

Good morning/afternoon,

First -- welcome to the planning committee Tami.

Below is a summary of what I have been sharing for some time about my concerns with building middle housing in North Albany. This is information to bring you up to speed Tami as well as a refresher for others.

I am a retired Hardware Quality Engineer and NPI Program Manager for Hewlett-Packard, Microsoft, Amazon, as well as a few smaller and local companies. I also studied architecture for 3 years and am very familiar with the building processes and codes.

I lived in Taiwan for 2 years and moved to North Albany because I did not want to live in the crowded city. By a vote of 900-800 part of North Albany was annexed into the city in order to get sewer installed to alleviate the septic problems many people faced. I'm certain it was not even a thought in people's minds that the middle housing would disrupt the area to the extent it has. Nevertheless, it has. As such we need to ensure the infrastructure can meet current and future needs.

I have had great conversations with Anne, Matthew, Rob from the city and truly appreciate their transparency.

Here are the reasons I feel it makes no sense for increased housing in North Albany.

1. The last traffic study was conducted in 2010,
2. Aside from widening Gibson hill and adding some bike paths, no road infrastructure has been done since then.
3. Since 2010 -- 894 houses have been built.
4. NA was annexed in 1991, Since then the population has grown from 2,930 to 11,093 in 2023.
5. In 2022 59 houses were built. The next year (2023) traffic accidents increased 40%. There is no doubt traffic is an issue,
6. Traffic congestion through North Albany and across the bridges has become an issue with traffic times doubling during peak traffic.
 1. This will result in delays of
 1. Police
 2. Fire
 3. Ambulance

And set the city up for a wrongful death lawsuit.

7. Next traffic study will begin this year and is expected to take 1.5 years to complete.
8. North Albany is not the place to build "affordable housing" as the property is 40% more expensive than other parts of Albany.

	Homes built after 2017- average cost	Lots active or sold in the past year- average
North Albany	524,200	157,000
South Albany	479,000	110,000
West Albany	425,000	125,000
Knox Butte	461,100	NA
Millersberg	614,000	159,000

9. I spoke with a woman that used to work as a civil engineer for the Bay Area. She said that until all infrastructures were understood (water-sewer-power-roads-schools-etc) no building would be allowed. Why are we allowing this to happen here?

In the city council meeting 1-22-25 all but one person was on board with the planning committee proposal. My request is that massive build outs (80 Riverview Crossing) on Gibson hill, 240 near NAMS, additional build planned for Jones (near RR tracks) paused until the formal traffic study is completed. If not, the city will be forced into an expensive reactive solution as opposed to a proactive one that will tell us exactly what (how many) houses can be built in NA with the existing infrastructure we currently have in place?

Again. I want to emphasize that I am not opposed to providing low-income housing and if NA could accomplish this, that would be the burden of those voting to incorporate into the city to bear. Given the facts stated above, this is simply not the case.

Some members of the council suggested that for housing to be more affordable, interest rates would need to come down. It would help some, but not significantly, especially with a 40% premium for North Albany.

	Home cost	%down	Interest rate	Monthly payment	
1	300,000	20	6.98	2,128.5	
2	300,000	20	5.98	1,970.84	\$157.66 delta from #1 above (8%)
3	300,000	20	4.98	1820.44	\$308.06delta from #1 above (17%)

As an engineer and my familiarity with the construction business, we need to look at alternate means of building if we truly want more affordable housing.

Best

Cary Hoffer