce greenhouse gas emissions as provided in ORS 184.899(2)

"(2) Except as provided in subsection (3) of this section, the local governments within the boundaries of a metropolitan planning organization, after consultation with and in cooperation with the metropolitan planning organization and state agencies, shall: (a) Consider whether any immediate action can be taken to reduce greenhouse gas emissions. (b) Consider how regional transportation plans could be altered to reduce greenhouse gas emissions."

The Albany Area Metropolitan Planning Organization adopted a new Regional Transportation Plan (RTP) in 2023.

(a) Albany completed sharrow installation projects citywide and is adding setback sidewalks and bike lanes on Gibson Hill Road.
(b) The 2023 TRP identified areas that could support additional transit services. Immediate actions taken include modifying and expanding Albany's transit routes into and around East Albany.

(c) The 2023 RTP identified numerous bicycle and pedestrian improvement projects on Albany's major transportation corridors throughout the Albany MPO. The plan also identifies bike/ped connectivity beyond Albany to neighboring cities and destinations.

(7)(b) B. A description of the consultations with the metropolitan planning organization on how the regional transportation plan could be altered to reduce greenhouse gas emissions as provided in ORS 184.899(2).

The 2023 RTP does not need to be altered at this time to further reduce greenhouse gas emissions.

OREGON CASCADES WEST
Council of Governments

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M E M O R A N D U M

DATE: June 23, 2023

TO: Jason Yaich, City of Corvallis
Rian Amiton, City of Corvallis
Anne Catlin, City of Albany
Ron Irish, City of Albany
Chris Workman, City of Philomath

FROM: Justin Peterson, Community and Economic Development Planner
Nick Meltzer, Transportation Manager
Mary Bach-Jackson, GIS Analyst

RE: **Climate Friendly Area Anti-Displacement Methodology – Spatial Analysis and Vulnerability Index**

This memorandum contains a description of the methodology OCWCOG staff developed to create a vulnerability index for the Albany Area and Corvallis Area MPO regions. In addition to creating a tool to be used for new and ongoing projects, these maps are provided to the cities of Albany, Corvallis and Philomath for use in the statewide Climate Friendly Area Anti-Displacement process. An overview of the rulemaking is provided below, along with more details on why and how the methodology was developed.

BACKGROUND

The Oregon Department of Land Conservation and Development (DLCD) established new rules related to land use and transportation planning in 2022, in line with an Executive Order from former Governor Kate Brown to reduce greenhouse gas emissions and address climate change. As part of that process, certain cities must designate “Climate Friendly Areas,” and then review any potential negative implications of establishing new land uses. Specifically, this is referred to as the “Anti-Displacement Analysis.” From the rules:

Cities and urbanized county areas within these metropolitan areas (outside of the Portland metropolitan area) with a population of more than 5,000 and within an urban growth boundary (UGB) are required to designate Climate-Friendly Areas (CFAs) of a certain size. These jurisdictions are first required to submit a study of potential CFAs. Parts of this study require inclusion of plans to achieve fair and equitable housing outcomes within climate-friendly areas. OAR 660-012-0315(4)(f):

> *Plans for achieving fair and equitable housing outcomes within climate-friendly areas, as identified in OAR 660-008-0050(4)(a)-(f). Analysis of OAR 660-008-0050(4)(f) shall include analysis of spatial and other data to determine if the rezoning of potential climate-friendly areas would be likely to displace residents who are members of state and federal protected classes.*

The local government shall also identify actions that may be employed to mitigate or avoid potential displacement.

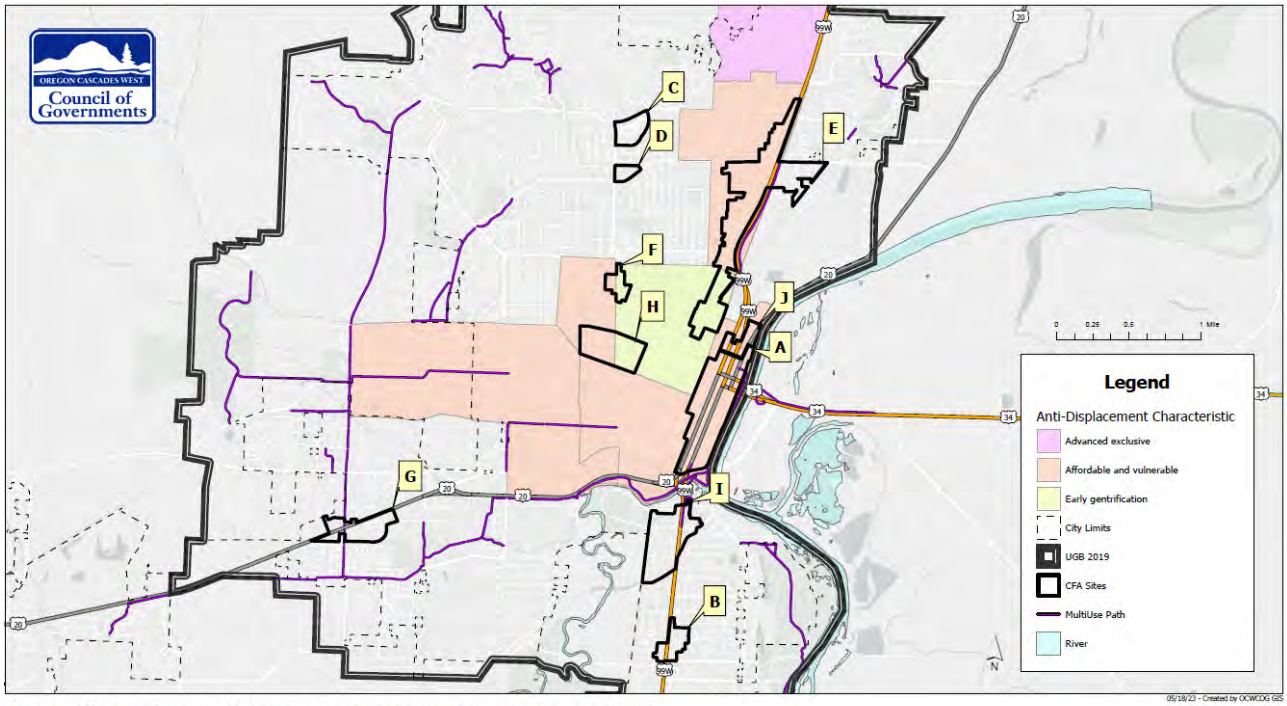
Step 1 is the Spatial Analysis and Step 2 is the Planning Analysis of the Anti-Displacement Study. COG is responsible for the Spatial Analysis. The Anti-Displacement Spatial Analysis is described in Task 3.1 of the scope of work:

> *The purpose of this task is to identify if CFA designation within any of the studied areas would have a significant potential to displace members of state and federal protected classes. COG shall use the Anti-Displacement Map layer to inform the selection of CFA zones and report on findings of candidate CFA zones for Project Management Team and Public Workshop materials. COG shall include additional social vulnerability index mapping into the analysis including vetting and iterating work through public feedback.*

The Portland State University (PSU) Anti-Displacement Toolkit defines neighborhood typologies by census tract and provides housing production strategies (Exhibits 1 and 2). Use of this tool involves overlaying the Neighborhood Typologies with candidate CFAs to identify areas that have displacement risk. In Corvallis, Albany, and Philomath most census tracts are left "unassigned" by this methodology and any strategies may be used. In Albany only two census tracts were defined by this methodology. This area overlaps with candidate Sites A and B and. All other candidate CFAs in Albany are "unassigned".

This analysis uses the methodology developed by PSU and the associated Neighborhood Typology maps. The typology map is described in the DLCD "Implementation Guidance OAR 660-012-0315 CFA Anti-Displacement Analysis". [CFA Anti-Displacement Map (arcgis.com)]

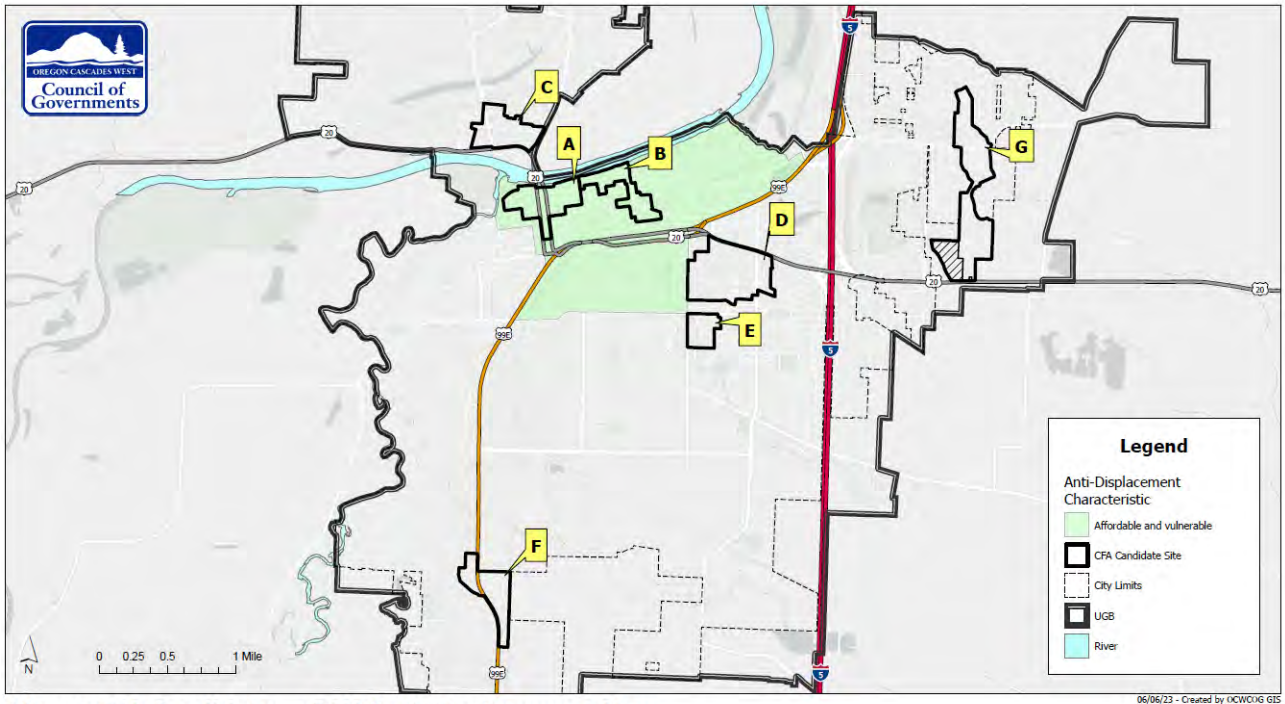
Exhibit 1: Corvallis Neighborhood Typologies



Corvallis CFA Candidates - PSU Anti-Displacement Map

The PSU Anti-Displacement Map is a data layer that differentiates neighborhood vulnerability based on typologies utilizing indicator sets in terms of income, vulnerable people, precarious housing, housing market activity, and demographic change at the census tract level. Tracts are compared to the county averages and designated into types based on high levels of different combinations of vulnerability, housing markets, and demographic changes. It is part of the Anti-Displacement and Gentrification Toolkit Project published by DLCD in 2021.

Exhibit 2: Albany Neighborhood Typologies

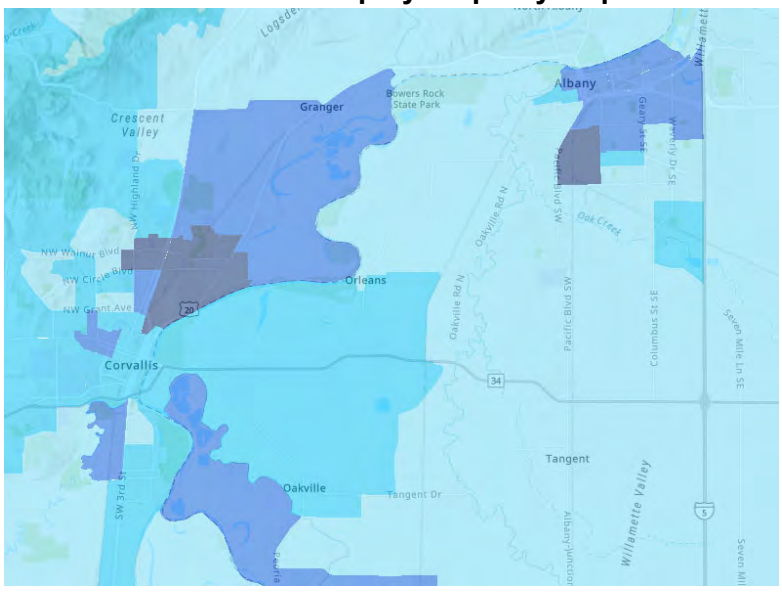


Albany CFA Candidates - PSU Anti-Displacement Map

The PSU Anti-Displacement Map is a data layer that differentiates neighborhood vulnerability based on typologies utilizing indicator sets in terms of income, vulnerable people, precarious housing, housing market activity, and demographic change at the census tract level. Tracts are compared to the county averages and designated into types based on high levels of different combinations of vulnerability, housing markets, and demographic changes. It is part of the Anti-Displacement and Gentrification Toolkit Project published by DLCD in 2021.

Another tool recommended by DLCD to help ensure that CFA sites did not have significant potential to displace existing inhabitants was the ODOT Social Equity/ Disparity Map. Unfortunately, there was insufficient information on methodology to allow us to utilize this information to determine the impact of the CFA sites.

Exhibit 3: ODOT Social Equity/Disparity Map



After reviewing both of these tools and finding they would not meet our needs either due to a lack of granularity (PSU's tool) or methodology details (ODOT's tool), we developed vulnerability maps of the Albany Area MPO and Corvallis Area MPO regions. Creating local vulnerability maps would also allow us to take advantage of the smaller block group area geometries available for the data and provide more granularity. As an example of this, Census Tracts represent between 1,200 and 8,000 people, with an optimum size of 4,000 people. While Block Groups represent between 600 and 3,000 people and are sub-boundaries within Census Tracts. At a small urban scale such as Albany and Corvallis, block groups present a more detailed analysis compared with census tracts.

The purpose of the spatial analysis is to give cities information needed to complete the Planning Analysis and create a final anti-displacement report. OCWCOG used CFA funds and MPO funds to complete the vulnerability index. OCWCOG plans to continue to update the methodology for the MPO regions.

VULNERABILITY MAPS METHODOLOGY

OCWCOG created the vulnerability index; in addition, to the PSU and ODOT tools. The methodology determines: where are the city's most socioeconomically vulnerable populations currently located. In part this analysis answers the question, "Who is most likely to be displaced if housing market conditions were to further appreciate in price or stay the same?". Future development is expected within CFAs and potential displacement of existing residents must be evaluated and mitigated. The local government is tasked with identifying actions that may be employed to mitigate or avoid potential displacement. One important note is that PSU's analysis includes an element of time and how neighborhoods are changing over a defined period. OCWCOG's analysis focuses specifically on the location or vulnerable populations and does not account for any change in their location over time.

Socioeconomic Vulnerability Methodology (Vulnerability Index)
Our analysis looked at eight data sets (indicators) associated with socioeconomic vulnerability by block group. People with one or more disabilities data was at the census tract level due to data availability and was therefore applied equally to each block group within the overall census tract. Data from the 2015-2019 American Community Survey, 5-year estimates was used. The indicators include:

- Low Income Population (Population below federal poverty line) – Table ID: B17021
- Non-white Population – Table ID: B02001
- Seniors above 65 - Table ID: B01001
- People with one or more Disabilities – Table ID: B18101 (By Census Tract)
- Limited English Proficiency (LEP) Population – Table ID: C16002
- Households with children present – Table ID: B11012
- People 25 years and older who have an educational attainment of less than a High School Diploma – Table ID: B15003
- Renter Households – Table ID: B25003 Tenure (Renter occupied total/ total = %)

OCWCOG used a number of resources to collectively identify these data sets as representative of vulnerable populations, including federal Title VI requirements, PSU's Anti-Displacement Methodology, local understanding of housing markets, and similar work completed by EcoNorthwest, an Oregon consulting firm.

How was the Vulnerability Map made? Two maps were created: Albany used the AAMPO region, and Philomath/Corvallis used the CAMPO region. The AAMPO region has 41 block groups, and the CAMPO region has 55 block groups. The vulnerability map combines information from all eight indicators listed above. The result of this analysis is the identification of block groups with higher and lower concentrations of people in vulnerable groups. Block groups with higher vulnerability levels would indicate places where it is most likely that not only current, but where future housing cost burdening and possible displacement are more likely to occur.

For each indicator, the values were sorted from highest to lowest, and then grouped into 5 classes using equal intervals. Equal interval is best applied to familiar data ranges, such as percentages and temperature. This method emphasizes the amount of an attribute value relative to other values. Each block group was then assigned a score of 1-5 for each indicator, with 5 representing the most vulnerable. As an example—the top fifth of block groups with the highest percentage of seniors above 65 all received a score of 5. This was completed for each of the data sets listed above.

The final vulnerability index was calculated by adding all of the indicator scores together. Each of the eight indicators used in the vulnerability maps are equally weighted. The lowest score possible for a single block group is eight (the block group being assigned a value of 1 for all eight indicators), the highest possible score for a block group is 40 (the block group assigned a value of 5 for all eight indicators). The higher a block group's score the greater the vulnerability.

Block groups were then categorized as Very High (most vulnerable), High, Average, Low, and Very low (least vulnerable) utilizing 5 quantiles. The quantile method divides classes so that the total number of features in each class is approximately the same. The darkest shade of blue on the map indicates areas that have the highest levels of inequity in the population, that is, they have higher percentages of vulnerable populations (See attachment 3 for additional technical details).

OCWCOG specifically decided not to weight any data set more than others. While some individuals or organizations may be quick to say a particular group is "more vulnerable" than others, staff did not want to make the same assertion, and instead make the data available so people can draw their own conclusions.

Exhibit 4: CAAMPO Vulnerability Index Map

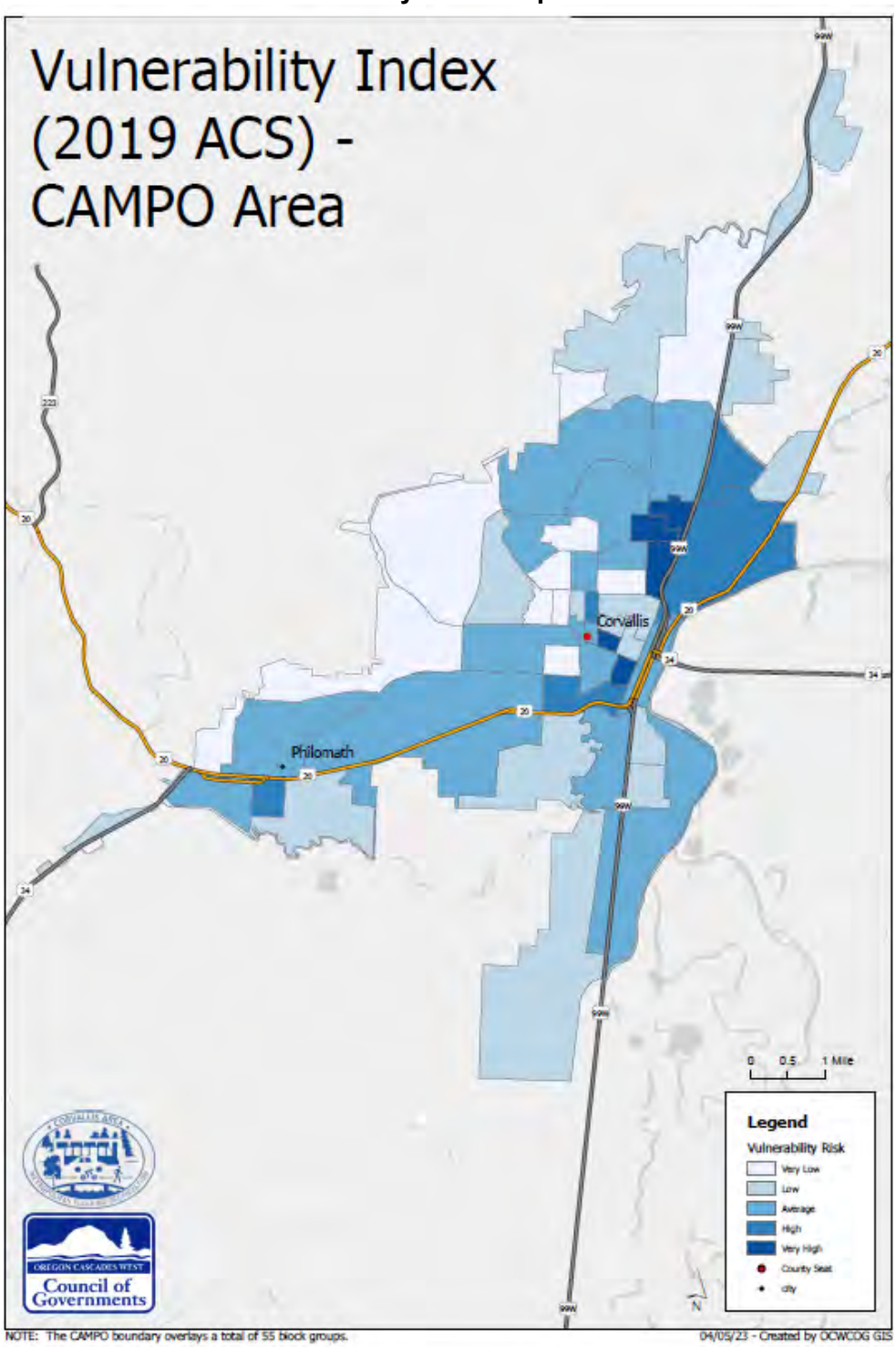
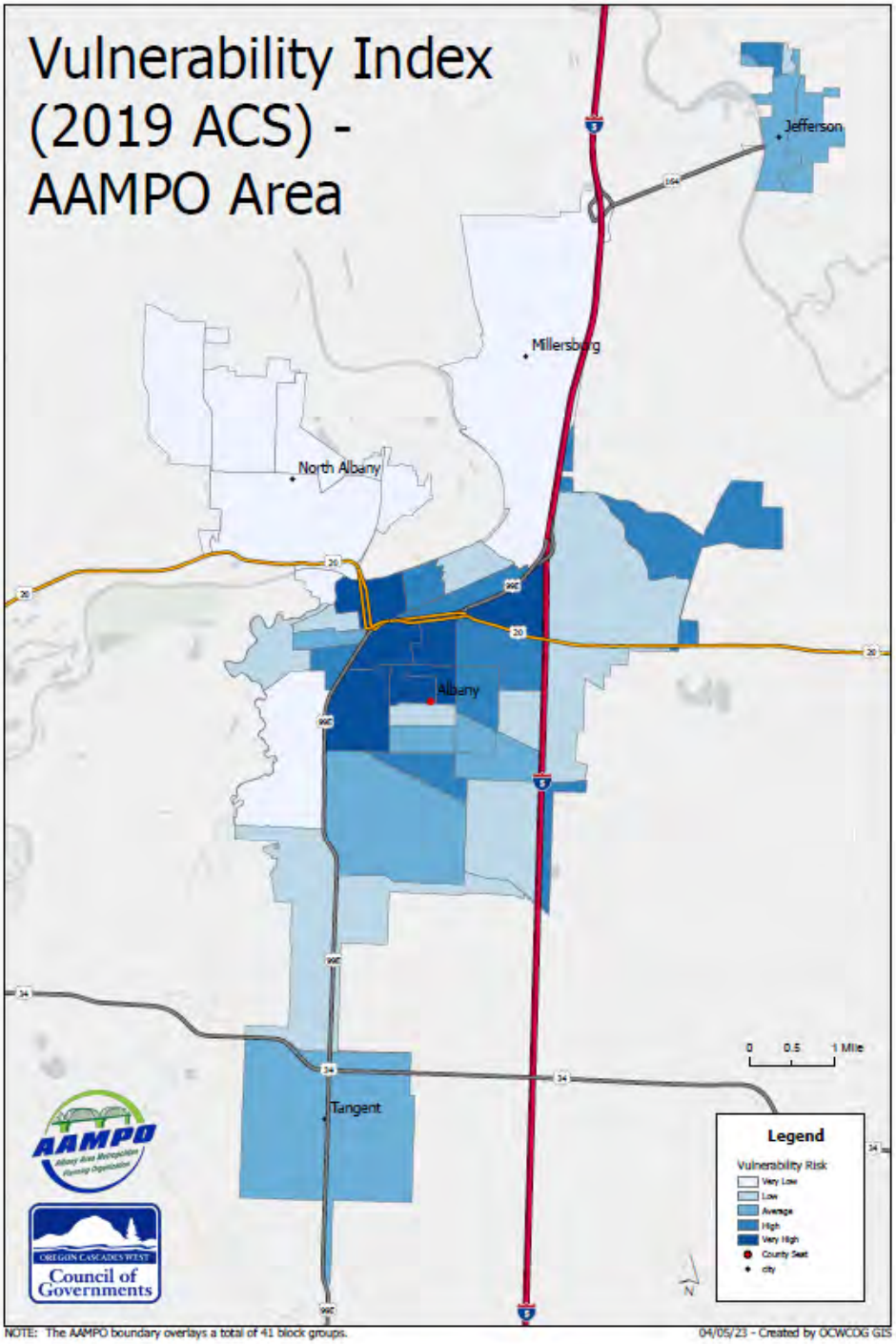


Exhibit 5: AAMPO Vulnerability Index Map



Why these indicators?
Vulnerability can mean many things to planning professionals, depending on their area of expertise and program of work. In this context, we understand vulnerability to mean the risk of existing inhabitants being displaced from their home (renters and/or homeowners) due to rising land and property tax costs as a direct result of pressure from new or impending development. These issues can further be exacerbated across neighborhood; where affordable grocery and convenience stores once stood are

replaced with boutique shops and high-end food stores—forcing existing inhabitants to travel out of their neighborhood to purchase goods.

In this sense, we used indicators of what we perceive as those who would be most impacted by displacement or have historically been most impacted by displacement. In addition to people of color, this would include those with fixed incomes (older adults and often people with disabilities), those who would negatively be affected by housing instability (families with children, people with low wage jobs), and those with limited means to re-locate (renters, people with limited English proficiency). Many of these indicators overlap with federally protected classes.

This likely does not capture all vulnerable communities, and we intentionally chose not to weight any particular indicator more than others. While some indicators may represent a “more” vulnerable population to displacement, the goal of this exercise was to identify highly vulnerable areas within a city, as compared to other parts of the city.

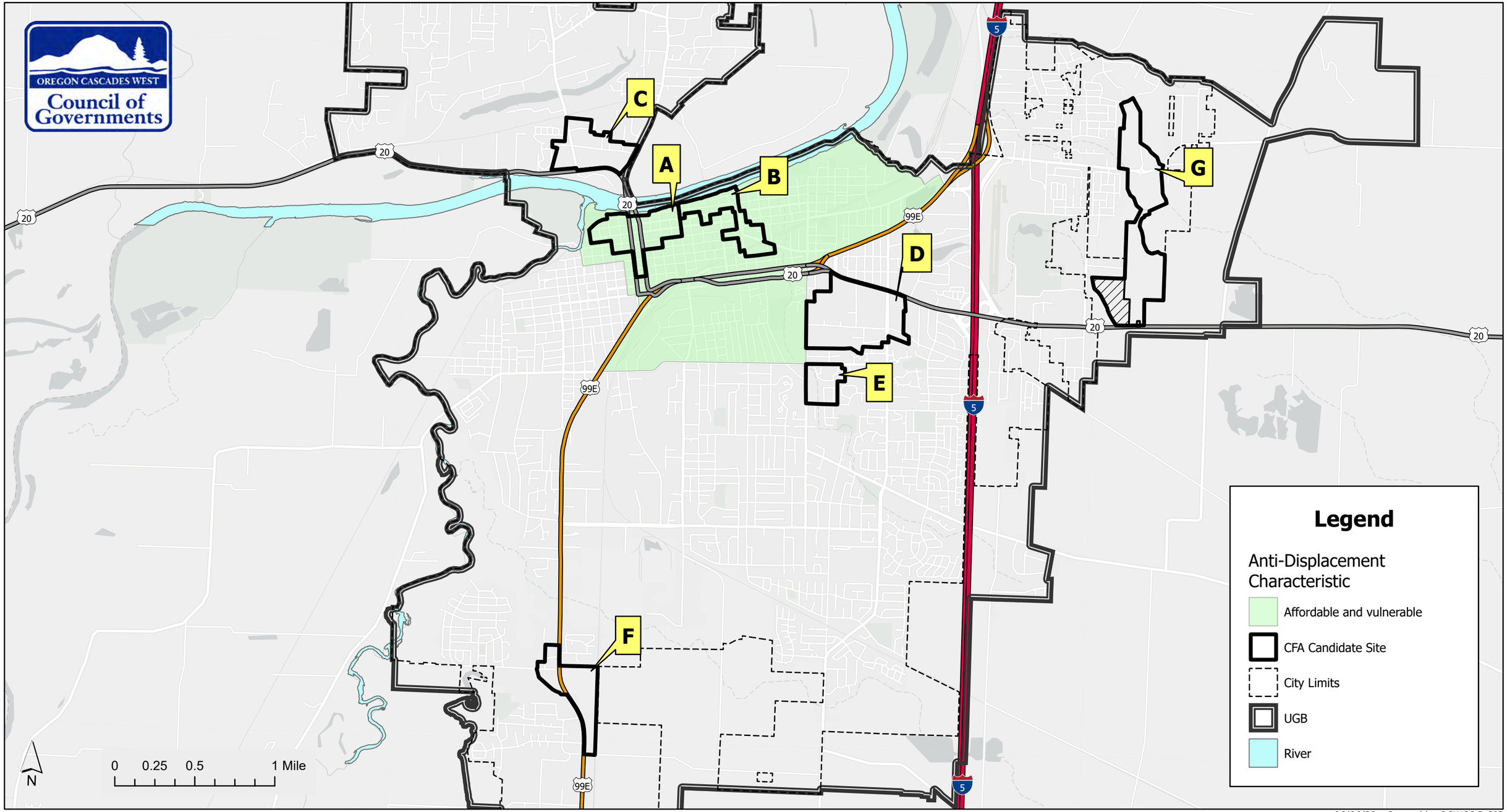
Public Process
The vulnerability index was presented at the Philomath and Albany Public Meeting #3 and there was an opportunity for public comment. Corvallis staff elected to focus on the PSU map at Public Meeting #3 and did not present the vulnerability index at the public meeting. The vulnerability index was instead presented internally to Corvallis staff.

Implications and Next Steps for Candidate Climate Friendly Areas

The PSU and ODOT methodology can be used with the public and fall within the anti-displacement rules of DLCD. The vulnerability index is an additional tool that cities in the region may utilize. The purpose of the vulnerability index is to identify socioeconomically vulnerable areas across the entire city. This data will then be overlayed with the candidate areas, and areas with high risk can be evaluated in detail by the cities. The mapping analysis utilizes block group boundaries as the best available data. The block group, CFA, and neighborhood boundaries do not always align, and the maps should be supplemented with on the ground outreach and review of existing lands uses. In addition, to the social equity mapping 3J consulting has been conducting interviews, focus groups and other direct outreach with underserved populations. The existing land use analysis will determine the existing uses within the candidate areas. A candidate area with existing commercial development indicates a low risk of displacing residents. The mapping analysis, existing land use analysis, and underserved outreach efforts should be used by each city to inform the anti-displacement planning analysis.

More information about the Anti-Displacement Spatial and Planning Analysis is included in the CFA Study.

Attachments:
1. PSU Neighborhood Typology and CFA Candidate Overlay Maps
2. Vulnerability Index Maps
3. Technical Methods Memo



06/06/23 - Created by OCWCOG GIS

Albany CFA Candidates - PSU Anti-Displacement Map

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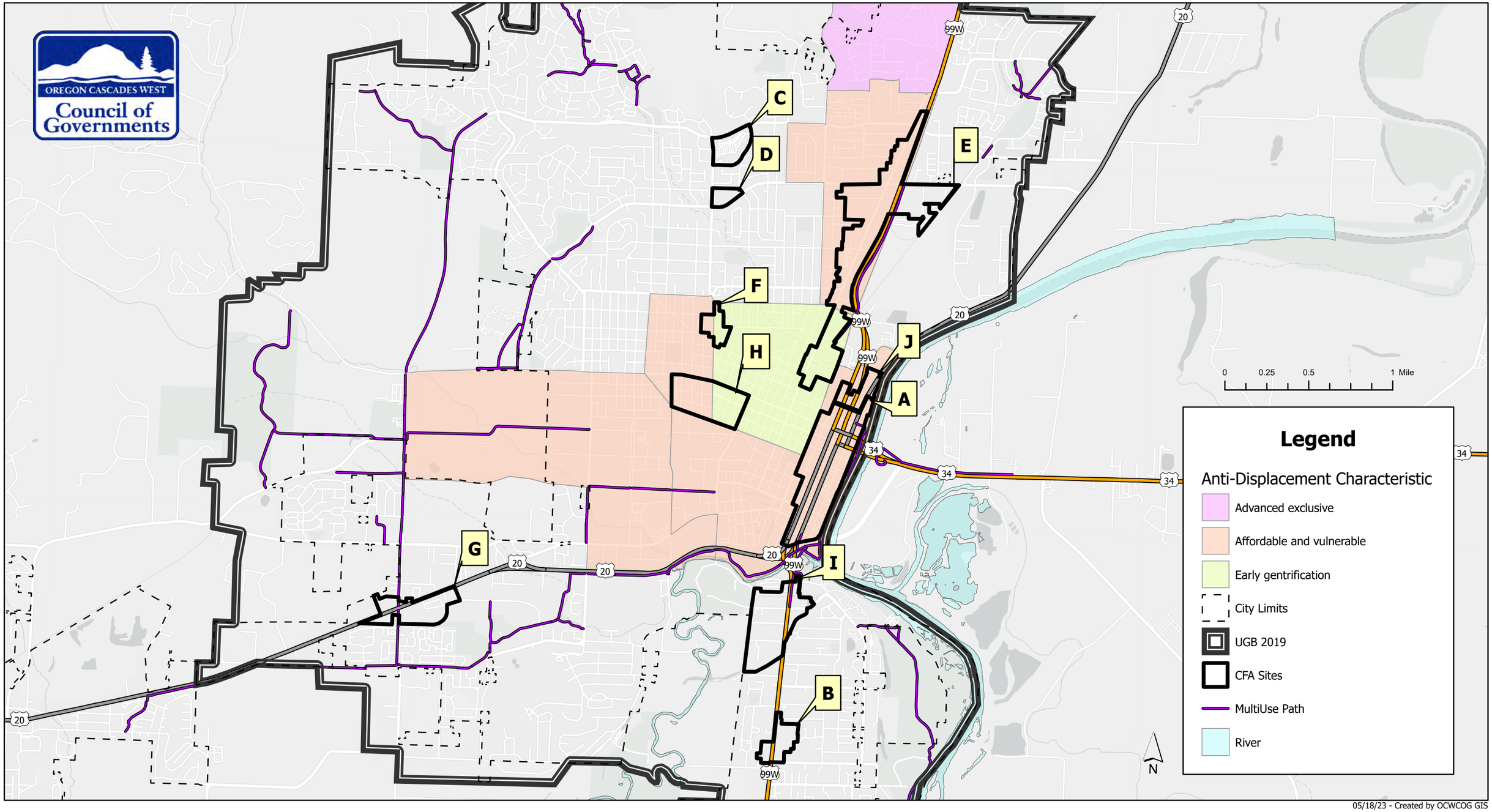

05/18/23 - Created by OCWCOG GIS

Corvallis CFA Candidates - PSU Anti-Displacement Map

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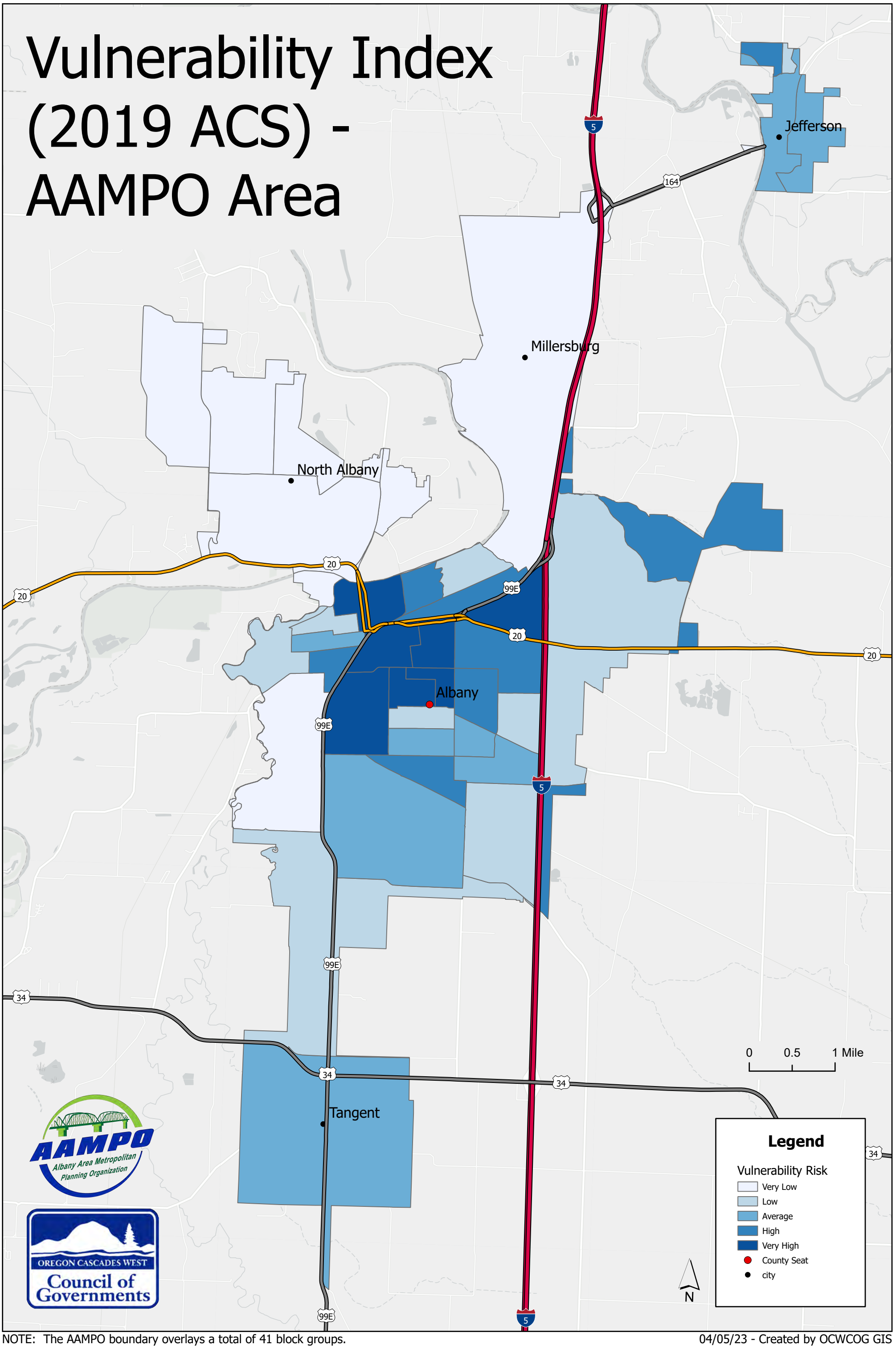
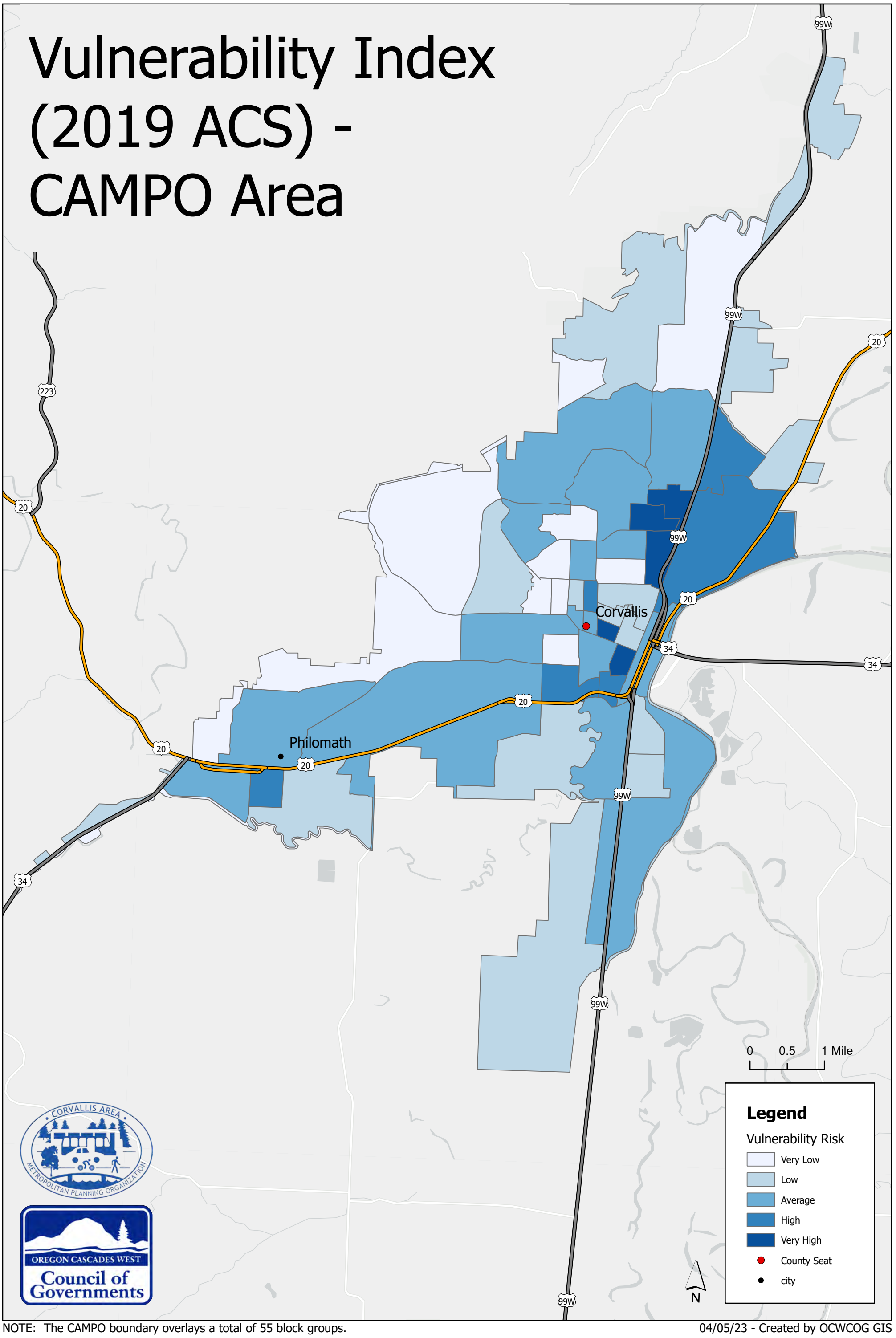
Vulnerability Index (2019 ACS) - AAMPO Area



NOTE: The AAMPO boundary overlays a total of 41 block groups.

04/05/23 - Created by OCWCOG GIS

Vulnerability Index (2019 ACS) - CAMPO Area



CORVALLIS AREA METROPOLITAN PLANNING ORGANIZATION

OREGON CASCADES WEST Council of Governments

NOTE: The CAMPO boundary overlays a total of 55 block groups.

04/05/23 - Created by OCWCOG GIS

Oregon Cascades West Council of Governments Vulnerability Index
Technical Methodology Overview

In order for decision makers to develop policies and strategies to better plan for citywide resilience, efforts much acknowledge and account for the varying level of social vulnerability in neighborhoods across the community. To that end, the Oregon Cascades West Council of Governments Vulnerability Index (VI) combines standardized values of eight separate indicators collected from the United States Census Bureau's American Community Survey (ACS) to illustrate vulnerability: poverty, race, advanced age (65+), disability, limited English proficiency (LEP), households with children present, level of educational attainment, and rental tenure.

The use of census data offers the significant benefit of analysis of trends over time. It also allows mapping at the census block group level, providing detailed information of communities of approximately 600 to 3,000 people. With the ability to overlay maps, the VI tool provides valuable data-based visuals for community resilience policies and strategies.

The first step in creating this index was to obtain the relevant data from the ACS 2019 body of data. Below is a list of the specific tables used as part of the organization's VI tool:

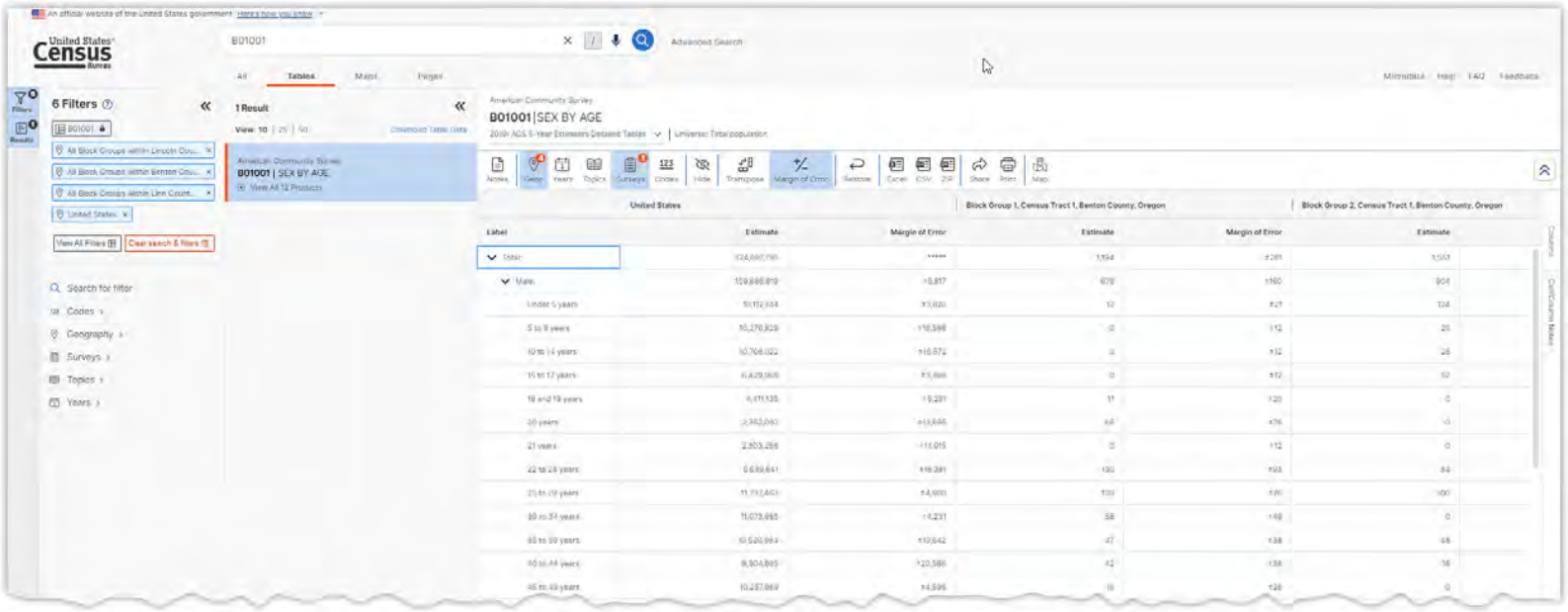
- Population Living Below the Poverty Line (Table B17021)
- Minority Population (Table B02001)
- Senior Population (Table B01001)
- Persons with Disabilities (Table B18101)*
- Limited English Proficiency (LEP) Population (Table C16002)
- Presence of Children in the Household (Table B11012)
- Attained High School Degree or Equivalent (Table B15003)
- Percentage of Renters as tenure type (Table B25003).
  *this table is only available down to the census-tract level, so data has been replicated in the block groups of that individual census tract.

Each table was filtered for the block group level for areas within the COG's boundary (see note on Table B18101) and downloaded. Then, according to the requirements of each topic table, appropriate columns were tallied, and percentages were calculated. Finally, the distilled information from the various topics was combined into a single dataset.

Since the ability to map the VI tool data was a significant priority, the combined data table of ACS data for all topics was joined to the official census 2019 block groups shapefile within ArcPro for the AAMPO area, and the CAMPO area. The percentage of occurrence for each topic in a given block group was analyzed to determine the Equal Intervals for the required area and given a ranking of 1-5 to represent the value range for that topic, 1 being the lowest risk and 5 being the highest. Once each data topic had a risk ranking, the sum of the eight topic rankings formed the overall Vulnerability Index for that block group.

What follows is a breakdown of how a single topic – Seniors (65+) – was handled through this process.

1. The B01001 Table data for ACS 2019 was obtained from the US Census site usings area block groups as a filter:



This area was further reduced so that it only contained block groups within the specified AAMPO or CAMPO area. Furthermore, some block groups extended beyond the CAMPO or AAMPO boundaries. The block groups were clipped by the MPO boundaries. The data for the entire block group was still used. The assumption is that most of the population density lives within the MPO boundaries.

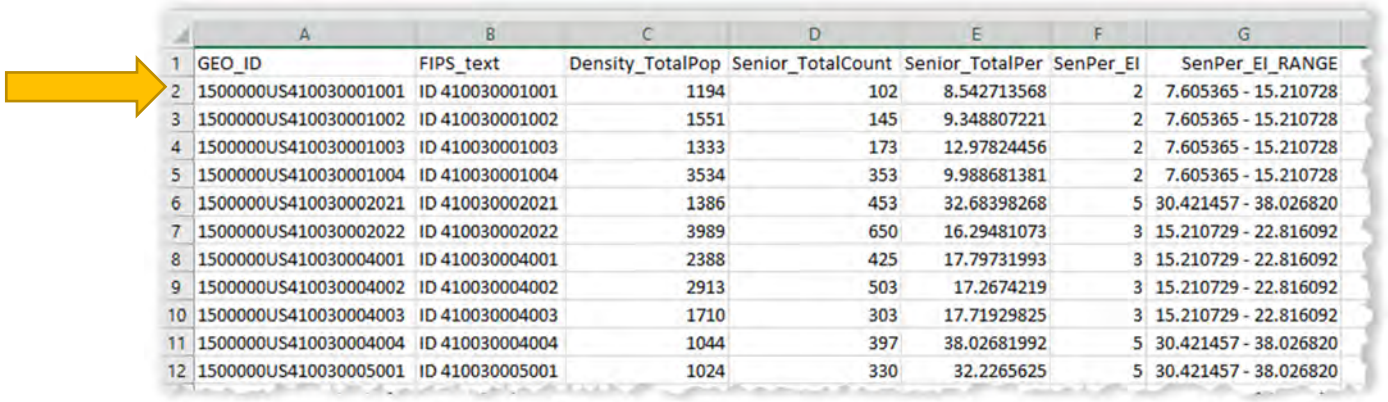
2. Each table of data required specific calculations to facilitate analysis. Since the B01001 Table details many age ranges, it was necessary to combine several ranges to reflect the total population aged 65 and older (columns used highlighted below: : 'B01001_001E', 'B01001_020E', 'B01001_021E', 'B01001_022E', 'B01001_023E', 'B01001_024E', 'B01001_025E', 'B01001_044E', 'B01001_045E', 'B01001_046E', 'B01001_047E', 'B01001_048E', B01001_049E').

Table B01001 – Column Metadata

Column Name	Column Metadata	Column Name	Column Metadata
B01001_001E	Estimate!!Total:		
B01001_002E	Estimate!!Total:!!Male:	B01001_026E	Estimate!!Total:!!Female:
B01001_003E	Estimate!!Total:!!Male:!!Under 5 years	B01001_027E	Estimate!!Total:!!Female:!!Under 5 years
B01001_004E	Estimate!!Total:!!Male:!!5 to 9 years	B01001_028E	Estimate!!Total:!!Female:!!5 to 9 years
B01001_005E	Estimate!!Total:!!Male:!!10 to 14 years	B01001_029E	Estimate!!Total:!!Female:!!10 to 14 years
B01001_006E	Estimate!!Total:!!Male:!!15 to 17 years	B01001_030E	Estimate!!Total:!!Female:!!15 to 17 years
B01001_007E	Estimate!!Total:!!Male:!!18 and 19 years	B01001_031E	Estimate!!Total:!!Female:!!18 and 19 years
B01001_008E	Estimate!!Total:!!Male:!!20 years	B01001_032E	Estimate!!Total:!!Female:!!20 years
B01001_009E	Estimate!!Total:!!Male:!!21 years	B01001_033E	Estimate!!Total:!!Female:!!21 years
B01001_010E	Estimate!!Total:!!Male:!!22 to 24 years	B01001_034E	Estimate!!Total:!!Female:!!22 to 24 years
B01001_011E	Estimate!!Total:!!Male:!!25 to 29 years	B01001_035E	Estimate!!Total:!!Female:!!25 to 29 years
B01001_012E	Estimate!!Total:!!Male:!!30 to 34 years	B01001_036E	Estimate!!Total:!!Female:!!30 to 34 years
B01001_013E	Estimate!!Total:!!Male:!!35 to 39 years	B01001_037E	Estimate!!Total:!!Female:!!35 to 39 years
B01001_014E	Estimate!!Total:!!Male:!!40 to 44 years	B01001_038E	Estimate!!Total:!!Female:!!40 to 44 years
B01001_015E	Estimate!!Total:!!Male:!!45 to 49 years	B01001_039E	Estimate!!Total:!!Female:!!45 to 49 years
B01001_016E	Estimate!!Total:!!Male:!!50 to 54 years	B01001_040E	Estimate!!Total:!!Female:!!50 to 54 years
B01001_017E	Estimate!!Total:!!Male:!!55 to 59 years	B01001_041E	Estimate!!Total:!!Female:!!55 to 59 years
B01001_018E	Estimate!!Total:!!Male:!!60 and 61 years	B01001_042E	Estimate!!Total:!!Female:!!60 and 61 years
B01001_019E	Estimate!!Total:!!Male:!!62 to 64 years	B01001_043E	Estimate!!Total:!!Female:!!62 to 64 years
B01001_020E	Estimate!!Total:!!Male:!!65 and 66 years	B01001_044E	Estimate!!Total:!!Female:!!65 and 66 years
B01001_021E	Estimate!!Total:!!Male:!!67 to 69 years	B01001_045E	Estimate!!Total:!!Female:!!67 to 69 years
B01001_022E	Estimate!!Total:!!Male:!!70 to 74 years	B01001_046E	Estimate!!Total:!!Female:!!70 to 74 years
B01001_023E	Estimate!!Total:!!Male:!!75 to 79 years	B01001_047E	Estimate!!Total:!!Female:!!75 to 79 years
B01001_024E	Estimate!!Total:!!Male:!!80 to 84 years	B01001_048E	Estimate!!Total:!!Female:!!80 to 84 years
B01001_025E	Estimate!!Total:!!Male:!!85 years and over	B01001_049E	Estimate!!Total:!!Female:!!85 years and over

The resultant sum was then divided by the total population for the block group (column 'B01001_001E') and multiplied by 100 to get the total percentage of people 65 and older in the block group. The results of these calculations for this table are shown in the next step.

3. The data was joined to the official 2019 census shapefile for the AAMPO or CAMPO area and the Equal Intervals were calculated.



	A	B	C	D	E	F	G
1	GEO_ID	FIPS_text	Density_TotalPop	Senior_TotalCount	Senior_TotalPer	SenPer_EI	SenPer_EI_RANGE
2	1500000US410030001001	ID 410030001001	1194	102	8.542713568	2	7.605365 - 15.210728
3	1500000US410030001002	ID 410030001002	1551	145	9.348807221	2	7.605365 - 15.210728
4	1500000US410030001003	ID 410030001003	1333	173	12.97824456	2	7.605365 - 15.210728
5	1500000US410030001004	ID 410030001004	3534	353	9.988681381	2	7.605365 - 15.210728
6	1500000US410030002021	ID 410030002021	1386	453	32.68398268	5	30.421457 - 38.026820
7	1500000US410030002022	ID 410030002022	3989	650	16.29481073	3	15.210729 - 22.816092
8	1500000US410030004001	ID 410030004001	2388	425	17.79731993	3	15.210729 - 22.816092
9	1500000US410030004002	ID 410030004002	2913	503	17.2674219	3	15.210729 - 22.816092
10	1500000US410030004003	ID 410030004003	1710	303	17.71929825	3	15.210729 - 22.816092
11	1500000US410030004004	ID 410030004004	1044	397	38.02681992	5	30.421457 - 38.026820
12	1500000US410030005001	ID 410030005001	1024	330	32.2265625	5	30.421457 - 38.026820

This example is for Row 2 in the graphic above (highlighted with an orange arrow):

Column A	GEO_ID	'1500000US410030001001' is the official Census reference ID for this block group.
Column B	FIPS_text	This is a shortened version of the GEO_ID which is used for internal reference in GIS.
Column C	Density_TotalPop	This column holds the total population in the block group. There are 1194 persons in this block group.
Column D	Senior_TotalCount	This column holds the total number of seniors in the block group. There are 102 persons aged 65+ in this block group.
Column E	Senior_TotalPer	This column holds the percentage of seniors in the total population for the block group. Persons aged 65+ make up 8.5% of the population in this block group.

As a classification type, Equal Intervals divides values into equal size ranges. For this tool, the algorithm was asked to calculate five classes for the percentage data (the ranges for this topic for the CAMPO area are shown in the table below).

Class 1	0.000000 - 7.605364
Class 2	7.605365 - 15.210728
Class 3	15.210729 - 22.816092
Class 4	22.816093 - 30.421456
Class 5	30.421457 - 38.026820

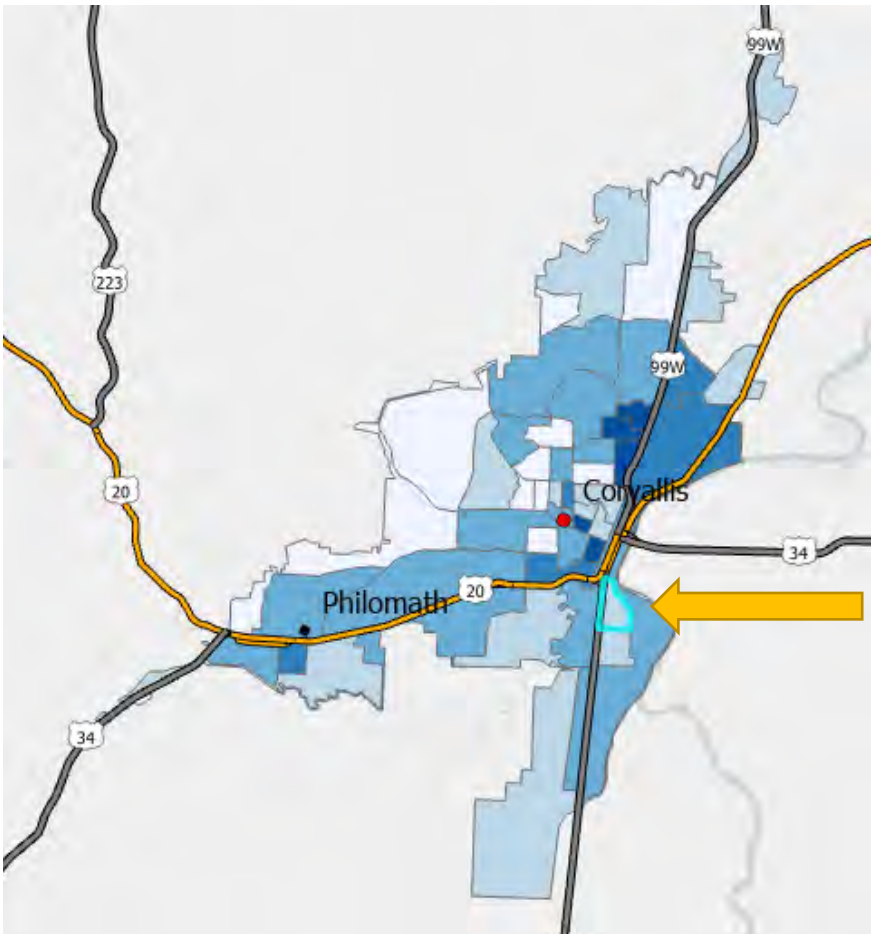
The resultant five classes and their specified ranges were used to assign a class number to the block group (SenPer_EI) and then show the range that the number fell within (SenPer_EI_RANGE).

Column F	SenPer_EI	This column holds the number 1-5 based on the Equal Intervals calculation. Based on the Equal Intervals on this topic for this area, the data for this block groups falls within the second class.
Column G	SenPer_EI_RANGE	This column holds the range for the class this block groups falls within. This block group has a risk level of '2' which falls within the second lowest range of the calculated Equal Intervals, 7.605365 - 15.210728.

4. The relative class numbers for each of the 8 data topics were then summed to calculate the overall Vulnerability Index number (shown as 'EquityIndexSum' in the image) for that block group. The "2" classification for the Senior population in the highlighted block group contributed to the overall index number of "18".

	OBJECTID *	OID_	GEO_ID	FIPS	FIPS_text	CensusTract	County	PovPer_EI	MinPer_EI	SenPer_EI	LEPPer_EI	DisPer_EI	ChiPer_EI	HS_Per_EI	RenPer_EI	EquityIndexSum
1	1	1	1500000US4100300010...	410030001001	ID 410030001001	100	3	3	1	2	1	3	1	3	4	18
2	2	2	1500000US4100300010...	410030001002	ID 410030001002	100	3	3	2	2	1	3	4	4	4	23
3	3	3	1500000US4100300010...	410030001003	ID 410030001003	100	3	2	3	2	1	3	4	2	2	19
4	4	4	1500000US4100300010...	410030001004	ID 410030001004	100	3	2	3	2	1	3	5	3	2	21
5	5	5	1500000US4100300020...	410030002021	ID 410030002021	202	3	1	2	5	1	3	4	2	1	19
6	6	6	1500000US4100300020...	410030002022	ID 410030002022	202	3	2	4	3	2	3	3	1	3	21
7	7	7	1500000US4100300040...	410030004001	ID 410030004001	400	3	2	3	3	3	3	4	2	3	23
8	8	8	1500000US4100300040...	410030004002	ID 410030004002	400	3	2	4	3	3	3	5	1	2	23
9	9	9	1500000US4100300040...	410030004003	ID 410030004003	400	3	2	3	3	3	3	4	1	3	22

5. Finally, the Vulnerability Index numbers were displayed as a layer on a map to visually show the relative vulnerability of block groups across the CAMPO area. The Vulnerability Index Sum was divided using Quantiles. The quantile method divides classes so that the total number of features in each class is approximately the same. Therefore, low risk will have approximately the same number as features (block groups) as high risk. The block group from this example is highlighted on the map below.



CLIMATE-FRIENDLY AREAS

Phase 1: Study of Potential Climate Friendly Areas

Endorsed by the Albany City Council on November 8, 2023, by Resolution No. 7277

Acknowledgements

This report was prepared to meet the requirements of OAR 660-012-0315(4), which requires local governments to submit a study to identify potential Climate Friendly Areas (CFAs) by December 31, 2023.

Oregon's Department of Land Conservation and Development (DLCD) provided funding to the Oregon Cascades West Council of Governments (OCWCOG) to provide technical assistance to the cities of Corvallis, Albany and Philomath in this effort.

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Contents

Climate-Friendly and Equitable Communities Rulemaking

In September 2020, the Land Conservation and Development Commission (LCDC) launched the Climate-Friendly and Equitable Communities (CFEC) rulemaking in response to Governor Brown's Executive Order 20-04 directing state agencies to take urgent action to meet Oregon's climate pollution reduction targets while ensuring equitable outcomes for underserved populations. Executive Order 20-04 directed state agencies to reduce climate pollution. In response, the Land Conservation and Development Commission (LCDC) directed the Department of Land Conservation and Development (DLCD) to draft updates to Oregon's transportation and housing planning rules and convene a rulemaking advisory committee The adopted rules include amendments to the rules governing Oregon's planning system for communities in Oregon's eight most populated areas.

What is a Climate-Friendly Area?

A Climate-Friendly Area (CFA) is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services. These areas are served, or planned to be served, by high quality pedestrian, bicycle, and transit infrastructure to provide frequent, comfortable, and convenient connections to key destinations within the city and region.

Oregon cities with a population greater than 25,000 must adopt at least one CFA, the "Primary CFA", by December 31, 2024. The designated primary CFA must have a minimum size of 25 acres which includes the most stringent development standards required per local government size. Additional CFAs, referred to as "Secondary CFAs", may be designated with less intensive standards as provided in the rule to achieve the required housing capacity. The CFA(s) must have the capacity to accommodate 30 percent of current and future housing needs as determined by the city's 2020 Housing and Residential Land Needs Assessment (HNA).

CFA Study Process

The first phase of the CFA study is to identify, study, and designate potential CFAs (Phase 1: Study of Potential Climate Friendly Areas), for which DLCD partnered with Oregon Cascades West Council of Governments (OCWCOG) to provide technical assistance to cities. Adopting land use requirements and identifying climate-friendly area(s) on the comprehensive plan map is Phase 2: Adoption. While local governments are required to use the CFA study process to identify the most promising area or areas, they are *not required* to adopt and zone areas studied as CFAs. In summary, the CFA Candidate areas discussed in this study are not the final CFAs for Albany and the city will finalize the CFA locations in Phase 2.

Implementation Timeline

The CFA Implementation is one part of the broader CFEC rulemaking. Exhibit 1 outlines the full scope of the CFEC implementation efforts in Albany. As discussed above, COG's role is assisting Albany with the CFA study (Phase 1).

- June 30, 2023 – CFA Study Submitted to cities by OCWCOG
- December 31, 2023 – Phase 1: CFA Studies Due to DLCD from Cities
- December 31, 2024 – Phase 2: Cities adopt CFA Land Use Standards and any map changes

Exhibit 1: CFEC Implementation Timeline

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Albany Area			TPR **major** report (5/31)[1]	TPR minor report (5/31)	TPR minor report (5/31) (**major** in 2028)	TPR minor report (5/31)
Albany	Parking A	CFA Study EV Conduit *Parking B*	*CFA Codes* Transportation Modeling	*Performance Standards*	2028 HNA Additional CFA for UGB expansions after June 2027	*TSP* *TPR Dev. Regs.*

Roles and Responsibilities

The CFA Candidate Study was a joint effort of 3J Consulting, OCWCOG, the City of Albany and DLCD. The project partners each had a defined role and coordination was key throughout the project.

- 3J Consulting – Public engagement support, implementing community engagement plans, interviews, focus groups, and community engagement expertise.
- OCWCOG – Maps, technical analysis, anti-displacement spatial analysis, and the Climate-Friendly Study Report.
- City of Albany – Provide local knowledge and expertise, public notices, anti-displacement planning analysis.
- DLCD – Technical assistance about the rules (Oregon Administrative Rules – "OARs", Chapter 660, Divisions 8, 12, and 14).

Public Engagement

The City of Albany developed a community engagement plan for the designation of CFAs that included a process to study potential CFA areas and to later adopt associated amendments to the comprehensive plan and development code. The city worked closely with 3J consulting to complete the engagement tasks outlined in the community engagement plan. More information is available in the engagement summary (Provided by 3J).

The city hosted three public meetings to discuss CFAs. The meetings were designed to inform the public about the rules and get feedback on candidate areas. The goal of each meeting is listed below:

Meeting 1 (November 2022): Focused on education and awareness.
Meeting 2 (February 2023): Candidate Area Presentation and Open House.
Meeting 3 (May 2023): Anti-Displacement Analysis and final CFA candidates.

Local Context and Candidate Area Approach

COG and City Staff identified areas that could meet the basic requirements of CFAs based on existing zoning. The City of Albany has existing mixed use and other zones that meet most of the CFA requirements for either the primary CFA or secondary CFAs.

A first pass at identifying candidate CFAs was focused on finding vacant and underdeveloped land in some of the mixed-use zoned areas. In addition, candidate areas are served or are planned to be served by pedestrian, bike, and transit infrastructure. Each of the CFA candidates is located along or near a transit line. Boundaries were then adjusted based on existing on the ground development. The candidate CFAs are a starting point, and the areas may change throughout the public engagement and adoption process.

Required Capacity

The City of Albany has an adopted and acknowledged housing needs analysis from 2020 that projects housing needs to 2040. According to the analysis, there were 22,805 dwelling units in the City of Albany in 2019. The City's population is expected to grow by an average annual rate of 1.27 percent to 71,985 in 2040 from 53,791 in 2019. There is an anticipated need for an additional 6,730 dwelling units for a total of 29,535 in 2040. Albany must provide zoned residential building capacity sufficient to contain **8,861 dwelling units** in one or more CFA(s), equal to 30 percent of the existing and projected needed dwelling units in 2040.

CFA Initial Candidates

Seven areas were identified throughout the city as draft candidate areas to evaluate. The candidate areas were presented at Public Meeting #2 in February 2023, and community members had the opportunity to provide feedback on the areas at the meeting and through a survey. Based on public input, the candidate areas were updated as described below. In addition, staff recommends the primary CFA is the Heritage Mall Area (Site D). The changes to the candidate CFA boundaries made after Public Meeting #2 are described below.

A. Downtown - No Changes
B. East Albany - Remove portion of undeveloped RM south and east of Burkhart Creek due to concerns over too much land requiring a minimum density of 15/units an acre, and removed land in the urban growth boundary (*formerly site G*)
C. North Albany - RM land was removed from Site C due to sewer infrastructure capacity concerns.
D. Heritage Mall Area (Proposed Primary CFA)* - This area was expanded to include the entire Heritage Mall and surrounding area. The area is centrally located with access to bus services, groceries, the library, vacant land, and large underutilized parking lots.
E. Queen/Geary Street - No Changes
F. South Albany/99 E - No Changes

East of Downtown (*initial site B*)– Initially, this area was reduced following public input to contain the WF and MS zones. After further discussion by the Planning Commission and City Council at an October 2023 work session, it was decided to remove this area from the study completely due to safety concerns, small lot sizes, and potential displacement concerns from the equity spatial analysis (summarized later in this report).

Cumulatively, the six remaining candidate areas have a projected capacity of between 12,739 and 16,917 dwelling units – sufficient to accommodate more than 30 percent of total current and future housing needs.

Zoning and Development Standards Summary

CFAs are subject to land use requirements established in OAR 660-012-0320. Cities and counties must incorporate all requirements into policies and development regulations that apply in all CFAs. All CFAs are subject to the following land use requirements:

- Development regulations for a CFA shall allow single-use and mixed-use development within individual buildings or on development sites, including the following outright permitted uses:

- Multifamily (multi dwelling-unit) residential and attached single-family (single dwelling-unit) residential. Note: Other residential building types may be allowed, subject to compliance with applicable minimum density requirements or performance standards.
- Office-type uses
- Non-Auto dependent retail, services, and other commercial uses
- Childcare, schools, and other public uses, including public-serving government facilities

- Local governments shall prioritize locating government facilities that provide direct service to the public within CFAs and shall prioritize locating parks, open space, plazas, and similar public amenities in or near CFAs without sufficient access to these amenities.
- Streetscape requirements in CFAs shall also include street trees and other landscaping, where feasible.
- Local governments shall establish maximum block length standards.
- Development regulations may not include a maximum residential density limitation.

The City of Albany is following the prescriptive path in the rules (OAR 660-012-0320(8)). Local governments opting to follow the prescriptive path must adopt the following standards into their development code:

Exhibit 2: Prescriptive Path Rules

	Minimum Residential Density	Allowed Building Height
Secondary CFA	15 dwelling units/net acre	No less than 50 ft
Primary CFA	25 dwelling units/net acre	No less than 85 ft

*Note that not all development will be built to the maximum allowed. Cities are required to allow development up to the allowed height and not all development will be built to the maximum allowed. Many zones in Albany already meet the primary or the secondary building height standard.

The City of Albany has mixed use, commercial, and residential zones that are within the candidate CFAs. Some of the land within candidate CFAs may require modifications to uses allowed, development standards, rezoning, or a zoning overlay. The zoning analysis table in Exhibit 11 describes the code updates that will be required as part of Phase 2.

Dimensional Standards

CFAs are subject to the following dimensional standards.

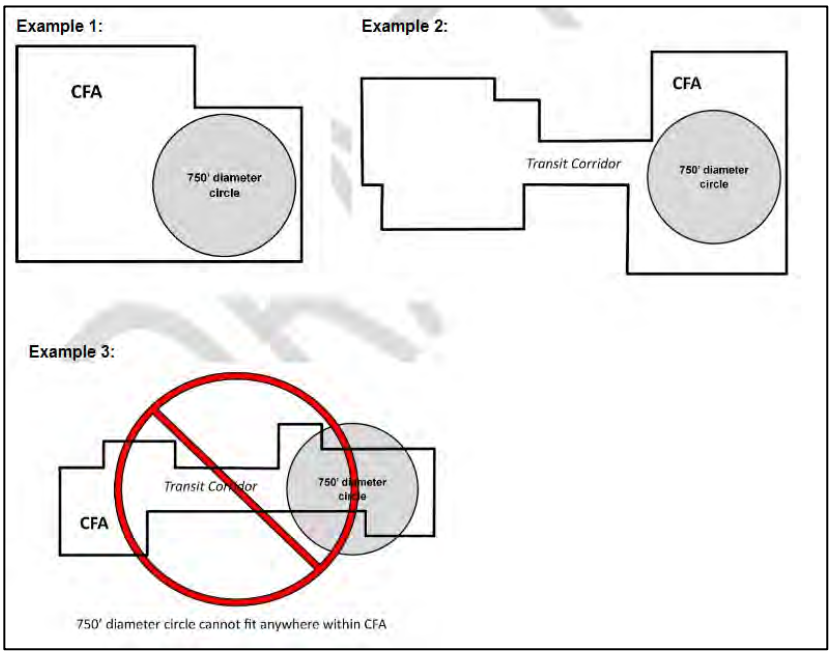
Minimum Size (OAR 660-012-0320(8)(b))

Local governments with a population greater than 25,000 must adopt at least one CFA with a minimum size of 25 acres which includes the most intensive development standards required per local government size. These areas are called “Primary CFAs.” For these larger local governments, additional CFAs may be designated with less intensive standards as provided in the rule to achieve the required housing capacity.

The proposed primary area in Albany is the Heritage Mall Area (Site D) which is 146.4 acres and well above the minimum of 25 acres.

Minimum Width (OAR 660-012-310(2)(f))

Exhibit 3: Minimum Width Diagrams – DLCD



OAR 660-012-0310(2)(f) requires CFAs to have a minimum width of 750 feet, with a few exceptions. The CFA dimensional standard includes allowed exceptions to the minimum width requirement, including natural barriers, barriers in the built environment (such as freeways), and areas planned and zoned to meet industrial needs. The minimum width dimension is intended to result in a necessary concentration of uses within a proximate area to facilitate pedestrian, bicycle, and transit convenience. Another goal is to avoid over-reliance on narrow, linear corridors that would serve to sharply separate CFA areas from abutting zones. Linear corridors are less likely to foster a synergy of uses and could result in economic segregation from abutting zones. However, these considerations may be balanced with ongoing planning efforts to support transit-served corridors. Optimally, a circle 750 feet in diameter would fit within all portions of a CFA. Parts of CFAs that cannot meet this criterion should be relatively limited, and such corridors should be provided with high-quality pedestrian, bicycle, and transit infrastructure.

The Albany candidate CFAs meet the 750-width requirement.

Urban Growth Boundary (UGB)

CFAs may be located outside city limits but within a UGB if ALL following requirements are met:

- The area is contiguous with the city limits boundary.
- The provision of urban services is contingent upon annexation into the city limits and the area is readily serviceable with urban water, sewer, stormwater, and transportation.

  Note: "Readily serviceable" means that urban infrastructure services are nearby and could be provided to allow construction on the site within one year of an application for a building permit.
- The zoning that will be applied upon annexation is consistent with CFA requirements of OAR 660-012-0320.
- The county has adopted a comprehensive plan designation for the area consistent with the land use requirements of OAR 660-012-0320.
- The city can demonstrate that at least 70 percent of complete annexation applications within the past five years have been approved within one year of the date of submittal of a complete annexation application.

The candidate CFAs are all located within the city limits.

CFA Capacity Estimate Methodology

DLCD provided guidance which explicitly states how to calculate the capacity for identified CFAs. This methodology is explained in detail in DLCD's Climate-Friendly Area Methods Guide. Alternative methodologies may be used, if approved by DLCD staff. As COG initially conducted capacity calculations for CFAs in Albany, the estimates appeared high when considering: 1) the small urban character of Albany, as compared with Portland or Eugene; 2) recent mixed use development examples; and 3) broader market realities. This high-capacity estimate would be allowed under the rules. COG used this number as a "high" estimate (with some adjustments) and then developed more conservative assumptions to calculate a "low" estimate. This results in a range of estimated units within CFA candidates. Prior to implementing this low estimate, COG met with DLCD staff to review the more conservative assumptions and receive approval for the alternative methods.

The proposed alternative path follows some of the same assumptions as the prescriptive path with a few adjustments. An outline of the two approaches is below.

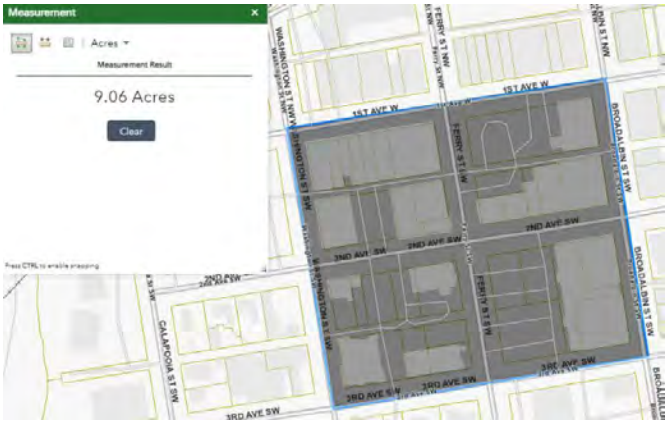
<u>Prescriptive Path Description – "Zoned Building Capacity"</u>

Capacity calculations are done regardless of existing development. Each parcel is calculated as if the parcel was not developed.

1. Calculate Net Developable Area (NDA)
    - Net Block Calculation – remove existing Right-of-Way (ROW) area or estimate the amount of ROW for blocks over 5.5 acres.

      Where blocks are 5.5 acres or larger, look at the city's most fully developed urban center to calculate the following, as per OAR 660-012-0315(2)(a): the ratio of total land area to net land area (total land area minus rights-of-way), and the net block area, as found by taking the gross block area (the available total acres on these larger blocks) divided by the above ratio, in acres. In Albany the net block calculation was 1.62 utilizing a downtown Albany example (Washington to Broadalbin, and 1st to 3rd). Total block area (9.06 acres) divided by net block area (5.6 acres) equals 1.62. Most block areas in Albany were below 5.5 acres and this calculation was not required.

Exhibit 4: Net Block Area Calculation



- Remove land area that is used or planned for public uses (those not involving public services or employees), such as parks, open space areas, infrastructure facilities, and dedicated rights-of-way (whether improved or unimproved).
- Estimate the amount of block area for setbacks, parking, and open space. This estimate will vary based on the zone standards.
- Floodplain areas were avoided when possible. Lots within the floodplain are still buildable and subject to the Albany floodplain standards. Any candidate areas with floodplain areas are noted in the candidate site descriptions.
- Significant wetland areas were assumed to not be buildable for the Albany capacity estimates. Non-significant wetlands were assumed to be 50 percent buildable. The proposed areas mostly avoid wetland areas with a few exceptions and any candidate areas with wetlands are noted in the candidate site descriptions. Site F and B are the two sites most impacted by wetland areas.

2. Maximum Number of Floors – Formula based. For example, a sixty-foot building is estimated to allow for five stories.
3. Percentage of Buildings assumed as Residential Use. The prescriptive path requires the use of a typical or average percentage for proportion of residential use in any building. The rules set this at 30 percent (012-0315(2)).
4. Average Unit Size. The rules require using an average unit size of 900 square feet to determine capacity (012-0315(2)(e)).

The prescriptive path may overestimate the capacity of CFA candidates and was used as an upper limit. To comply with the CFEC parking requirements Albany eliminated parking mandates city wide. Parking may still be provided by the developer; however, it is not required by the zoning code. Some zones allow for full lot coverage and do not have a setback requirement while other zones do have lot coverage maximums and setback requirements. The setback estimates are accounted for in the estimates.

Height

A 50-foot height was used for the zoning districts that do not currently have a 50-foot height allowance and would need to increase the allowed height.

The capacity estimates for the HD (outside the historic districts overlay), MUC, and RC zones were based on an 85-foot height maximum. Capacity estimates in other zones were based on the zone's existing allowed height (See the zoning table) or a 50-foot minimum height.

Height Bonus

Local governments that allow height bonuses can count 25 percent of the capacity from the additional allowed height as additional zoned building capacity. The additional allowed height must:

- Allow building heights above the minimums established in OAR 660-012-0320(8); and,
- Allow height bonuses for publicly subsidized housing serving households with an income of 80 percent or less of the area median household income or height bonuses for the construction of accessible dwelling units, as defined in OAR 660-008-0050(4)(a), more than minimum requirements.

The City of Albany does not currently have a height bonus allowance and height bonus calculation was not utilized for the capacity estimates.

Alternative Path Option

The earlier sections describe the prescriptive path to estimate residential capacity as established in OAR 660-012-0315(2). According to OAR 660-012-0320(10), a local government may use an outcome-oriented alternative methodology for zoned residential building capacity calculation that differs from the prescriptive path, but this option required higher minimum density outcomes than the prescriptive path.

Albany chose to calculate capacity using the prescriptive path as the methodology was reasonable and existing zoning districts essentially allow for the level of development.

Prescriptive Path Adjustments

While the prescriptive path potentially overestimates capacity for Albany, the assumption is that development will occur at lower levels than what the prescriptive path assumes. The city elected to apply additional adjustments to determine the net buildable area:

- Public Buildings. While the rules allow for public buildings to count towards capacity, public buildings including city hall, the fire station, and Linn County Buildings are not expected to have any residential capacity in the near- or long-term planning period. In the context of Albany, it was determined that public buildings should not count towards capacity and those properties were removed.
- Historic District and Building Overlay. Recognizing redevelopment of historic properties at the allowed building height is unlikely, historic buildings and overlays were assumed to have a zero capacity. Some historic buildings may account for a few existing units; however, substantial redevelopment of historic properties is not expected.

High Estimate (Modified Prescriptive Path)

- Follow the Prescriptive Path outlined above.
- Public buildings are assumed to have a zero capacity.
- Historic buildings and property within the historic district overlay are assumed to have zero capacity.
- A small setback assumption is accounted for in the high estimate. A 10 percent setback calculation was assumed for the HD, CB, DMU, and LE zones. For all other zones a 20 percent setback calculation was assumed (after excluding ROWs, public buildings, and historic properties) would be utilized for parking, drive aisles landscaping, sidewalks, open space, etc. The assumption is that buildings in the downtown area will utilize more lot area on average.

Low Estimate (Modified Prescriptive Path v2)

- Same public building and historic building assumption as the high estimate.
- The low estimate recognizes that full build out of every block is not likely even in the long-range planning period. The low estimate assumes 30 percent of block area in the HD, CB, DMU, and LE zones and 40 percent in all other areas (after excluding ROWs, public buildings, and historic

properties) would be utilized for parking, drive aisles landscaping, sidewalks, open space, etc. The assumption is that buildings in the downtown area will utilize more lot area on average.

Overall, the proposed high and low estimates provide a capacity estimate range. Both the low and high estimates for the CFA candidate areas are sufficient to meet Albany's required capacity of 8,861 dwellings. As Albany grows, additional CFAs may be required.

Exhibit 5: Estimated Capacity Ranges (8,861 Units Needed)

Site	Site Name	Size (Acres) - Total	Size (Acres) - Net*	Low Estimate	High Estimate
Site A	Downtown	79.4	26.2	1,447	1,861
Site B	East Albany	144.1	69.9	2,876	3,834
Site C	North Albany	72.4	36.2	1,865	2,487
Site D	14th/Heritage Mall	146.4	78.4	4,622	6,162
Site E	Queen/Geary	34.4	16.4	573	764
Site F	99E/South Albany	69.9	25.9	1,356	1,809
Estimated Capacity Numbers				**12,738**	**16,917**

*Size (Acres) Net – Nets out the ROWs, Historic Properties, Parks, Public Building Lots, Etc. The calculation in this table does not net out the setback area.

Ground Truthing the Capacity Estimates

Using the methods described above we estimated the capacity for each candidate area. Developments in Albany include the Eagle Pointe Apartments (East Albany) and the Spruce Apartments (Downtown). The Eagle Pointe Apartments are three-story apartment buildings with a total of 264 dwelling units on approximately 15.5 acres, and surface level parking. The Spruce Apartments are a three-story building with 18 dwelling units on 0.37 acres, and surface level parking. Assuming similar development occurred across the entire candidate area we can ground truth the capacity estimates.

- *The Eagle Pointe Apartments (225 Timber Ridge Street) calculation falls under the low and high estimate for East Albany.*
- *The Spruce Apartments (222 SE First Street) falls under the estimate for downtown. Both examples meet the secondary area minimum residential requirement (15 units/acre).*

Exhibit 6: Recent Albany Development

	A Site Net Acreage	B Dwelling Units	C Units/ Net Acre (B ÷ A)	D Candidate Area Net Acres	E Dwelling Units Estimate (C x D)
Spruce Apartments (Site A)	0.37	18	49	26.2	1,275
Eagle Point Apartments (Site B)	15.5	264	17	69.9	1,191

A full market analysis was not completed in conjunction with the candidate CFA study. However, one will be completed in 2024 prior to adoption of candidate CFAs.

Existing Development and Redevelopment

The candidate areas include a mix of downtown areas, commercial corridors, vacant areas, residential development, and commercial development. The capacity estimates are calculated as if parcels were not developed. To be clear, this does not mean the city is proposing to tear down buildings in CFAs. Redevelopment that supports a mixed-use environment may happen over time. In some CFAs this could occur in the next 5 years, for other sites redevelopment may take 20 years or longer, and some sites may never be redeveloped. Furthermore, the capacity calculations assumed a zero capacity for historic buildings recognizing the importance of historic buildings, and a zero capacity for public buildings recognizing the public services provided.

As part of Phase 1, COG staff estimated the number of existing dwelling units in each candidate area. This calculation is based on Google Street View review, apartment websites, local knowledge, and property data. The estimate provides a general idea of the number of dwelling units in the candidate areas. The CFA candidates are estimated to have 1,162 existing dwelling units.

Exhibit 7: Existing Dwelling Unit Estimate

Site	Site Name	Existing Dwellings	Low Capacity Estimate
Site A	Downtown Area	106	1,447
Site B	East Albany Area	548	2,876
Site C	North Albany Area	41	1,865
Site D	Heritage Mall Area	132	4,622
Site E	Queen/Geary Area	333	573
Site F	South Albany Area	2	1,356
Totals		**1,162**	**12,739**

Parking

The City of Albany eliminated minimum parking requirements in compliance with the CFEC rules. “Cities that lower parking mandates have seen reduced housing costs, increased business development, and more diverse developments, with creative approaches to providing parking” (DLCD Parking Guidance-More Housing, More Business, Lower Costs, and Parking Still Supplied).

Most builders in communities without parking mandates still provide some parking with new developments. Some of them provide less than previously mandated or provide it off-site. Others provide more than previously mandated, as their market analysis or lenders indicate that’s what their customers want.

Parking Estimate – in the low estimate we were able to estimate the number of surface level parking spaces based on the block area percentage above. Assuming a third of the setback area was used for parking and the remaining area was used for drive aisles, landscaping, etc. and a parking space is 162 square feet (9 feet x 18 feet). Using this estimate, on average 1.0 space will be available per dwelling unit (the parking estimate will vary). This parking estimate assumes all parking will be surface level. Some parking may be in garages or underground.

Infrastructure Analysis

OAR 660-012-0310(2)(a) states that climate-friendly areas should be "able to support development consistent with the land use requirements of OAR 660-012-0320." No specific test is required, but the following guidance is provided:

- As local governments study CFA candidates, it is important to identify if any potential candidate areas have significant bottlenecks in terms of water, sewer, and stormwater capacity.
- The level of analysis required per the rules is not in-depth analysis but is an opportunity to flag potential problems early in the process to help avoid surprises in later phase.
- The rules do not require existing infrastructure to be sized for the maximum build-out of a CFA. Rather, we expect that local governments will continue to implement public improvement requirements, systems development charges, and capital improvement plans, as they typically do, either outside of, or in conjunction with, specific development proposals.
- It is important to note that transportation capacity in CFAs should be evaluated differently than the process provided in OAR 660-012-0060 (sometimes referred to as the "significant effect" test). Instead of the -0060 significant effect review process, local governments should follow the requirements of OAR 660-012-0325 for amendments to comprehensive plans or land use regulations pertaining to CFAs. This review is triggered in conjunction with the adoption and zoning of CFAs, not in the study phase. This process requires a multimodal gap summary, and possibly a highway impacts summary if near specified state transportation facilities, as described in Rule -0325. Although the local government must include a list of proposed projects to fill multimodal network gaps, there is no requirement for mitigation of anticipated automobile traffic.
- Understanding those impacts, if any, may help to prioritize one area over another based on the adequacy of existing infrastructure and/or cost implications.

The City of Albany Community Development Department staff engaged the Public Works department staff early in the process. For example, Candidate Area C, North Albany, was reduced in size due to concerns about sewer infrastructure capacity. Now that candidate CFA boundaries are determined, staff will consult with staff to determine if there are any issues providing city utilities to the CFAs.

Bicycle, Pedestrian, and Transit Infrastructure

CFAs must be served by (or planned to be served by) high quality pedestrian, bicycle, and transit services. Furthermore, CFAs must be located in existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts). The City of Albany selected CFAs that have different levels of current bicycle, pedestrian, and transit infrastructure. The areas are either urban centers or planned urban centers. The existing development on some of the sites may not have existing high-quality pedestrian, bicycle, and transit services. Moving forward the city would need to prioritize improving the bicycle, pedestrian, and transit infrastructure in the selected areas.

As part of Phase 2 a multimodal transportation gap summary will be completed. The primary requirement for CFA designation and zoning is a multimodal transportation gap summary within the CFA. The multimodal transportation gap summary must be completed as part of a Transportation System Plan

update or as a separate adopted document in coordination with impacted transportation facility and service providers. The multimodal transportation gap summary must include:

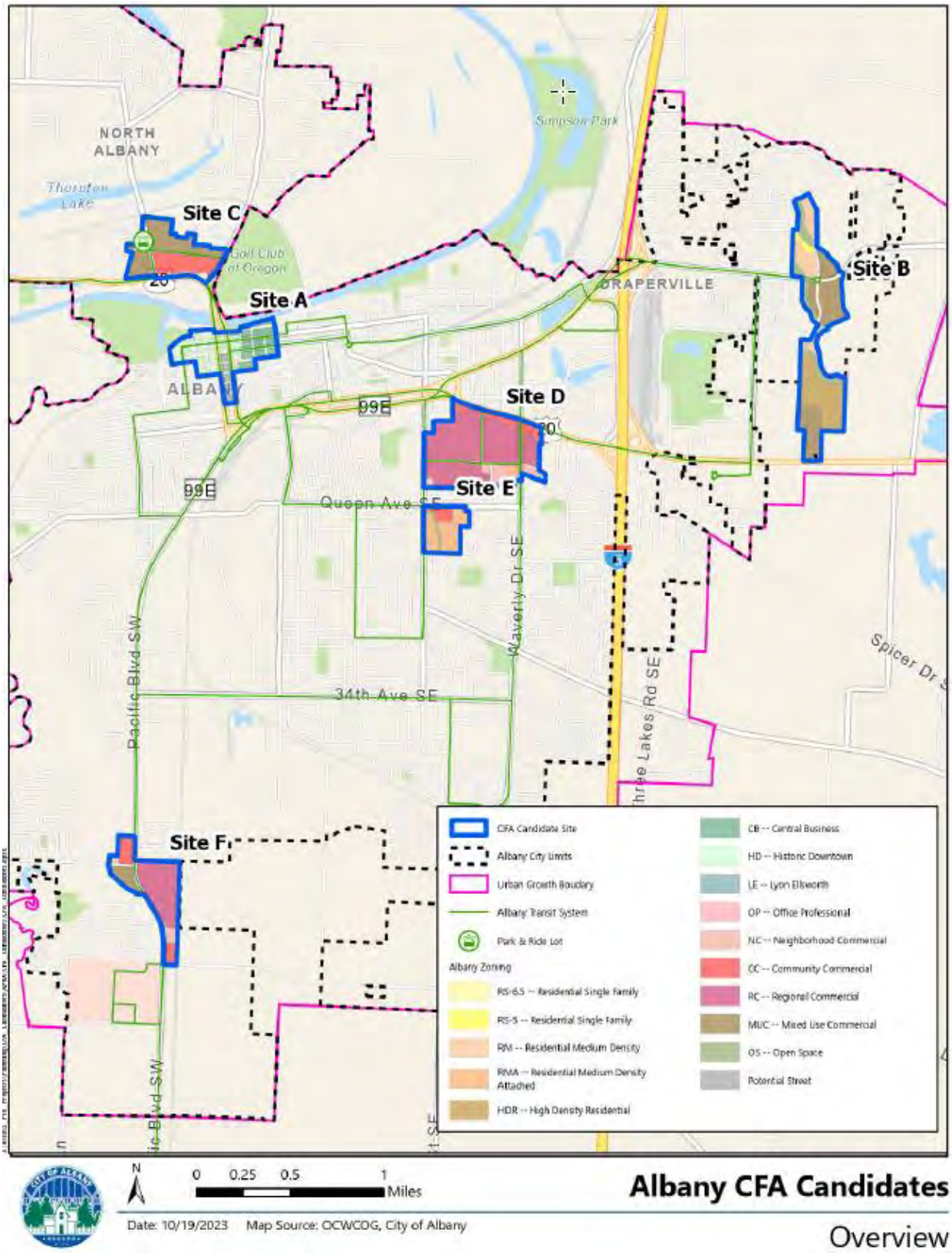
- A summary of the existing multimodal transportation network within the climate-friendly area;
- A summary of the gaps in the pedestrian and bicycle networks in the climate-friendly area, including gaps needed to be filled for people with disabilities, based on the summary of the existing multimodal transportation network;
- A list of proposed projects to fill multimodal network gaps identified; and
- A highway impacts summary must be included if a highway ramp terminal intersection, state highway, interstate highway, or adopted ODOT Facility Plan is at least partially within a CFA.

Summary of Candidate Area Descriptions

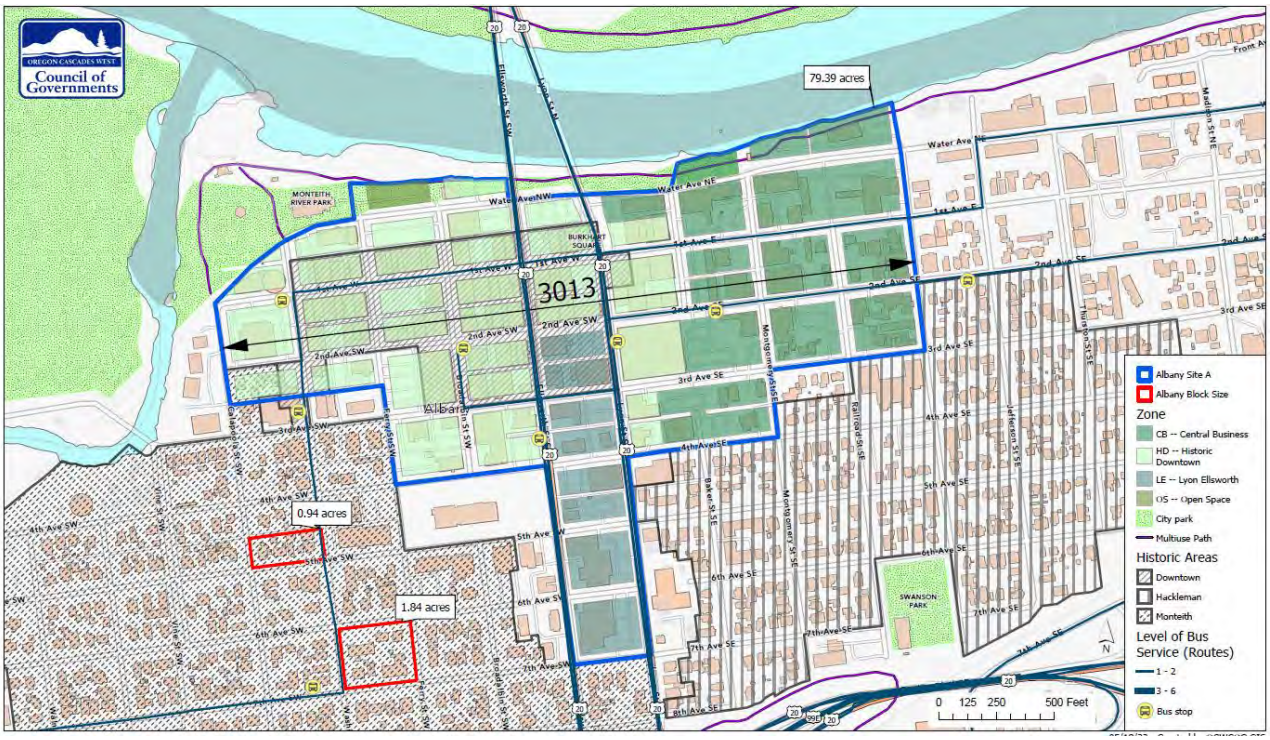
The following pages are a summary of each candidate area. The summary is intended to outline the current zoning, building height, estimated capacity, key destinations, describe the current conditions, and estimate the number of existing dwelling units. All of the candidate areas are located within city limits with the exception of a portion of Site G.

City of Albany – CFA Candidate Sites				
Rule Component	**OAR 660-012-**	**Rule Synopsis**	**Complies? Y/N**	**Strengths and Weaknesses of Potential Candidate**
Allowed Land Uses	315(2)(a) & 320(2)	Development Code/zone is to allow uses shown in (2) of 320	Some Changes required	- See Zoning Analysis
Abutting Areas (optional)	320(3)	Portions of abutting res. Or employment – oriented zones within ½ mile walk may count for area.	Not subject to review	-Analysis limited to area and boundary of CFA as shown.
Parks, Plazas & Streetscape	320(4)	Prioritize locating parks, open space, plazas – in or near CFAs that do not contain sufficient areas. In part, rules refer to streetscape and landscape.	Y	-Pedestrian Amenities (ADC 8.365) -Parks located within or adjacent to some CFA candidates
Parking Requirements	435	Area shall comply with the parking requirements.	Y	-Albany repealed parking mandates city wide

Candidate Area Overview Map



CFA Candidate Site A Summary – Downtown



Candidate Site A is the Downtown Albany area, and is proposed to be a secondary CFA. This is a mixed use area intended for a denser mixture of uses with an emphasis on entertainment, theaters, restaurants, nightlife, specialtiy shops, and residential. The area includes the Downtown Commercial Historic District, which is an overlay zone that limits height to 65 feet in the district and requires historic review for new construction and exterior alterations.

Existing Zoning: Historic District (HD), Lyons Ellsworth (LE), and Central Business (CB)

Maximum Building Height: HD – 85 feet/ 65 feet in Downtown historic overlay, CB – 65 feet, LE – 60 feet

Size: Approximately 79.4 Total Acres; 26.2 Net Acres

<u>Estimated Capacity</u>

Low – 1,447 Units (16 percent of Required Capacity)

High – 1,861 Units (21 percent of Required Capacity)

<u>Key Destinations and services</u>

City Hall and other public services, Albany Carousel, Post office, Carnegie Library, Dave Clark Path, and transit stops.

<u>Existing Land Use</u>

Downtown mixed-use development pattern with restaurants, shopping, entertainment, social services, public services and offices, upper floor residential, and surface parking lots.

Estimated Existing Dwelling Units (106)

Upper floor apartments, single-dwelling homes, quadplex, Spruce Apartments.

Albany CFA Candidate Site A – Downtown				
Rule Component	**OAR 660-012-**	**Rule Synopsis**	**Complies? Y/N**	**Strengths and Weaknesses of Potential Candidate**
Urban Water, sewer, storm & Transportation	315(2)(e)(B)	Utilities – Readily Serviceable – nearby to allow construction in one year.	Y	-All urban utilities exist -Future capacity increase may be required
Existing or Planned Urban Center **Compact development**	310(2)(b) 330(4)	Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk.	Y	-Downtown -Multi-modal area -Compact development pattern
Pedestrian, bicycle and transit services	330	Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services.	Y	-Downtown -Multi-use path on waterfront -Transit stops
Non-Hazard/ Goal 7 Review	310(2)(d)	Shall not be in areas limited or disallowed pursuant to Goal 7.	Y	-No hazard areas identified
Minimum Width	310(2)(f)	Minimum width of 750 feet	Y	-750-foot diameter circle fits in the area

Broadalbin Street Looking South

Photo taken by OCWCOG Staff

1st Street Looking West

CFA Candidate Site B Summary – East Albany

Candidate Site B is in the East Albany area. The site is part of the recently adopted East Albany Plan. Land south of Burkhart Creek to Highway 20 was rezoned to RM, High Density Residential (HDR), and MUC effective July 1, 2023. The initial CFA boundary was amended to remove land in the UGB designated Village Center.

Existing Land Use: Vacant land and apartments

Existing Zoning and Maximum Building Heights: MUC, Mixed Use Commercial (85 ft), HDR, High Density Residential (75 ft), RM, Residential Medium Density (45 ft), and RS-5, Residential Single-Dwelling (30 ft)

Size: 144.4 Total Acres; 69.9 Net Acres

Estimated Capacity

Low – 2,876 Units (32 percent)

High – 3,834 Units (43 percent)

Estimated Existing Dwelling Units (548)

Timber Ridge Apartments (284), Eagle Point Apartments (264), 54 townhomes under construction

Key Destinations and Services

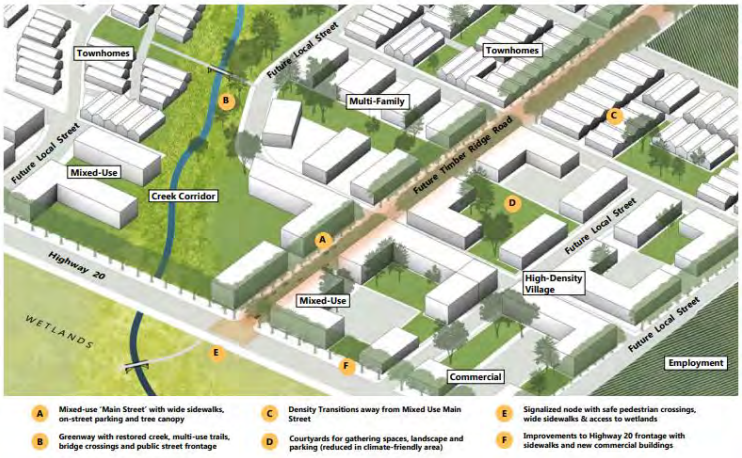
Public schools (adjacent) and Burkhart Creek, future commercial uses are envisioned

Albany CFA Candidate Site B – East Albany				
Rule Component	**OAR 660-012-**	**Rule Synopsis**	**Complies? Y/N**	**Strengths and Weaknesses of Potential Candidate**
Urban Water, sewer, storm & Transportation	315(2)(e)(B)	Utilities – Readily Serviceable – nearby to allow construction in one year.	Y	-Urban utilities will need to be added to portions of the area -Future capacity increase may be required
Existing or Planned Urban Center **Compact development**	310(2)(b) 330(4)	Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk.	Y	-Planned urban center -Existing development is not compact
Pedestrian, bicycle and transit services	330	Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services.	Y	-Planned urban center -Transit stops adjacent to site
Non-Hazard/ Goal 7 Review	310(2)(d)	Shall not be in areas limited or disallowed pursuant to Goal 7.	Y	-Floodplain -Wetlands on a significant portion of the site
Minimum Width	310(2)(f)	Minimum width of 750 feet	Y	-750-foot diameter circle fits in the area

Timber Place Apartments

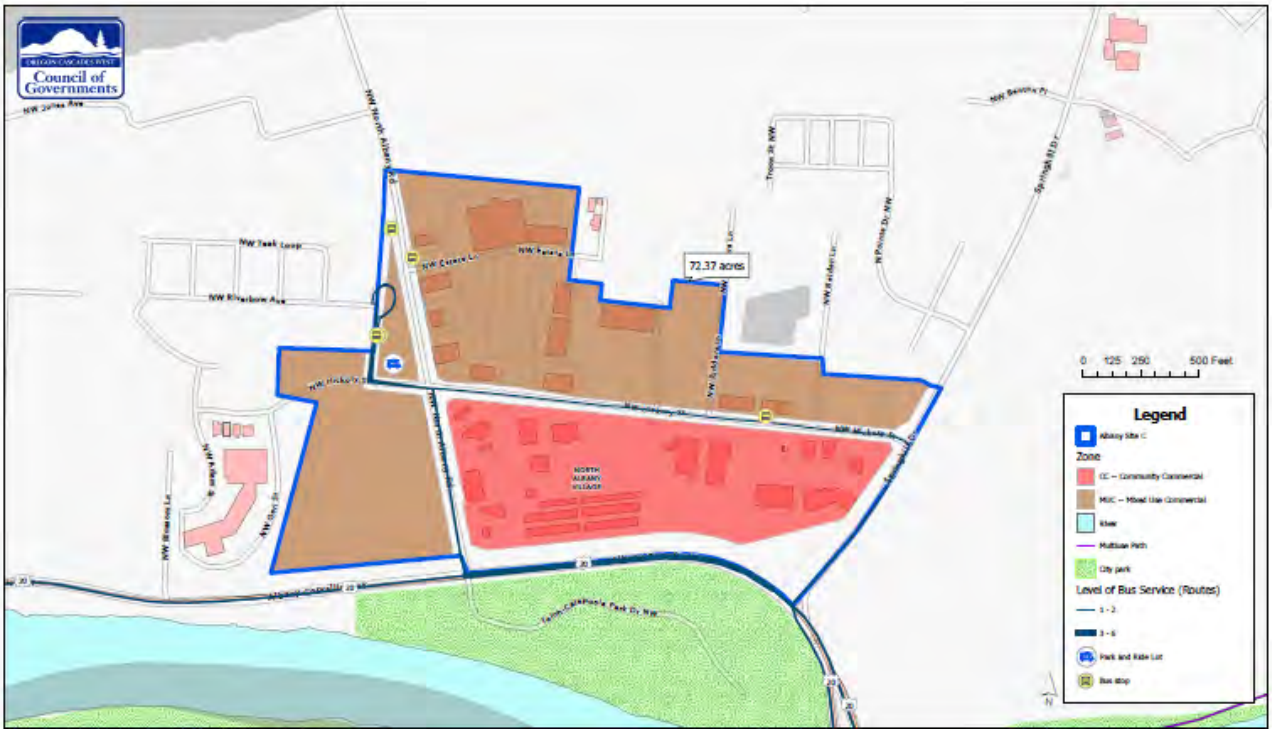
Photo provided by Albany staff

East Albany Plan Conceptual Diagram



East Albany Plan

CFA Candidate Site C Summary – North Albany



Candidate Site C is in North Albany along Hickory Street. Site C boundaries were reduced after public and staff input to exclude the Residential Medium Density (RM) zoned area due to sewer capacity concerns.

Existing Zoning: Community Commercial (CC) and Mixed Use Commercial (MUC)

Maximum Building Height: CC -50 feet, MUC –85 feet

Size: 72.4 Total Acres; 36.2 Net Acres

Estimated Capacity

Low 1,865 Units (21 percent of required capacity)

High 2,487 Units (28 percent of required capacity)

Key Destinations and Services

Grocery store, medical offices, park and ride, restaurants, shopping, and transit stops.

Existing Land Use

Current “big box” development pattern with large parking lots, shopping, offices, restaurants, storage and auto-oriented uses, single-dwelling residential, multi-dwelling residential and vacant area.

Estimated Existing Dwelling Units (41)

Single-family residential and Sunset Village Apartments (40 units).

Albany CFA Candidate Site C – North Albany				
Rule Component	**OAR Ref. No. 660-**	**Rule Synopsis**	**Complies? Y/N**	**Strengths and Weaknesses of Potential Candidate**
Urban Water, sewer, storm & Transportation	315(2)(e)(B)	Utilities – Readily Serviceable – nearby to allow construction in one year.	Y	-All urban utilities exist -Area was reduced in size due to sewer infrastructure concerns
Existing or Planned Urban Center **Compact development**	310(2)(b) 330(4)	Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk.	Y	-Planned urban center -Existing development is not compact
Pedestrian, bicycle and transit services	330	Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services.	Y	-Planned urban centers -Transit stops adjacent to site
Non-Hazard/ Goal 7 Review	310(2)(d)	Shall not be in areas limited or disallowed pursuant to Goal 7.	Y	-Floodplain on portions of the site
Minimum Width	310(2)(f)	Minimum width of 750 feet	Y	-750-foot diameter circle fits in the area

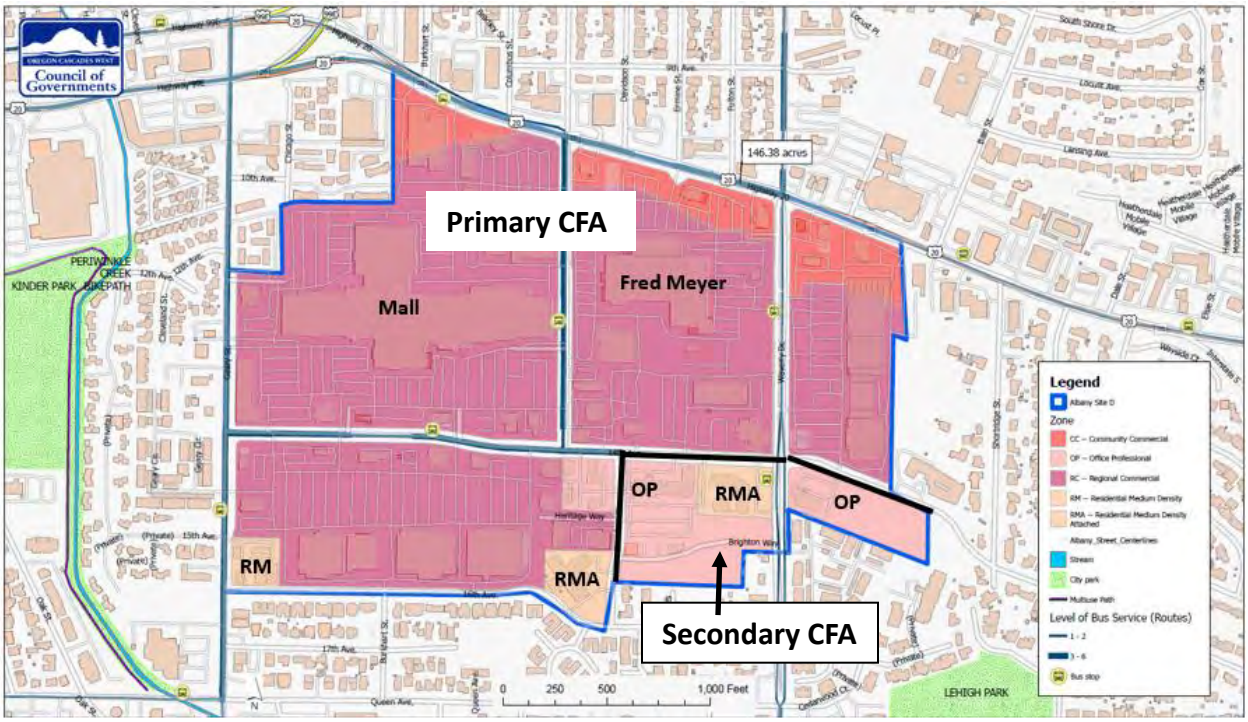
North Albany Village

Photo taken by OCWCOG Staff

Looking South at Samaritan

Photo taken by OCWCOG Staff

CFA Candidate Site D Summary – 14th Avenue/Heritage Mall



Candidate Site D is the 14th Avenue/Heritage Mall area and includes the city's Primary CFA, and the largest. A portion of Site D, south of 14th Street and East of Davidson Street, also includes an adjacent Secondary CFA.

Existing Zoning: Community Commercial (CC), Office Professional (OP), Regional Commercial (RC), Residential Medium Density (RM), Residential Medium Density Attached (RMA)

Maximum Building Height: CC – 50 feet, RC – none (85 feet), OP – 30 feet, RM – 45 feet, RMA – 60 feet,

Size - 146.4 Total Acres; 78.4 Net Acres

Estimated Capacity

Low 4,622 Units (52 percent of required capacity)

High 6,162 Units (70 percent of required capacity)

Key Destinations and services

Albany Public Library, transit stops, grocery stores, shopping, entertainment, and restaurants.

Existing Land Use

Current big box development pattern with large parking lots and vacant area.

Estimated Existing Dwelling Units (132)

Millwood Manor Apartments (47 units); Brookdale Heritage Plaza (69) and Geary Street Apartments (16 units).

Albany CFA Candidate Site D – 14th and Waverly				
Rule Component	**OAR 660-012-**	**Rule Synopsis**	**Complies? Y/N**	**Strengths and Weaknesses of Potential Candidate**
Urban Water, sewer, storm & Transportation	315(2)(e)(B)	Utilities – Readily Serviceable – nearby to allow construction in one year.	Y	-All urban utilities exist -Future capacity increase may be required
Existing or Planned Urban Center Compact development	310(2)(b) 330(4)	Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk.	Y	-Planned urban center -Existing development is not compact
Pedestrian, bicycle and transit services	330	Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services.	Y	-Planned urban center -Transit stops adjacent to site
Non-Hazard/ Goal 7 Review	310(2)(d)	Shall not be in areas limited or disallowed pursuant to Goal 7.	Y	-No hazard areas identified
Minimum Width	310(2)(f)	Minimum width of 750 feet	Y	-750-foot diameter circle fits in the area

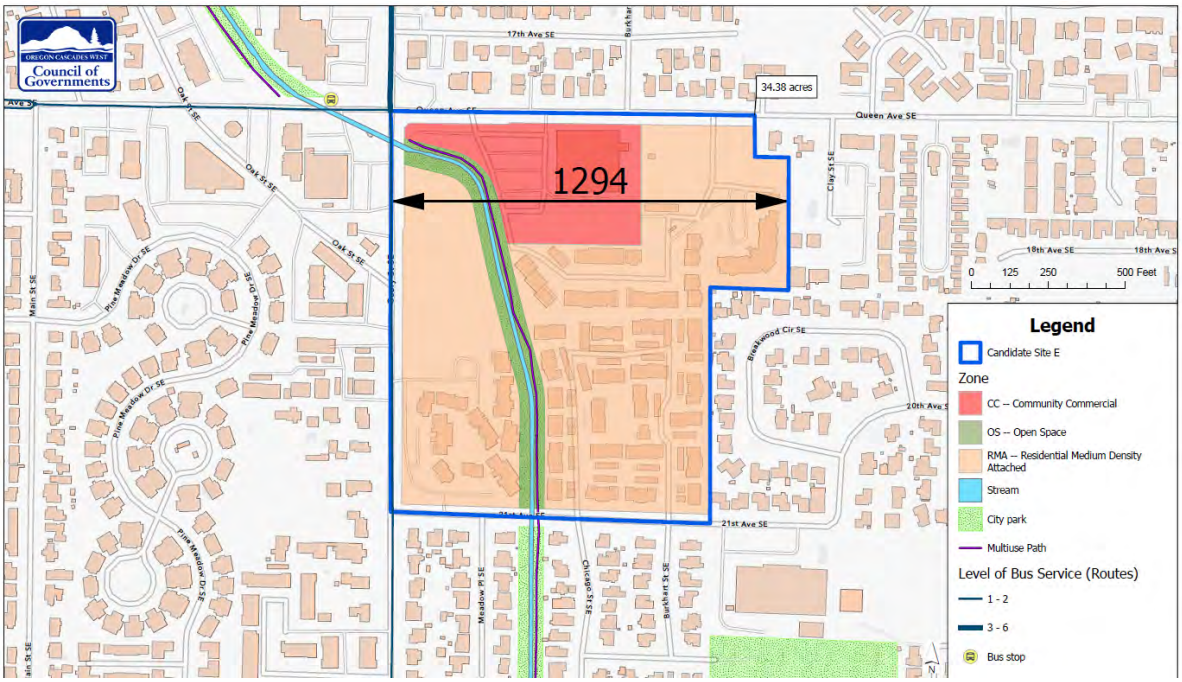
City of Albany Library

Photo taken by OCWCOG Staff

Mall and Parking Lot

Photo taken by OCWCOG Staff

CFA Candidate Site E Summary – Queen and Geary



Canidate Site E is on the southeast corner of the intersection of Queen and Geary streets. It includes the former Mega Foods grocery store, currently vacant. A bus stop is nearby and the Periwinkle Trail runs through the area along Periwinkle Creek.

Existing Zoning: Community Commercial (CC), Residential Medium Density Attached (RMA)

Maximum Building Height: CC – 50 feet, RMA – 60 feet

Size: 34.4 Total Acres; 16.4 Net Acres

Estimated Capacity

Low – 573 Units (6 percent of required capacity)

High – 764 Units (9 percent of required capacity)

Key Destinations and Services

Periwinkle multi-use path and transit stops.

Existing Land Use

Existing apartments, proposed apartments, vacant big box store, and vacant area.

Estimated Existing Dwelling Units (333)

Park Apartments (76 units), Periwinkle Apartments (79 units), Meadows Apartments (127 units), and Clayton Meadows Senior Apartments (51 units)

Albany CFA Candidate Site E – Queen and Geary				
Rule Component	**OAR 660-012-**	**Rule Synopsis**	**Complies? Y/N**	**Strengths and Weaknesses of Potential Candidate**
Urban Water, sewer, storm & Transportation	315(2)(e)(B)	Utilities – Readily Serviceable – nearby to allow construction in one year.	Y	-All urban utilities exist -Future capacity increase may be required
Existing or Planned Urban Center Compact development	310(2)(b) 330(4)	Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk.	Y	-Planned urban center -Existing development is not compact
Pedestrian, bicycle and transit services	330	Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services.	Y	-Planned urban center -Transit stops adjacent to site
Non-Hazard/ Goal 7 Review	310(2)(d)	Shall not be in areas limited or disallowed pursuant to Goal 7.	Y	-No hazard areas identified
Minimum Width	310(2)(f)	Minimum width of 750 feet	Y	-750’ diameter circle fits in the core. Transit corridors.

Site E Looking South

Photo taken by OCWCOG Staff

Periwinkle Path Looking South

Photo taken by OCWCOG Staff

CFA Candidate Site F Summary – 99E/South Albany

Candidate Site F is the 99E/South Albany area. This area is near Linn Benton Community College, is along 53rd Avenue and has 99E bisecting the area.

Existing Zoning: CC, MUC, NC, RC, and RM

Maximum Building Height: CC – 50 feet, MUC – 50 feet, NC – 30 feet, RC – none, RM - 45 feet

Size: 69.9 Total Acres; 25.9 Net Acres

Estimated Capacity

Low – 1,356 Units (15 percent)

High – 1,809 Units (20 percent)

Key Destinations and Services

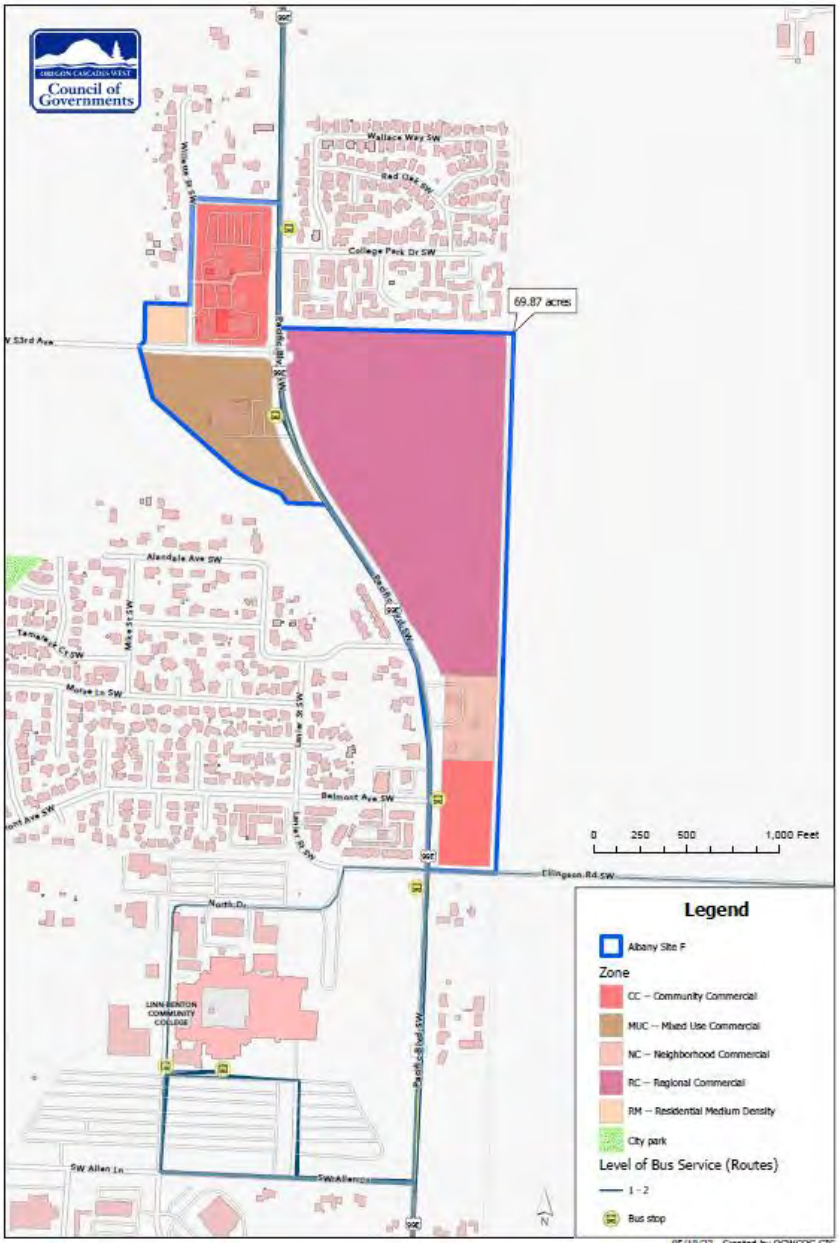
Linn Benton Community College, transit stops and entertainment

Existing Land Use

Vacant land and commercial uses

Estimated Existing Dwelling Units (2)

Single family dwellings



Albany CFA Candidate Site F – South Albany/99E				
Rule Component	**OAR 660-012-**	**Rule Synopsis**	**Complies? Y/N**	**Strengths and Weaknesses of Potential Candidate**
Urban Water, sewer, storm & Transportation	315(2)(e)(B)	Utilities – Readily Serviceable – nearby to allow construction in one year.	Y	-All urban utilities exist -Future capacity increase may be required
Existing or Planned Urban Center **Compact development**	310(2)(b) 330(4)	Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk.	Y	-Planned urban center -Existing development is not compact
Pedestrian, bicycle and transit services	330	Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services.	Y	-Planned urban center -Transit stops adjacent to site
Non-Hazard/ Goal 7 Review	310(2)(d)	Shall not be in areas limited or disallowed pursuant to Goal 7.	Y	-Wetland Area on portion of site
Minimum Width	310(2)(f)	Minimum width of 750 feet	Y	-750’ diameter circle fits in the core. Transit corridors.

Site F Looking North

Photo taken by OCWCOG Staff

Site F Looking South

Photo taken by OCWCOG Staff

Other Candidate Areas

Based on input provided by community members as part of the public engagement sessions for this study, the city modified the boundaries of existing candidate CFAs to reflect public input on the candidate areas and additional areas. The City of Albany, based on the capacity estimates, does not need to explore additional areas at this time. The city may choose to explore additional areas in the future.

Equity Spatial Analysis

The CFA study requires the inclusion of plans to achieve fair and equitable housing outcomes within climate-friendly areas. OAR 660-012-0315(4)(f):

> *Plans for achieving fair and equitable housing outcomes within climate-friendly areas, as identified in OAR 660-008-0050(4)(a)-(f). Analysis of OAR 660-008-0050(4)(f) shall include analysis of spatial and other data to determine if the rezoning of potential climate-friendly areas would be likely to displace residents who are members of state and federal protected classes. The local government shall also identify actions that may be employed to mitigate or avoid potential displacement.*

Step 1 is the Spatial Analysis and Step 2 is the Planning Analysis of the Anti-Displacement Study. COG is responsible for the Spatial Analysis, and the City of Albany is responsible for the Planning Analysis. The Portland State University (PSU) Anti-Displacement Toolkit defines neighborhood typologies by census tract and provides housing production strategies (Exhibit 8). The neighborhood typologies represent different stages of gentrification and different levels of displacement pressures for key populations, BIPOC, low-income, and renters (17 indicators are used). Use of this tool involves overlaying the Neighborhood Typologies with candidate CFAs to identify areas that have displacement risk. In Albany some areas are left "unassigned" by this methodology and any strategy may be used in these areas.

Exhibit 8: Tract Level Neighborhood Typology

Tract Level Neighborhood Typology Representing Different Characteristics and Risks of Displacement

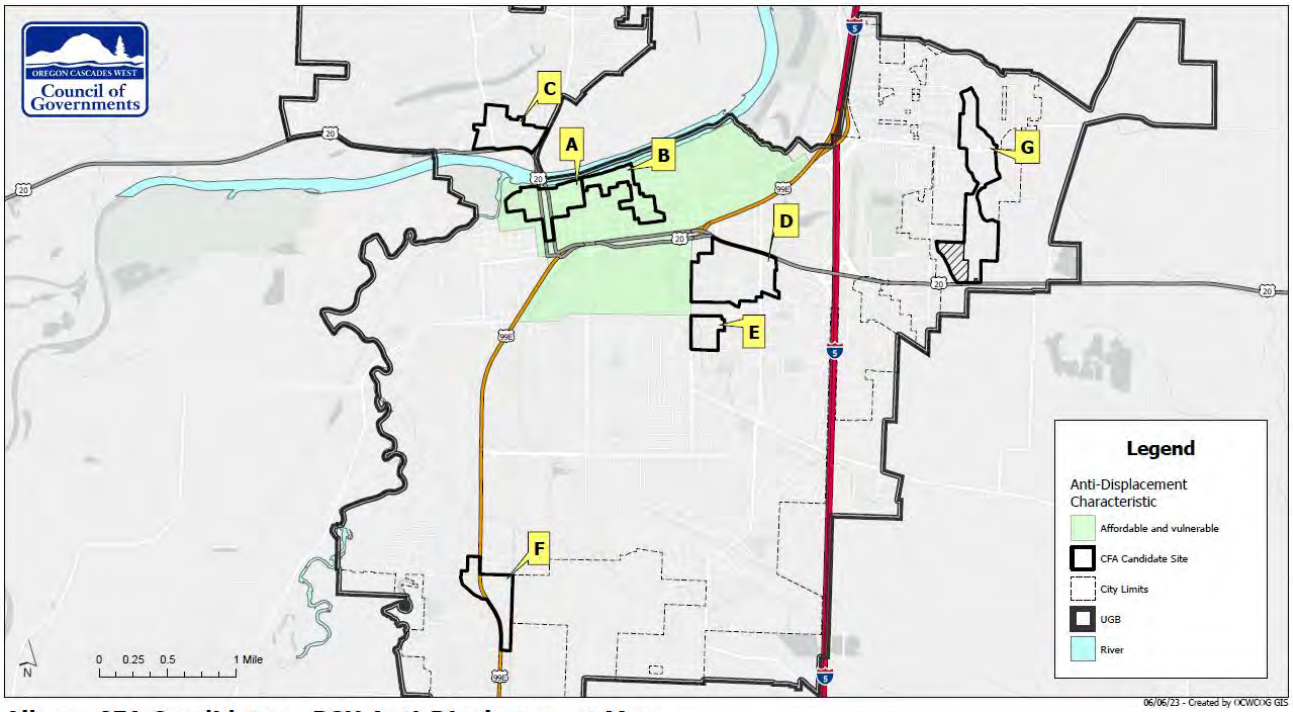
	Income Profile	Vulnerable People	Precarious Housing	Housing Market Activity	Neighborhood Demographic Change
(Green) Affordable and vulnerable	Low	Yes	Yes	No	-
(Yellow) Early gentrification	Low	Yes	Yes	Yes	No
(Orange) Active gentrification	Low	Yes	Yes	Yes	Yes
(Red) Late gentrification	High	Yes	No	Yes	Yes
(Blue) Becoming Exclusive	High	No	No	Yes	Yes
(Purple) Advanced Exclusive	High	No	No	Has higher home value and rent	No
(Grey) Unassigned	-	-	-	-	-

This analysis uses the methodology developed by PSU and the associated Neighborhood Typology maps. The typology map is described in the DLCD "Implementation Guidance OAR 660-012-0315 CFA Anti-Displacement Analysis".

CFA Anti-Displacement Map (arcgis.com)

Additional Anti-Displacement mapping analysis is included in Attachment A.

Exhibit 9: Albany Neighborhood Typologies and Initial Candidate Areas Overlay Map



Albany CFA Candidates - PSU Anti-Displacement Map

The PSU Anti-Displacement Map is a data layer that differentiates neighborhood vulnerability based on typologies utilizing indicator sets in terms of income, vulnerable people, precarious housing, housing market activity, and demographic change at the census tract level. Tracts are compared to the county averages and designated into types based on high levels of different combinations of vulnerability, housing markets, and demographic changes. It is part of the Anti-Displacement and Gentrification Toolkit Project published by DLCD in 2021.

The PSU toolkit identifies a set of housing production strategies that work to address, remedy, and mitigate, or reverse displacement. Some housing production strategies are better suited for some neighborhood types. The City of Albany has already identified multiple strategies through the Housing Implementation Plan and will be implementing new strategies over the next year. Albany's displacement strategies focus on:

- **Producing** enough housing for residents at all income levels including long-term/permanent affordable housing.
- **Preserving** existing affordable housing.
- **Planning ahead** - identify neighborhoods/areas where action may be needed to preserve affordable housing opportunities for low- and moderate-income households.
- **Protecting** current residents from displacement where neighborhoods are changing rapidly.

- **Providing** sufficient and affordable commercial space to support new, small, and locally owned businesses.

Exhibit 10: Albany's Housing Implementation Plan – Anti-Displacement Strategies

Strategy	Implementation Description	Equity Impact
Tax abatements for long term affordable housing	HIP implementation	Direct
Allow lower cost housing types – ADUs middle housing, tiny housing, micro housing, etc.	HIP implementation	Direct
Promote Cottage Cluster housing, incentivize tiny homes	Scaled SDCs, HIP implementation	Direct
Encourage small dwelling unit developments	Scale lot size to house size, scale SDCs	Direct
Broaden the definition of housing types and allow more housing types in more zones	City is adding Single Room Occupancy (SROs) to code	Indirect
Allow SROs, cohousing, and adult dorms in residential zones	HIP implementation	Direct
Re-examine requirements for ground-floor commercial	with the CFEC/CFA implementation	Indirect
Encourage diverse housing types in high opportunity areas and near transit	Middle housing adopted, more opportunities with CFEC CFA work	Indirect
Pre-approved plan sets for ADUs and middle housing types	HIP implementation	Indirect
Accessible design -encourage units to meet Universal Design standards, develop manual		Indirect
Adopt affirmatively affirming fair housing policies	City has policies and a plan	Indirect
Support community land trusts	City supports	Indirect
Renter assistance and protections	Relocation assistance for publicly funded, State law protections	Direct

During review of PSU's Anti-Displacement Map, OCWCOG observed a lack of detail for many of the neighborhoods in Albany. To address this and to provide the City of Albany with another tool for their analysis, COG developed a regional vulnerability index. This index focused on Block Group level data, which covers the entirety of Albany and surrounding areas (Millersburg, Jefferson, and Tangent). This index can be found in Attachment A, with more specific information on the map's development available in a separate technical memorandum.

Zoning and Development Code Amendments

The Albany Development Code will need to be updated to meet the land use requirements in OAR 660-012-0320. The analysis in this section identifies the required code updates. The City of Albany will be required to make the development code updates in Phase 2.

The City of Albany candidate CFAs touch many different existing zoning districts. The table in Exhibit 11 summarizes the expected changes in each zone. Many of the zones already meet some of the requirements, while others will require more extensive changes or an overlay district. Phase 1 requires the identification of code changes and Phase 2 requires adoption. This is a high-level summary of the anticipated code changes. The City of Albany may choose between updating each zone or adopting an Overlay District.

Exhibit 11: Zoning Analysis Table

Category	OAR 660-012-	Required Standards	HD	CB	LE	MUC	CC	RC	OP	NC	RM	RMA	HDR
Allowed Uses	320(2)	Single-use development must be allowed, except that ground floor commercial and office uses within otherwise single use multifamily residential buildings can be required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	320(2)	Must allow mixed-use development, including residential, office, retail, services, & public uses as outright permitted uses	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y
	320(2)(a)	Multi-unit housing, including above commercial	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
	320(2)(a)	Attached single-unit housing	N	Y	N	Y	N	N	N	Y	Y	Y	Y
	320(2)(b)	Office Type Uses	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
	320(2)(c)	Non-Auto dependent retail, services, and other commercial uses	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
	320(2)(d)	Childcare	Y	Y	N	Y	Y	N	N	N	N	Y	Y
	320(2)(d)	Schools	N	N	N	N	N	N	N	N	N	N	N
	320(2)(d)	Other public uses, including public-serving government facilites	Y	Y	Y	N	N	N	N	N	N	N	N
Dev'l Standards	320(6)	No maximum residential density allowed	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
	320(8)(c)(A)	Minimum residential density of 25 dwellings/ net acre in primary, or 15 units/net acre in secondary	N	N	N	N	N	N	N	N	N	N	Y
	320(8)(c)(B)	Allowed Building Height: No less than 85' in Primary; 50' in secondary.	Y - 85'; 65' in historic overlay	Y - 65'	Y - 60'	Y -85'	Y- 50'	Y - None	N - 30'	N- 30'	N- 45'	Y-60'	Y-75'
	320(5)	Block Length: sites < 5.5 acres: max block length = 500 feet or less; sites > 5.5 acres: max block length = 350 feet or less	N	N	N	N	N	N	N	N	N	N	N
	N/A	Allowed Lot Coverage	100%	100%	100%	80%	90%	90%	70%	80%	70%	70%	75%

When CFA boundaries include zoning districts that are applied in multiple areas throughout the city, an overlay district is recommended so that the uses and standards that need to be allowed or adjusted would only apply to property within the overlay district boundaries.

Expected code amendments summaries.

- The RM and RMA zones do not allow single-use commercial or office development. Update to allow single-use office, and commercial development.
- The RC, RM and RMA zones do not allow mixed-use development. The RC zone requires a conditional-use permit. Update to allow mixed-use development outright.
- The CC, OP, and NC zones only allow multi-dwelling residential above or attached to a business. Evaluate whether to allow multi-dwelling units in a stand-alone building.
- The RC zone does not allow multi-dwelling residential. At a minimum, update to allow multi-dwelling residential above businesses.
- The HD, LE, CC, RC, and OP zones do not allow attached single-unit dwellings (townhomes). Amend Code to allow Single Attached Dwellings. Townhomes would need to meet the minimum density standard (15 units/acre, or 25 units/acre in primary CFAs). DLCD provided additional guidance about attached single-unit housing in March 2023:

  We are concerned that attached single-unit housing (townhouses) could be very popular in our city. Is it possible to require ground floor commercial and office uses in conjunction with attached single-family dwellings, as is allowed for multifamily buildings in OAR 660-012-0320(2)(a)?

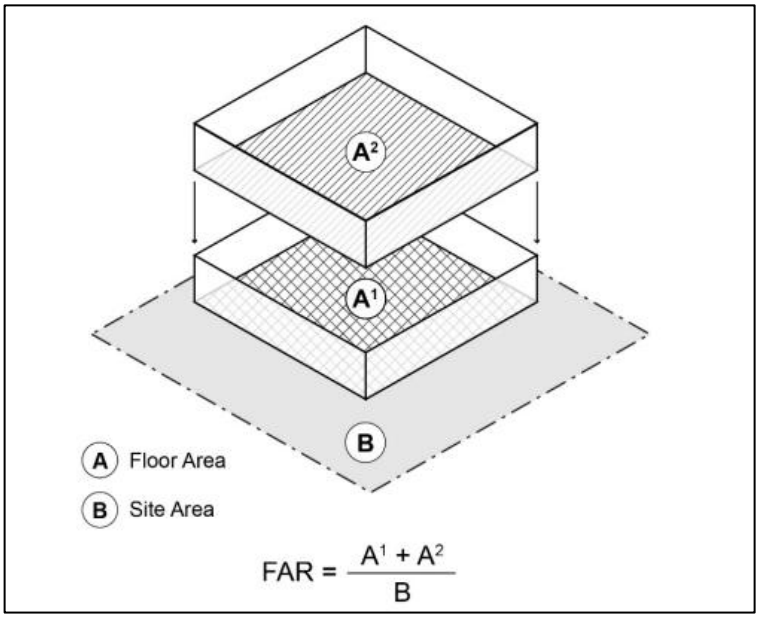
  No, because OAR 660-012-0320(2)(a) requires local governments to allow attached single-family residential as an outright permitted use, and there is no allowance for local governments to require ground floor commercial and office uses in conjunction with attached single-family dwellings, as there is in conjunction with multi-family development, the rules effectively prohibit such a requirement.

  During the rulemaking process, there was a robust conversation on the types of housing that should be allowed within CFAs. Many opined that because it is difficult to develop or convert multifamily units into condominiums, there would be little ability for wealth-building through owner-occupied units in CFAs, which would run counter to our equity goals. After some analysis of achievable densities for attached single-family and other "middle housing" types, which found that these housing types could comply with minimum density requirements, additional housing types were allowed within CFAs, and allowance for attached single-family dwellings was required. Regardless, we believe it is unlikely that attached single- family dwellings will "overwhelm" other allowed development types in climate-friendly areas (DLCD Climate-Friendly Methods Guide Version 3).
- The RM and RMA zones do not allow non-auto dependent retail, services, and other commercial uses. Update to allow non-auto dependent retail, services and other commercial uses. In addition, some zones allow for auto-dependent retail, services, and other commercial uses. Auto-dependent uses do not promote a mixed-use walkable environment. The city should evaluate any drive-through and auto-oriented development that is allowed in any of the zones within CFAs.

- The RM and RMA zones do not allow office type uses. Update to allow office type uses.
- The LE, RC, OP, NC, and RM zones do not allow childcare. Update to allow childcare (daycare).
- The existing zones all require a Conditional Use permit or do not allow educational facilities (schools). Update to allow educational facilities outright.
- The WF, MUC, CC, RC, OP, NC, RM and RMA zones do not allow community facilities outright. Update to allow public-serving government facilities outright.
- Adopt a minimum Floor Area Ratio of 2.0 for mixed use buildings or the minimum residential density requirement. The DLCD rules allow single-use commercial development to be single-story. The city may adopt a two-story requirement for commercial.

  Floor area ratio (FAR)— A floor area ratio is the ratio of the gross floor area of all buildings on a development site, excluding areas within buildings that are dedicated to vehicular parking and circulation, in proportion to the gross area of the development site on which the buildings are located. A floor area ratio of 2.0 would indicate that the total leasable floor area of all buildings was twice the gross area of the site (OAR 660-012-0320(8)).

  Exhibit 12: Floor Area Ratio Diagram



Source: DLCD Middle Housing Model Code

- The allowed building height must be 85 feet for the Primary Area and 50 feet for the Secondary. Update the MUR, OP, and NC zones to a maximum height of at least 50 feet. The primary area consists of mostly RC zoning, which does not have a height maximum and would allow for 85 feet. The height in other zones included in the Primary CFA would need to allow buildings 85 feet or taller or be included in a secondary CFA where heights must allow for buildings 50 feet tall.
- The current code has a block length standard "The average block length shall not exceed 600 feet. Block length is defined as the distance along a street between the centerline of two intersecting

through streets (Figure 11.090-1)." (ADC 11.090(5)). The block length standard would need to be updated.

Block— All of the property bounded by streets, rights-of-way (pedestrian or vehicle ways), water features, or any combination thereof, but is not divided or separated in any way by streets or water features (OAR 660-012-0005).

Block Face / Street Frontage— All of the property fronting on one side of a street that is between intersecting or intercepting streets, or that is between a street and a water feature, or end of a dead-end street. An intercepting street determines the boundary of the block frontage only on the side of the street that it intercepts (OAR 660-012-0005).

Local governments shall establish maximum block length standards as follows (OAR 660-012-320(5)(1)):

- *Development sites < 5.5 acres: maximum block length = 500 feet or less*

  Note: If block length is over 350 feet, a public pedestrian through-block easement shall be provided to facilitate safe and convenient pedestrian connectivity. This requirement is triggered with new development or substantial redevelopment of sites two acres or more within an existing block that does not meet the standard.

- *Development sites > 5.5 acres: maximum block length = 350 feet or less*

- The DLCD requirements do not call for a specific allowed lot coverage requirement. However, many mixed-use areas allow for full lot build out. The city may consider increasing the allowed lot coverage to at least 80 percent for all CFA areas.
- The RM and RMA zones have a residential density maximum. Other zones did not list a maximum residential density. The code should make it clear that there is no maximum residential density allowed in CFAs.

Phase 2 Adoption

Following submission of the CFA study report, cities and counties will be required to adopt land use requirements for CFAs and illustrate climate-friendly areas on the comprehensive plan by December 31, 2024, as provided in OAR 660-012-0315(6). Following is a brief overview of these requirements for context so local governments know what the next Step in this process will be.

Phase 2 Requirements

1. Maps showing the location of all CFAs, including findings containing information and analysis required in the study report for any CFAs that were not included in the initial study.
2. Documentation of the number of total existing, accessible, and income-restricted dwelling units within all CFAs.
3. Documentation that all adopted and applicable land use requirements for CFAs are consistent with OAR 660-012-0320.

4. A Demonstrate compliance with the provisions of OAR 660-012-0310 through 660-012-0325, and adopt findings that:
    - Summarize the CFA designation decision process
    - Identify all ongoing and newly added housing production strategies the local government will use to:
        - Promote the development of affordable housing in CFAs
        - Prevent the displacement of members of state and federal protected classes in CFAs
5. Along with maps, cities, and counties with populations over 10,000 must include calculations to demonstrate that their CFA(s) contain sufficient zoned residential building capacity to accommodate 30 percent of total current and projected housing units based on adopted land use requirements. The information provided shall provide a basis for subsequent Housing Production Strategy Reports to assess progress towards fair and equitable housing production goals in CFAs, as provided in OAR 660-008-0050(5)(a).