

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: July 9, 2012
Reviewed by: BP

SUBJECT: Ordinance No. 2012-05, amending Parkland Dedication Requirements for Senior Housing – First Reading.

REPORT BY: Jeff Bond, Community Development Director

STAFF RECOMMENDATION

Introduce Ordinance No. 2012-05, an ordinance of the Albany City Council amending Parkland Dedication Requirements for Senior Housing – First Reading.

BACKGROUND

The City of Albany has adopted a Subdivision Ordinance in the form of Chapter XXII of the Albany Municipal Code. The Code requires new development to dedicate land or pay fees for new park and recreational facilities. Per state law, the objective is to provide three acres of property per new 1,000 residents.

DISCUSSION & ANALYSIS

The proposed change will help facilitate development of senior housing. In addition, the change more accurately reflects the three acres per 1,000 residents standard established in state law. It will be applicable to the University Village Mixed-Use project, if approved, and all other future senior housing projects in the City.

The current Municipal Code requires dedications based on an assumption of 3.0 residents per household in single-family homes and 2.1 residents in multi-family housing. One resident, however, occupies nearly all assisted living senior housing units. Thus, the proposed ordinance adds an assisted living category that assumes 1.05 residents per unit. This occupancy level translates to a dedication requirement of 0.00315 acres per unit compared to 0.0063 acres per unit. The assumption of 1.05 residents comes from housing industry reference sources.

As a result of the proposed ordinance, the amount of parkland required to be dedicated, or fees paid in-lieu of dedication, by assisted living senior housing development projects will be less than currently required.

The ordinance also amends the implementation language to provide more flexibility in the form of agreement between the City and other public agencies and non-profits as it related to open space commitments.

FINANCIAL IMPACT

Using the University Village Senior housing project as an example, the change would reduce parkland dedication on the proposed 175-unit project from 1.1 acres to 0.55 acres. If an in-lieu fee were to be paid, the amount would be a decrease of roughly \$800,000 to \$400,000 (actual calculations will vary depending on type of open space to be acquired and real estate market conditions).

SUSTAINABILITY IMPACT

On balance, the proposed changes will not have a substantive impact on sustainability policies. While greater open space achieves many sustainability policy goals, high-density developments along transportation corridors also are consistent with sustainable development practices.

ATTACHMENTS

1. Draft Ordinance