



SAN JOSE  
**PARKS, RECREATION &  
NEIGHBORHOOD SERVICES**

# **PARKLAND FEE CREDITS FOR DEED RESTRICTED MODERATE-INCOME HOUSING UNITS**

City Council

March 2, 2021

Presented by:

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# Envision San José 2040 General Plan Park and Open Space Goals



Guadalupe River Park  
photo source: <https://www.sanjose.org/listings/guadalupe-river-park-and-gardens>

The City has a goal to provide every 1,000 people:

- 3.5 acres of neighborhood/community parkland
- 7.5 acres of regional parkland
- 500 square feet of community center space, and
- 100-mile trail network across 32 interconnected trails



# Parkland Dedication and Park Impact Ordinances

Support City's ability to meet General Plan goals by requiring residential developments to:

- Dedicate a half an acre or more of land
- Pay a park impact in-lieu fee
- Construct new recreational facilities
- Improve existing recreational facilities
- Offset impacts through a combination of these methods.



Iris Chang Park

# Existing Credits toward a Parkland Obligation

Existing Housing Units



Private Recreation Amenities



Large Recreational stormwater facilities



Low Income Affordable Housing Units





# Fee Credits for Affordable Housing

- Existing Credit: Qualifying low-income housing is eligible for 50% parkland fee credit
- Proposed Change through this Action: Moderate Income units that satisfy the Inclusion Housing Ordinance will qualify for 50% credit on Park fee
- This program would expire January 1, 2026 and be re-evaluated then.

# Credits for Affordable Moderate-Income Units

Fee Credits for Moderate-Income Housing Units would:

- Provide monetary incentive for developers to comply with the Inclusionary Housing Ordinance
- Support the City's efforts to encourage the production of affordable housing units

# Recommendation

- Amend Chapter 14.25 and Chapter 19.38 of the Municipal Code to add new definitions and expand affordability restrictions to moderate income housing units
- Adopt a Resolution amending the Parkland Schedule of Fees to establish parkland fees for moderate income housing units provided to satisfy the Inclusionary Housing Ordinance to 50% per qualifying unit
- Approve an expiration date for this program to end on January 1, 2026



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