



CITY OF ALBANY CITY COUNCIL AGENDA STAFF REPORT

Agenda Date: March 16, 2026
Reviewed by: NA

SUBJECT: 2025 Housing Element Annual Progress Report

REPORT BY: Leslie Mendez, Planning Manager
Dina Tasini, Community Development Director

SUMMARY

By April 1, 2026, the City must submit the 2025 Housing Element Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) and to the Governor's Office of Land Use and Climate Innovation (LCI). This memorandum provides summary of the report.

STAFF RECOMMENDATION

This is an information item only. No action is required.

BACKGROUND

Pursuant to Government Code (GC) §65400, the Housing Element APR must be submitted to City Council, HCD and LCI annually by April 1 and must cover the previous calendar year. The purpose of the APRs is to inform the State and the public on the status and progress of implementing the City's 2023-2031 Housing Element (6th Cycle) including tracing overall housing unit production and affordability, and to provide the opportunity to identify necessary adjustments to improve local implementation. Following submittal, HCD may request corrections to the 2025 Housing Element APR.

2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT HIGHLIGHTS

Below is a summary of Housing Element progress over the past year (2025). A copy of the complete APR can be found as Attachment 1.

Housing Unit Production

In 2025, the City received a total of 21 housing development applications, twenty for Accessory Dwelling Units (ADUs) and one for a replacement single-family residence. In addition, the City issued building permits for a total of 215 new dwelling units comprised of six ADUs, two replacement single family dwellings, nine townhomes, and 198 units in apartment buildings. The building permits issued for the townhomes and apartment buildings are for the entitled 207-unit mixed-use development at the Albany Bowl site (540 San Pablo

Avenue). The City also saw the completion (certificate of occupancy issuance) of 89 new units: 25 ADUs, two replacement single-family dwelling units and 62 multifamily units that are part of the SAHA Verana Hill development. Due to the inclusion of the SAHA development and Albany Bowl site, the numbers for issued building permits and certificates of occupancy are significantly higher than the past two years, while the number of applications submitted for new dwelling units remains consistent. See Table 1 below.

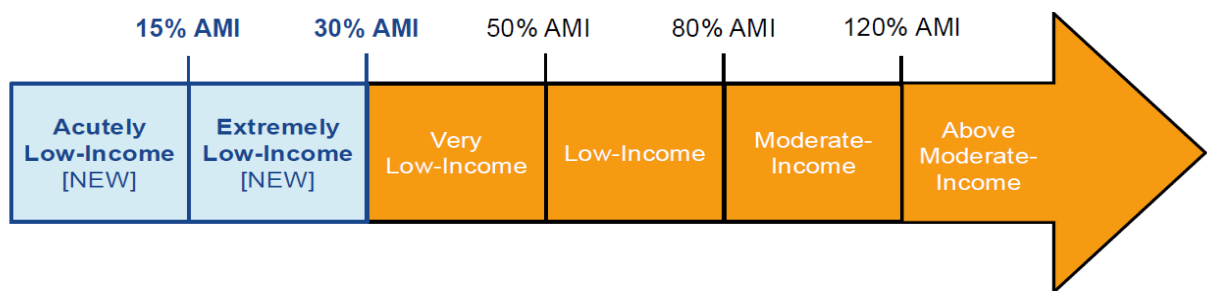
Table 1: Housing Development Applications by Number of Units (2023-2025)

	2023	2024	2025
Submitted Applications	23	19	21
Issued Building Permits	10	12	215
Issued Certificate of Occupancy	17	10	89

Housing Unit Affordability

HCD tracks housing affordability metrics based on date of building permit issuance. A change to this year's reporting stems from Assembly Bill 3093 (2024) creating two new income categories in the Regional Housing Needs Allocation (RHNA) process and throughout housing element law. Very Low Income, which previously was defined as a household earning less than 50% of the Area Median Income (AMI), has been further refined to be considered households earning >30% - 50% AMI. Extremely Low-Income (ELI) households are those earning >15% - 30% AMI, and Acutely Low-Income (ALI) households are those earning 15% or less of AMI. See Figure 1 below.

Figure 1: RHNA & Housing Element Income Categories



Another update this year is the continuation of the 30-30-30-10 affordability formula for ADUs. Based on the regional wide [ADU affordability survey](#) the Association of Bay Area Governments (ABAG) conducted and published in January of this year, HCD has approved ABAG jurisdictions to continue assigning 30% of ADU production as very low income, 30% low income, 30% moderate income and 10% above moderate income in their APRs for two additional years (APR 2025 and 2026).

Incorporating this methodology, Table 2 below includes a breakdown of affordable units for building permits issued over the past three years. As shown, last year the City issued building permits for 22 very low-income units (one ADU and 21 qualifying density bonus units), two

low-income ADUs and one moderate-income ADU. The significant jump in building permits issued last year compared to years prior is due to the issuance of building permits for the 207-unit Albany Bowl mixed-use development.

Table 2: Building Permits Issued by Income Category (2023-2025)

Income Level	2023	2024	2025
Acutely Low	---	---	0
Extremely Low	---	---	0
Very Low	0	4	22
Low	0	6	2
Moderate	10	2	1
Above Moderate	0	0	190
Total Units	10	12	215

6th Cycle RHNA Progress

The 6th Cycle Regional Housing Needs Allocation (RHNA) extends from 2023 to 2031. Calendar year 2025 is the third year that units issued building permits will count towards the 6th Cycle RHNA allocation. Overall progress towards the City's RHNA is shown in Table 3 below. Units permitted since the start of the projection period (June 20, 2022 – January 30, 2030) are also displayed ("Projection Period") and are auto-filled in the APR form by HCD.

Table 3: RHNA Progress, Permitted Units Issued by Affordability

Income Level	RHNA	Projection Period	2023	2024	2025	Units to date	Remaining RHNA
Acutely Low	---	---	---	---	0		---
Extremely Low	---	---	---	---	0		---
Very Low	308	32	0	4	22	59	249
Low	178	29	0	6	2	40	138
Moderate	175	15	10	2	1	25	150
Above Moderate	453	0	0	0	190	190	263
Total	1,114	76	10	12	215	314	800

Housing Element Program Progress

Implementation is ongoing on the 57 Programs adopted as part of the 6th Cycle Housing Element with significant progress occurring during calendar year 2025. Highlights include:

Program 1.A: Single Family Zoning Reform. Revise the R-1 (Single Family Zoning) district to allow for a greater mix of housing types and increased access to affordable housing opportunities in Albany's residential neighborhoods.

City Council adopted Ordinance 2025-07 amending the Use Table updating and expanding the definition of “dwelling” and to permit "dwellings" not limited to structure type (i.e. single-family homes) in the R-1 District.

Program 1.C: Code Enforcement. Develop more proactive building and housing code enforcement programs.

City Council adopted Ordinance 2025-03 updating the City’s administrative citation ordinance. Staff coordinated with contract Code Enforcement to establish standard forms and operating procedures and has commenced a program to respond to code enforcement complaints.

Program 1.D: Housing Rehabilitation Program. Continue to work with the Alameda County Housing and Community Development Department in the implementation of neighborhood preservation and sustainability programs, including housing rehabilitation grants and low interest loans, the minor home repair program, accessibility grants, and the major rehabilitation loan program.

Program 3.C: Age in Place Retrofits. Facilitate funding to adapt existing Albany homes and apartments to meet the needs of older adults and residents with disabilities, with a priority on lower income residents.

The City has ongoing partnership with the County to implement these programs. In FY 24/25 three lower income homeowners received minor home repair and/or age in place retrofit grants totaling \$9,349.

Program 1.G: Electrification and Renewable Energy. Provide technical assistance and guidance to Albany residents seeking to improve the energy efficiency of their homes, switch from natural gas to electricity, or install renewable energy systems.

The City provides ongoing technical assistance & guidance including rebates for low income households to electrify the City. The City awarded a total of 49 rebates averaging \$2,444 per grant in calendar year 2025. Twelve of these were awarded to lower income households and nine to moderate income households.

Program 3.D: Residential Care Facilities. Implement the following amendments to Chapter 20 of the Albany Municipal Code: (a) In addition to the definitions of large and small residential care facilities, add a definition of group homes. The definition should clarify that group homes that operate as single family residences and do not provide licensable services are allowed in all residential zones regardless of the number of occupants, and are subject only to the generally applicable, non-discriminatory health, safety, and zoning laws that apply to all single family residences; (b) Develop objective standards for large residential care facilities providing licensed services in order to shift from a Major Use Permit requirement to a Minor Use Permit requirement, thereby

streamlining the approval process; (c) Amend or eliminate the 300' spacing requirement for large residential care facilities. In the event a spacing requirement is retained, it shall apply only to the specific types of licensed facilities for which such requirements have been deemed justified by the State legislature.

and

3.H Emergency Shelter, Low Barrier Navigation Centers, and Single Room Occupancy (SRO) housing, and Employee Housing. Continue to allow emergency shelter by right (e.g., without a Conditional Use Permit and with no discretionary action required) in the Commercial Mixed Use (CMX) zoning district and the San Pablo Commercial (SPC) zoning district. The City will maintain the land capacity to meet the unmet need for emergency shelter throughout the planning period. As required by State law (AB 101), amend the zoning code to also allow Low Barrier Navigation Centers in the SPC and SC (Solano Commercial districts) and recognize employee housing as a residential use. In addition, consider allowing SROs by right in the SPC and SC zones.

City Council adopted Ordinance 2025-07 updating the Zoning Code to implement the required changes for residential care facilities, emergency shelters, low barrier navigation centers, and SROs. It was determined that employee housing fell under the expanded definition of dwelling (see Program 1.A).

Program 5.C: Rent Review. Conduct an evaluation of the rent review and non-binding conciliation and mediation program established in 2018. Use the findings of this evaluation to either make the program more effective or replace it with more effective measures. Seek input from both housing providers and tenants in this process.

and

Program 5.D: Tenant Protection. Complete an evaluation of potential measures to improve the housing security of low-income tenants, particularly those who are most vulnerable to displacement. This evaluation should be prepared collaboratively with housing providers and tenants and focused on solutions that reflect the needs and concerns of both groups. Based on the findings of the evaluation, including potential costs and funding sources, and input from the community, develop and implement new tenant protection measures.

The Housing Advisory Commission (HAC) held a series of monthly meetings, commencing in February 2025 to provide a community forum to learn and discuss the topics of Anti-Harassment/Non-Discrimination, Rent Stabilization, Just Cause for Eviction, and Access to Legal Counsel.

Attachment

1. 2025 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Albany
Reporting Calendar Year	2025
Contact Information	
First Name	Leslie
Last Name	Mendez
Title	Planning Manager
Email	lmendez@albanyca.gov
Phone	5105285765
Mailing Address	
Street Address	1000 San Pablo Avenue
City	Albany
Zipcode	94706

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Albany	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	21
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		190
Total Units		215

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	9	0
Single-family Detached	1	2	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	77	62
Accessory Dwelling Unit	20	6	25
Mobile/Manufactured Home	0	0	0
Total	21	94	89

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	24	94
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	24
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	2
Number of Units in Projects Permitted with a Density Bonus	77

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	58
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Albany
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2023 - 01/01/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes													Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	
1				2	3	4	5													6	7	8	9	10	11	12
Prior APN	Current APN	Street Address	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	PROPOSED Units by Project	TOTAL APPROVED Units by project	TOTAL DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	
Summary Row: Start Data Entry Below							0	0	0	0	7	0	0	8	0	6	3	24	0	0						
	065-2649-022-00	936 Pomona	250055	ADU	R	1/21/2025					1							1				No	No		Accrued	
	067-2818-019-00	1241 Portland	250333	ADU	R	4/4/2025					1							1				No	No		Approved	
	065-2412-024-00	1059 Curtis	250396	ADU	R	4/10/2025					1							1				No	No		Approved	
	066-2752-032-01	864 Hillside	250605	ADU	R	6/25/2025					1							1				No	No		Approved	
	066-2725-017-00	911 Buchanan	250089	ADU	R	1/30/2025											1	1				No	No		Approved	
	066-2751-005-10	800 Hillside	250218	ADU	R	3/18/2025											1	1				No	No		Approved	
	065-2649-020-00	932 Pomona	250291	ADU	R	3/25/2025								1				1				No	No		Approved	
	065-2412-005-00	1064 Neilson	250318	ADU	R	4/2/2025								1				1				No	No		Approved	
	065-2641-010-00	974 Neilson	250433	ADU	R	4/29/2025								1				1				No	No		Approved	
	067-2834-017-00	706 Pomona	250472	ADU	R	5/13/2025								1				1				No	No		Accrued	
	065-2634-013-00	1081 Neilson	250489	ADU	R	5/19/2025										1		1				No	No		Approved	
	065-2793-020-00	739 Madison	250529	ADU	R	12/24/2025											1	1				No	No		Approved	
	066-2727-002-00	902 Taylor	250540	ADU	R	6/5/2025							1					1				No	No		Approved	
	067-2851-029-00	713 San Carlos	250612	ADU	R	6/24/2025											1	1				No	No		Approved	
	065-2653-031-00	987 Tibbet	250638	ADU	R	7/9/2025					1						1	1				No	No		Approved	
	065-2640-027-00	919 Santa Fe	250684	ADU	R	7/16/2025					1							1				No	No		Accrued	
	065-2642-003-00	1494 Sonoma	250694	ADU	R	7/21/2025								1				1				No	No		Accrued	
	067-2852-009-00	712 San Carlos	250789	ADU	R	8/7/2025											1	1				No	No		Accrued	
	065-2644-104-00	1029 Pomona	250913	ADU	R	9/24/2025												1				No	No		Approved	
	066-2752-044-01	882 Hillside	251004	ADU	R	10/9/2025								1				1				No	No		Approved	
	065-2650-007-01	1020 Key Route	251010	ADU	R	10/9/2025								1				1				No	No		Approved	
	065-2650-007-01	1020 Key Route	251009	ADU	R	10/9/2025											1	1				No	No		Approved	
	067-2858-021-00	633 San Carlos	251063	ADU	R	10/22/2025											1	1				No	No		Approved	
	067-2857-022-00	633 Carmel	251188	ADU	R	12/1/2025												1	1			No	No		Approved	
																		0								
																		0								
																		0								
																		0								

Jurisdiction	Albany
Reporting Year	(Jan. 1 - Dec. 31) 2025
Planning Period	6th Cycle 01/01/2023 - 01/01/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional fi
Cells in grey contain auto-calculatio

Table A2																											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																											
Project Identifier					Unit Types	Affordability by Household Incomes - Completed Entitlement														Affordability by Household Incomes - Building							
1					2	4													5	6	7						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted		
Summary Row: Start Data Entry Below						0	0	0	0	0	6	0	7	0	6	2		21	0	0	0	0	21	1	0		
	067-2857-023-00	631 Carmel		20240209	ADU														0								
	066-2804-005-01	816 Masonic		20240269	ADU														0								
	067-2866-005-00	512 Ramona		20240260	ADU														0								
	065-2417-034-00	1070 Peralta		20240500	ADU														0								
	066-2792-025-00	717 Adams		20240414	ADU														0								
	065-2417-008-00	1016 Peralta		20210305	ADU														0								
	067-2847-030-00	829 Santa Fe		20240673	ADU														0								
	067-2865-003-00	508 Carmel		20240659	ADU														0								
	065-2412-034-00	1110 Neilson		20210515	ADU														0								
	066-2804-004-00	810 Masonic		20220251	ADU														0								
	067-2837-024-00	672 Spokane		20240706	ADU														0								
	066-2721-039-00	919 Adams		20220220	ADU														0								
	065-2653-023-00	952 Masonic		20250625	ADU														0								
	067-2829-003-00	404 Cornell		20220398	ADU														0								
	066-2804-035-00	805 Evelyn		20220544	ADU														0								
	067-0858-004-00	608 Santa Fe		20230467	ADU														0								
	065-2409-018-01	1146 Evelyn		20230589	ADU														0								
	065-2644-053-00	1019 Key Route		20230465	ADU														0								
	067-2836-034-00	649 Spokane		20230600	ADU														0								
	067-2864-005-00	510 San Carlos		20230857	ADU														0								
	067-2818-006-00	606 Masonic		20240074	ADU														0								
	065-2417-036-00	1074 Peralta		20240067	ADU														0								
	065-2659-040-00	1045 Kains		20250017	ADU														0								
	066-2725-017-00	911 Buchanan		20250254	ADU											1	3/25/2025		1								
	067-2821-004-00	1248 Brighton		20250141	ADU														0				1				
	066-2751-005-10	800 Hillside		20250561	ADU											1	4/30/2025		1								
	067-2851-029-00	713 San Carlos		20250678	ADU											1	8/18/2025		1								
	067-2852-009-00	712 San Carlos		20250705	ADU											1	9/16/2025		1								
	067-2858-021-00	633 San Carlos		20250910	ADU											1	12/3/2025		1								
	065-2412-005-00	1064 Neilson		20250432	ADU											1	5/20/2025		1								
	065-2631-013-00	1081 Neilson		20250516	ADU											1	7/23/2025		1								
	066-2727-002-00	902 Taylor		20250566	ADU								1				7/23/2025		1								
	065-2642-003-00	1494 Sonoma		20250590	ADU								1				8/18/2025		1								
	065-2641-010-00	974 Neilson		20250607	ADU								1				7/22/2025		1								
	067-2834-017-00	706 Pomona		20250620	ADU								1				7/16/2025		1								
	065-2649-020-00	932 Pomona		20250622	ADU								1				7/7/2025		1								
	066-2810-011-00	722 Cornell		20250753	ADU								1				7/7/2025		1								
	065-2640-027-00	919 Santa Fe		20250777	ADU					1							9/30/2025		1								
	066-2797-009-02	540 San Pablo_Blg A		20250924	5+																	12					
	066-2797-009-02	540 San Pablo_Bldg B		20250925	5+														0				9				
	066-2797-009-02	540 San Pablo_Bldg C		20250926	SFA														0								
	066-2722-004-00	906 Adams		20250121	SFD											1	2/6/2025		1								
	067-2825-003-00	1126 Brighton		20250159	SFD														0								
	067-2814-016-01	1129 Portland		20250261	ADU								1				1/18/2025		1								
	065-2649-022-00	936 Pomona		250055	ADU												6/4/2025		1								
	067-2818-019-00	1241 Portland		250333	ADU								1				7/30/2025		1								
	065-2412-024-00	1059 Curtis		250356	ADU								1				6/2/2025		1								
	066-2752-032-01	864 Hillside		250605	ADU												9/11/2025		1								
	065-2653-031-00	967 Talbot		20260079	ADU								1				8/12/2025		1								
	065-2645-016-00	1014 Santa Fe		20230758	SFD														0								
	066-2760-025-00	755 Cleveland		20220831	5+														0								
	065-2644-104-00	1029 Pomona	AAP-01	250913	ADU														0								
																			0								

Jurisdiction	Albany	Field
Reporting Year	2025	(Jan. 1 - Dec. 31) in formulas
Planning Period	6th Cycle	01/01/2023 - 01/01/2031

Jurisdiction	Albany	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	308	32	-	-	21	-	-	-	-	-	-	59	249
	Non-Deed Restricted		-	1	4	1	-	-	-	-	-	-	-	-
Low	Deed Restricted	178	29	-	-	-	-	-	-	-	-	-	40	138
	Non-Deed Restricted		-	3	6	2	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	175	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		15	7	2	1	-	-	-	-	-	-	25	150
Above Moderate		453	-	-	-	190	-	-	-	-	-	-	190	263
Total RHNA		1,114												
Total Units			76	11	12	215	-	-	-	-	-	-	314	800

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Albany							
Reporting Year	2025	(Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1.A Single Family Zoning Reform	Revise the R-1 (Single Family Zoning) district to allow for a greater mix of housing types and increased access to affordable housing opportunities in Albany's residential neighborhoods (See also Program 4.A).	31-Dec-25	6th Cycle	Completed	Amended Use Table to permit "dwellings" not limited to structure type (i.e. single-family homes)	Other	1	City Council Ordinance 2025-07 https://www.albanyca.gov/files/assets/city/v/1/02-government/documents/ordinances/2025/ord-2025-07-amending-chapter-xx-of-the-albany-municipal-code-related-to-residentail-uses.pdf
1.B Measure D Repeal	Pursue a ballot measure to repeal the remaining provisions of 1978 Measure D, which requires majority support for neighborhood petitions prior to the rezoning of R-1 parcels	Nov-24	6th Cycle	In Progress	Est. Council authorization in May for November ballot measure	Other	1	none
1.C Code Enforcement	Develop more proactive building and housing code enforcement programs.	8-Sep-23	6th Cycle	Continuous	City has contracted with Willdan Engineering for contract Code Enforcrcemen(10/24/24) to work on active. Update to Administrative Citation Ordinance approved by Council July 2025.	Households	9	City Council Ordinance 2025-03 https://www.albanyca.gov/files/assets/city/v/1/02-government/documents/ordinances/2025/ord-2025-03-amending-amc-sections-1-1-definitions-1-1-1-administrative-citations.pdf
1.D Housing Rehabilitation Programs	Continue to work with the Alameda County Housing and Community Development Department in the implementation of neighborhood preservation and sustainability programs, including housing rehabilitation grants and low interest loans, the minor home repair program, accessibility grants, and the major rehabilitation loan program.	9/8/2023	6th Cycle	Continuous	City has ongoing partnership with the County to implement these programs. In FY 24/25 three lower income homeowners received minor home repair grants totally \$9,349. See also Program 3.C.	Households	3	https://www.achhd.org/programs/housing-rehab/
1.E Affordable Housing Monitoring	Monitor housing units with affordability restrictions to ensure that prices are maintained at affordable levels and that occupants meet approved affordability criteria.	9/8/2023	6th Cycle	Continuous	The City continues to monitor deed restricted affordable housing for compliance with conditions of deed.	Other	1	none
1.F Energy Assistance for Lower Income Households	Expand Albany's Sustainability Division website to promote the participation of local residents in programs aimed at reducing home energy bills.	Dec-23	6th Cycle	Completed	Webpage completed, updates ongoing	Other	1	https://www.albanyca.gov/Residents/Services/Heat-Pump-HVAC-Rebate-Program https://electricalbany.wixsite.com/electric
1.G Electrification and Renewable Energy	Provide technical assistance and guidance to Albany residents seeking to improve the energy efficiency of their homes, switch from natural gas to electricity, or install renewable energy systems.	9/8/2023	6th Cycle	Continuous	The City provides ongoing technical assistance & guidance including rebates for low income households to electrify the City. Gave out 49 rebates averaging \$2,444 per grant, 12 to lower income households and 9 to moderate income households.	Other	1	https://www.albanyca.gov/Departments/Community-Development/Climate-Action/Sustainability-Resources
1.H Regulation of Short-Term Rentals	Periodically revisit Albany Municipal Code provisions for short-term rentals and determine if changes are needed to avoid the loss of potential affordable units.	9/8/2023	6th Cycle	Continuous	Evaluation has determined that STR are not a current issue contributing to the loss of affordable units in the City. All ADUs in the City are prohibited by Deed Restriction to be rented for periods of less than 30 days.	Other	1	none
1.I Accessory Dwelling Unit (ADU) Rent and Use Surveys	Conduct a survey of ADUs at least three times during the planning period (every two to three years) to evaluate how they are being used, the rents that are being charged, and any issues associated with their operation as rental housing units. Prepare a report for Planning & Zoning Commission and City Council consideration following each survey, including recommended actions (such as additional incentives or rezoning) if the production assumptions and affordability levels in the Housing Element are not being met.	12/31/2026	6th Cycle	In Progress	timing for the ADU suvey is 2023, 2026 & 2029. It did not happen in 2023. We are actively preparing the survey for publishing ETA Spring 2026	Other	1	forthcoming - next APR
1.J ADU Affordability Incentives	Update and improve ADU landing page on Albany website by 2024	12/31/2024	6th Cycle	Completed	ADU Webpage implemented and continuously updated	Other	1	https://www.albanyca.gov/Departments/Community-Development/Planning-Zoning/Accessory-Dwelling-Units
1.J ADU Affordability Incentives	Adopt reduced fees and development standards for owners who voluntarily agree to rent-restricted ADUs	12/31/2025	6th Cycle	Not Yet Started	none	Other	1	forthcoming
1.K Shared Housing	Continue to allow the renting of rooms in private homes to provide affordable housing opportunities for students, seniors, and other extremely low-income households. Support the use of home-sharing services to pair those seeking housing with those with available space.	12/31/2023	6th Cycle	Continuous	The City continues to allow the renting of rooms. Staff has evaluated and determined with modern apps, there is no need for the City to provide match making services.	Other	1	none

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2.A No net loss of housing monitoring	As required by SB 166, the City will monitor the status of the Housing Opportunity Sites listed in this element to ensure that the City maintains sufficient land to accommodate the Regional Housing Needs Allocation (RHNA) for each income group at all times during the planning period. In the event a housing site listed in Chapter 4 is redeveloped with a non-residential use, at a lower density than what is shown in Chapter 4, or with an income mix that differs from the assumptions in Chapter 4, the City will require a finding that adequate capacity remains to meet the RHNA on other sites. In the event an insufficient supply of sites would result, the City shall identify alternative site(s) within the City, and will rezone such site(s) if necessary.	9/8/2023	6th Cycle	Continuous	The City continues to monitor for loss of housing. To day (6th Cycle HE), there have been no losses and therefore no need to find additional capacity	Units		none
2.B Measure K Modifications	Place a measure on the 2024 ballot to rescind the provision of Albany's Measure K (1994) related to the 10.79-acre parcel (APN 66-2760-10-7) located on Pierce Street on the south side of Albany Hill. New zoning for the site should accommodate the production of at least 130 units of housing at a density of no less than 20 units per acre, with housing clustered on the most accessible western portion of the site, improved protection of sensitive habitat on the eastern portion, and incorporation of wildfire protection measures across the entire site	Nov-24	6th Cycle	Not Yet Started	This is a complicated ballot measure involving voter initiative on a private property.	Other	1	none
2.C Revisions to Inclusionary Zoning Ordinance	Conduct an evaluation of the City's inclusionary housing program to ensure it is achieving its intended goals. The City should consider modifications that increase the number of affordable units produced by the program, while maintaining strong incentives for providing below market rate (BMR) units on-site.	12/31/2024	6th Cycle	Not Yet Started	We have not turned our attention to this	Other	1	none
2.D San Pablo Avenue Specific Plan Monitoring and Implementation	Implement the San Pablo Avenue Specific Plan, including its provisions for transformation of San Pablo Avenue from an auto-oriented commercial corridor to a corridor that advances residential mixed-use development. Monitor the Plan's effectiveness and maintain ongoing communication with property owners to support and facilitate residential development. Modify the Plan as needed if it is not achieving its intended goals. (See also Program 4.C)	9/8/2023	6th Cycle	Continuous	Implementation & outreach has been ongoing. There has been no new development proposed.	Other	1	none
2.E Land Assembly and Lot Consolidation	Amend the Albany Municipal Code to simplify the lot consolidation process. Continue to work with interested property owners to encourage the assembly of underutilized parcels and their consolidation into single parcels in order to create larger, more marketable potential housing sites.	12/31/2024	6th Cycle	Not Yet Started	Evaluation determined Code amendment not necessary to facilitate lot consolidation. Staff is always available to work with property owners interested in lot consolidation.	Other	1	none
2.F By-Right Development on Carry Over Sites	Permit housing "by right" on all housing sites identified as having the potential for lower income units in the 5th Cycle (2015-2023) Housing Element that are being carried forward in the 6th Cycle, provided such sites meet objective development and design standards and include set aside at least 20 percent of the units as affordable to lower income households.	9/8/2023	6th Cycle	Continuous	ongoing tracking of sites. Proposed housing will be processed "by right" consistent with Government Code Section 65583.2(c). No developments have been proposed	Other	1	none
2.G UC Village Student Housing	Provide technical assistance and support to the University of California in its plans to add 289 apartment-style units for graduate students on its Albany property. Continue efforts to have this housing recognized by the State of California in the City's annual reporting of housing production.	9/8/2023	6th Cycle	Completed	Ongoing efforts to having student housing count towards our RHNA goals as the student population contributes to our RHNA.	Other	1	https://capitalstrategies.berkeley.edu/xucyun-ruwway

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2.H Marin/San Pablo Development Node Assessment.	Evaluate the San Pablo and Marin Avenue "node" as a possible new opportunity site for higher density and/or mixed use housing.	12/31/2023	6th Cycle	Not Yet Started	none	Other	1	none
2.I Density Bonuses	Update the Density Bonus Ordinance (Albany Municipal Code 20.40.040) to eliminate the requirement that all bonuses, incentives, and concessions must be approved by the City Council. Increase public awareness and understanding of density bonuses, including requirements for concessions and waivers.	12/31/2031	6th Cycle	Completed	Second Reading of updated DB ordinance was on September 16, 2024,	Other	1	Ordinance No. 2024-06 https://albanyca.primegov.com/Portal/Meeting?meetingTemplateId=11308 DB fact educational handout available online: https://www.albanyca.gov/files/assets/city/v/1/community-development/planning-and-zoning/documents/density-bonus-handout.pdf
2.J Public Information Campaign	Continue to implement a Housing Opportunities Public Information Campaign and pursue ways to expand this program. The purpose of this action is to disseminate information to Albany residents and business and commercial property owners about housing programs and the need for affordable housing, special needs housing, and emergency shelter.	9/8/2023	6th Cycle	Continuous	Albany Cares conducts ongoing referrals, outreach, and attendance at festivals (e.g. Albany Stroll) providing assistance accessing rourrces and rservices related to housing.	Other	1	https://www.albanyca.gov/Departments/Recreation-Community-Services/Community-Services/Albany-Cares
3.A Affordable Senior Housing Development	Convene a roundtable of local area non-profit affordable housing developers to discuss opportunities for an affordable senior housing development in Albany	12/31/2024	6th Cycle	Completed	Albany Cares conducted outreach and distributed infromation at the senior center regarding affordable housing opportunities at the SAHA project. No other affordable housing opportunities are available.	Other	1	https://achousingchoices.org/housing-information-alameda-county/31054-31054/
3.B New Housing for Persons with Disabilities	Identify strategies to increase the percentage of units in new development that are accessible to persons with disabilities.	12/31/2031	6th Cycle	Continuous	City worked with SAHA Housing to include 11 dedicated units with mobility features and 7 dedicated units with audio/visual features and 50 of 62 units have adaptable feastuers.	Units	18	none
3.C Age in Place Retrofits	Facilitate funding to adapt existing Albany homes and apartments to meet the needs of older adults and residents with disabilities, with a priority on lower income residents.	9/8/2023	6th Cycle	Continuous	The City partners with Alameda County as part of the Homeowner Minor Home Repair Grants program for lower income and senior homeowners. In FY 24/25 three grants totalling \$9,349 were awarded to qualifying households in the City. See also Program 1.D.	Other	1	https://www.achhd.org/programs/housing-rehab/
3.D Residential Care Facilities	Implement the following amendments to Chapter 20 of the Albany Municipal Code: (a) In addition to the definitions of large and small residential care facilities, add a definition of group homes. The definition should clarify that group homes that operate as single family residences and do not provide licensable services are allowed in all residential zones regardless of the number of occupants, and are subject only to the generally applicable, non-discriminatory health, safety, and zoning laws that apply to all single family residences; (b) Develop objective standards for large residential care facilities providing licensed services in order to shift from a Major Use Permit requirement to a Minor Use Permit requirement, thereby streamlining the approval process; (c) Amend or eliminate the 300' spacing requirement for large residential care facilities. In the event a spacing requirement is retained, it shall apply only to the specific types of licensed facilities for which such requirements have been deemed justified by the State legislature.	12/31/2025	6th Cycle	Completed	City Council adopted requiried Code amendments in October 2025	Other	1	Ordinance 2025-07 https://www.albanyca.gov/files/assets/city/v/1/02-government/documents/ordinances/2025/ord-2025-07-amending-chapter-xx-of-the-albany-municipal-code-related-to-residentail-uses.pdf

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3.E Developmental Disabilities	Support the construction and rehabilitation of housing to meet the needs of Albany residents with developmental disabilities, including group homes and units within affordable housing developments designed for developmentally disabled residents, consistent with fair housing law. Conduct outreach to Regional Center of the East Bay and local service providers to identify housing and supportive service needs and determine ways the City can be more responsive to these needs	9/8/2023	6th Cycle	Continuous	ongoing support, outreach to RCEB November 2025	Other	1	none
3.F Family Housing	Develop incentives for affordable family housing, including three- and four-bedroom units, ground floor child-care, recreational facilities, and other amenities that are conducive to families with children.	12/31/2024	6th Cycle	Not Yet Started	none	Other	1	none
3.G Housing Choice Vendors	Lobby for an increased number of Housing Choice Vouchers (e.g., "Section 8" vouchers) to provide assistance to additional very low-income tenants through rent subsidies paid directly to housing providers.	9/8/2023	6th Cycle	Continuous	ongoing advocacy & communication during County Wide Housing meetings	Other	1	none
3.H Emergency Shelter, Low Barrier Navigation Centers, and Single Room Occupancy (SRO) housing, and Employee Housing	Continue to allow emergency shelter by right (e.g., without a Conditional Use Permit and with no discretionary action required) in the Commercial Mixed Use (CMX) zoning district and the San Pablo Commercial (SPC) zoning district. The City will maintain the land capacity to meet the unmet need for emergency shelter throughout the planning period. As required by State law (AB 101), amend the zoning code to also allow Low Barrier Navigation Centers in the SPC and SC (Solano Commercial districts) and recognize employee housing as a residential use. In addition, consider allowing SROs by right in the SPC and SC zones.	12/31/2025	6th Cycle	Completed	City Council adopted required Code amendments in October 2025	Other	1	Ordinance 2025-07 https://www.albanyca.gov/files/assets/city/v/1/02-government/documents/ordinances/2025/ord-2025-07-amending-chapter-xx-of-the-albany-municipal-code-related-to-residentail-uses.pdf
3.I Home Together 2026	Expand housing and supportive service resources for Albany's population experiencing homelessness, taking a "Housing First" approach.	12/31/2027	6th Cycle	Completed	City land lease and waiver of fees for SAHA affordable housing project--certificate of occupancy issued May 28, 2025--that includes 19 units set aside for chronically homeless households, with referrals from the Alameda County Coordinated Entry via Alameda County Health Care Services Agency (HCSA).	Units	19	https://www.sahahomes.org/property/verana-hill/
3.J Homeless Outreach and Engagement Program	Continue efforts to assist Albany residents experiencing homelessness in securing a place to live and access to the services they require. This includes the existing agreement with Berkeley Food and Housing Project to provide food, shelter, and crisis intervention services to unhoused residents (Project HOPE). It also includes the Albany CARES program.	9/8/2023	6th Cycle	Continuous	The City continues to support and staff Albany Project HOPE, the housing outreach and engagment program	Other	1	https://www.albanyca.gov/Departments/Recreation-Community-Services/Community-Services/Homeless-Outreach-Engagement
4.A Modifications to Residential Zoning Standards	Amend the City's residential development standards, as described in the discussion below, which would facilitate home improvement and expansion as well as creation of additional dwelling units in Albany's residential neighborhoods. (See also Program 1.A)	12/31/2025	6th Cycle	Not Yet Started	forthcoming	Other	1	none
4.B R-2 Zoning District Changes	Inventory existing land uses and densities on all R-2 properties to determine if any R-2 areas should be rezoned to R-1 or R-3. Rezoning to R-3 should be considered where existing densities exceed 34 units per acre and where existing building footprint and development envelopes are conducive to additional dwelling units on the property. Rezoning to modernized R-1 zoning district standards (Program 1.A) should be considered where existing densities match neighboring R-1 District densities.	12/31/2025	6th Cycle	Not Yet Started	forthcoming	Other	1	none

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4.C San Pablo Avenue Commercial (SPC) Zoning Revisions	Adopt a Specific Plan for the San Pablo Avenue Corridor that facilitates development of multi-family, mixed use, and affordable housing along this corridor. (See also Program 2.D)	12/31/2023	6th Cycle	Completed	Specific Plan adopted July 2022.	Other	1	https://www.sanpablospecificplan.org/
4.D Solano Commercial Zoning Revisions	Adopt changes to the Solano Commercial (SC) zoning district, as described in the discussion below, which would facilitate additional multi-family, mixed use, and affordable housing development along this corridor	12/31/2025	6th Cycle	Not Yet Started	forthcoming	Other	1	none
4.E Evaluation of Parking Standards and Subsequent Revisions	Complete an evaluation of residential parking standards, and revise the standards based on the findings. The revisions should consider reductions to the required number of spaces for single family residential, multi-family residential, and mixed use development.	12/31/2024	6th Cycle	Completed	Parking Ordinance adopted December 2023 eliminating parking minimums for new development and establishing maximums for new commercial development.	Other	1	Ordinance 2023-06 https://albanyca.primegov.com/portal/item?id=17262
4.F Incentives for Affordable Housing	Continue to provide reduced fees and expedited processing procedures for affordable housing. Review the impact of these incentives every four years and revise them as necessary.	9/8/2023	6th Cycle	Continuous	practice is ongoing and applies to any affordable housing project	Other	1	none
4.G Capital Improvement Plan (CIP) Updates	Prepare and periodically update a Capital Improvement Plan to define upcoming projects and funding needs. Ensure that the CIP supports Housing Element goals related to AFFH and the equitable distribution of public investment.	9/8/2023	6th Cycle	Continuous	5-year CIP adopted on July 7, 2025	Other	1	Resolution No. 2025-52 https://www.albanyca.gov/files/assets/city/v/1/02-government/documents/resolutions/2025/reso-2025-52-adopting-the-cip-plan-for-fy24_25-28_29-and-appropriating-capital-funding.pdf https://www.albanyca.gov/Departments/Public-Works/Programs/Capital-Improvement-Program
4.H Water and Sewer Priority	Establish written procedures to grant priority sewer service to development with units affordable to lower-income households pursuant to Government Code section 65589.7.	12/31/2025	6th Cycle	Completed	Deemed unnecessary as the City does not have a sewer service capacity issue for planned development through HE period at levels projected through RHNA allocation.	Other	1	none
4.I General Plan Consistency	Ensure that future amendments to the General Plan consider potential impacts on the Housing Element, particularly the viability of development on the Housing Opportunity Sites. Conversely, ensure that any future amendments to the zoning ordinance and map are preceded or accompanied by amendments to other elements of the Plan as necessary to maintain internal consistency	9/8/2023	6th Cycle	Continuous	Need for GP amendments evaluated with each zoning change. Most recent GP amendments were adopted concurrent with changes to parking amendments (see Program 4.E.	Other	1	GP Amendment Council Resolution 2023-59 https://albanyca.primegov.com/portal/item?id=17177
4.J Standards for Non-Traditional Housing Types	Evaluate Planning and Building Code provisions for non-traditional housing types such as “tiny homes,” micro” units, container homes, 3-D printed housing, modular construction, and homes constructed of sustainable building materials. As appropriate, develop Code provisions which accommodate such housing types and support their construction in Albany	12/1/2026	6th Cycle	Completed	The City adopts I CBC codes and amendments that include non-traditional housing types; local zoning code does not discriminate on housing types either by design guidelines or through minimum housing size standards. Evaluation determined additional provisions are not required.	Other	1	Ordinance 2023-01 https://albanyca.primegov.com/portal/item?id=16067
5.A Fair Housing Services	Continue to work with Eden Council for Hope and Opportunity (ECHO) in the administration of fair housing services to Albany residents. Publicize these services in the quarterly Albany newsletter, on the website and through direct mail if feasible, and through other media at City Hall, the Albany Library, the Albany Community Center, and other important social centers in the city. Make fair housing materials available to local organizations for distribution to their members and those who they serve.	9/8/2023	6th Cycle	Continuous	Albany has an ongoing relationship with ECHO to provide collaborative counseling, trainings, and referrals. Announcements for ECHO Housing Fair Housing Trainings are distributed in the City's weekly newsletter and on the City's website.	Other	1	none
5.B Removal of Impedimnts to Fair Housing	Implement appropriate recommendations from the 2019 Alameda County Analysis of Impediments to Fair Housing Choice report.	9/8/2023	6th Cycle	Continuous	Albany is a member of the County Consortium that contributed to the preparation of the County of Alameda's regional anlysis of impeiments to fair housing. We are now using the 2025 analysis and recommendations	Other	1	https://livermoreha.org/uploads/8/9/6/1/89612981/county_of_alameda_2025_ai_executive_summary.pdf

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5.C Rent Review	Conduct an evaluation of the rent review and non-binding conciliation and mediation program established in 2018. Use the findings of this evaluation to either make the program more effective or replace it with more effective measures. Seek input from both housing providers and tenants in this process	12/31/2023	6th Cycle	In Progress	Rent Review program evaluation conducted by staff and presented to the Housing Advisory Commission on 6/5/25. Will be presented to Council in CY 2026	Other	1	https://albanyca.primegov.com/portal/item?id=19316
5.D Tenant Protection	Complete an evaluation of potential measures to improve the housing security of low-income tenants, particularly those who are most vulnerable to displacement. This evaluation should be prepared collaboratively with housing providers and tenants and focused on solutions that reflect the needs and concerns of both groups. Based on the findings of the evaluation, including potential costs and funding sources, and input from the community, develop and implement new tenant protection measures.	12/31/2024	6th Cycle	In Progress	Commenced with HAC agenda in February 2025. Series of meeting on Anti-Harassment/Non-Discrimination, Rent Stabilization, Just Cause for Eviction, and Access to Legal Council. Study Session at City Council on Decembere 1, 2025. Evaluation complted. Direction from Council expected in CY 2026	Other	1	https://www.albanyca.gov/Government/Advisory-Bodies/Housing-Advisory-Commission
5.E Tenant Opportunity to Purchase Act	Work collaboratively with tenants, housing providers, and other stakeholders to determine the feasibility of a TOPA program, or participation in the TOPA program of an adjoining city.	12/31/2025	6th Cycle	Completed	City has determined that a TOPA program is not feasible at this time.	Other	1	none
5.F. AFFH Education and Historic Context	Increase awareness of the history of housing discrimination in the East Bay, including Albany. Work with local community organizations and interest groups to provide historic context.	12/31/2023	6th Cycle	In Progress	Resserch has been conducted and a draft report, which is not ready for publication, has been prepared.	Other	1	none
5.G. Expand Acceptance of Housing Choice Vouchers	Encourage participation of Albany housing providers in the Housing Choice Voucher (Section 8) program, including greater awareness of the benefits of the program and the requirements of SB 329.	12/31/2025	6th Cycle	Continuous	Albany has an ongoing relationship with ECHO to provide collaborative counseling, trainings, and referrals, including education and promotion of the Seection 8 program. Announcements for ECHO Housing Fair Housing trainings are distributed in the City's weekly newsletter and on the City's website.	Other	1	none
5.H Equitable, Inclusive Outreach	Implement strategies designed to increase participation and give a greater voice to tenants, lower-income residents, racial and ethnic minorities, persons with disabilities, non-English speakers, and other groups who face particular housing challenges or have been under-represented in discussions of housing issues and solutions.	9/8/2023	6th Cycle	Continuous	Tenant Survey completed 9/2023 Continued outreach through Albany CARES and Project HOPE to persons experience or at risk of homelessness.	Other	1	https://www.albanyca.gov/Departments/Recreation-Community-Services/Community-Services/Homeless-Outreach-Engagement
5.I Replacement Housing	To the extent required by the California Government Code, require replacement "in kind" of any housing units that are displaced by the redevelopment of non-vacant sites. This includes any housing site that currently has residential units, or has had residential uses in the past five years, that were subject to a recorded covenant, ordinance, or law that restricted rents to levels affordable to lower-income households. It also includes any residential units that are (or were) occupied by low or very low income households. The number of affordable replacement units should be equal to or greater than the number displaced and at rented at the same affordability level.	9/8/2023	6th Cycle	Continuous	Review of potential displacement of housing is incorporated by practice into the development project review process. No projects submitted in CY 2025 invovled the domolition of any dwelling units.	Other	1	none
6.A Affording Housing Fund	Create a City of Albany Affordable Housing Fund which becomes a repository for funds that will be used to help support affordable housing development in the city.	9/8/2023	6th Cycle	Completed	An inclusionary Housing Reserve fund was established in CY 2025 to receive future funds received as part of the city's inclusionary program	Other	1	none

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Housing Element Implementation

Jurisdiction	Albany							
Reporting Year	2025 (Jan. 1 - Dec. 31)							
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
6.B CDBG and HOME Funds	Prioritize programs which benefit extremely low-income households in the disbursement of funds through the annual CDBG and HOME programs.	9/8/2023	6th Cycle	Continuous	For FY 2024-25, \$195,000 was assigned to a homeless outreach and engagement program with services provided by Insight Housing; \$100,000 was assigned to rental assistantance and homeless prevention services provided by ECHO Housing; and \$37.979 was assigned to minor home repair and aging in place grants managed by the Alameda County Healthy Homes Department (see also Program 1.D).	Other	1	Fiscal Year 2024-25 Community Development Block Grant Project Agreement with Alameda County https://albanymca.primegov.com/portal/item?id=18273
6.C Housing Staff Capacity	Maintain sufficient staffing levels to implement local housing programs, including the designation of a staff person as the City's "Housing Coordinator." Seek ways to expand staff resources and capacity in the future, potentially including a dedicated housing staff person as budget allows and workload conditions require.	9/8/2023	6th Cycle	In Progress	Trying our best with current budget constraints.	Other	1	none
6.D Additional Funding Sources	Identify and procure additional funding sources for housing programs that benefit lower income residents throughout the city, including those requiring voter approval at the City and County levels.	9/8/2023	6th Cycle	Continuous	Measure 4 (Nov. 2024) failed which would have supported business license tax for rental assistance.Since April 2023, City has spend 4702,021 compination of ARPA funding to assist 90 households with rental assitance. An additional \$56,7479 remains to be expended by end of CY 2026. As directed by the Council, staff is working to secure funding for the City's Rental Assistance program beyond ARPA to prevent displacement of residents experiencing temporary financial setbacks who are at risk of losing their housing.	Other	1	Ballot Measure R: https://ballotpedia.org/Albany,_California,_Measure_R,_Business_License_Tax_for_Rental_Assistance_Measure_(November_2024) Rental Assistance Report to Council October 2025: https://albanymca.primegov.com/portal/item?id=19624
6.E Collaboration with Non-Profits	Coordinate with local and regional nonprofit housing advocacy groups, volunteer organizations, local service organizations, the faith community, and other community-based organizations to supplement staff resources, identify potential new housing opportunities, and support housing initiatives.	9/8/2023	6th Cycle	Continuous	We have ongoing relationships with ECHO Housing, Alameda County collaboratives, and Albany Thrives Together.	Other	1	none
6.F Mortgage Credit Certified Certificate Program	Continue to participate in the Alameda County HCD Mortgage Credit Certificate Program, which provides home ownership opportunities for moderate income first- time home buyers.	9/8/2023	6th Cycle	Continuous	The City continues to participate in the County-wide programs	Other	1	https://www.achcd.org/for-county-residents/homeowners-and-home-buyers/
6/G Tecnical Assistance	Work with local non-profit developers to identify potential housing sites, and to pursue available funding, including CDBG and HOME funds, for the construction of affordable housing, particularly in Albany's higher-resource areas.	9/8/2023	6th Cycle	Continuous	Certificate of Occpancy issued for SAHA's 62 unit affordable housing project this year. Development projects across the board have been slow CY 2025.	Other	1	none

Jurisdiction	Albany	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Albany	
Reporting Period	2025	(Jan. 1 - Dec. 31)
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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

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Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Albany	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Albany
Reporting Year	2025 (Jan. 1 - Dec. 31)