



## HOUSING & PLANNING

### Affordability Impact Statement

Ordinance No. 22-2537, amending city code Chapter 25-1 relating to parkland dedication and associated parkland fees for commercial uses

August 8, 2022

#### Proposed Regulation

*The proposed amendment to the Parkland Dedication Ordinance (PLD) will add a fee for commercial uses triggering a development application. The fee is intended to capture value from commuters who use Austin's parkland but do not reside within the City of Austin's corporate limits.*

#### Impact on Development Cost

*The proposed amendment has a **negative** impact on development cost.*

*The amendment increases the cost of development with the amount of funds that would be collected from commercial projects. Currently, the PLD does not address collecting funds or land from commercial developments.*

#### Impact on Affordable Housing

*The proposed amendment has a **negative** impact on affordable housing in mixed-use developments.*

*The amendment is specific to commercial uses only. A negative impact of a cost increase of a fee-in-lieu or land dedication would be incurred for mixed-use developments using density bonus programs with affordable housing as a community benefit, making the affordable housing less feasible (VMU, TOD, PUDs).*

#### Other Policy Considerations

*The impact to housing affordability could be mitigated by a graduated or flat fee reduction on the commercial PLD assessment for those developments that enter into a long-term affordability agreement with the City of Austin (Minimum 40 years of affordability secured via a restrictive covenant).*

Officer's Signature \_\_\_\_\_

A handwritten signature in black ink, appearing to be "EH", written over a horizontal line.