



HOUSING & PLANNING

Affordability Impact Statement

Parkland Dedication Repeal and Replace

Case number: C20-2023-027

Initiated by: HB 1526 (State)

Date: October 3, 2023

Proposed Regulation

The proposed amendments would repeal the current The Parkland Dedication Ordinance, replacing it with code language that is compliant with HB1526. Relative to current conditions, this will:

- Remove parkland dedication for commercial uses
- Cap the required parkland dedication, such that it cannot require land or value equal to more than 10% of the site area

Land Use/Zoning Impacts on Housing Costs

Positive Negative Neutral

None.

Impact on Development Cost

Positive Negative Neutral

The impact will vary based on the zones mandated by HB1526 (Suburban, Urban, and Central Business District), but in all zones, parkland dedication requirements and the associated fees will be lowered substantially. The Parks and Recreation Department estimates that fees will generally be lowered by 40% to 70% relative to current requirements.

Impact on Affordable Housing

Positive Negative Neutral

Income-restricted housing units were already exempt from parkland dedication calculations. However, the proposed change may increase developer flexibility such that market rate developers make greater use of the City's density bonus programs that produce affordable housing.

Other Policy Considerations

To meet parkland goals, another option the City has is to issue property tax bonds upon voter approval. Bonds would shift park funding from developers to taxpayers, leading to increased reliance on bonds and higher taxes for park maintenance.

Manager's Signature Marla Torrado