



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Portland's Park System Development Charge Program





Background

- Established October 1998
- One-time charge on new residential development
- Funds park acquisition and development to meet needs of growing population.
- Managed on a sub-area basis





Current Program Objectives

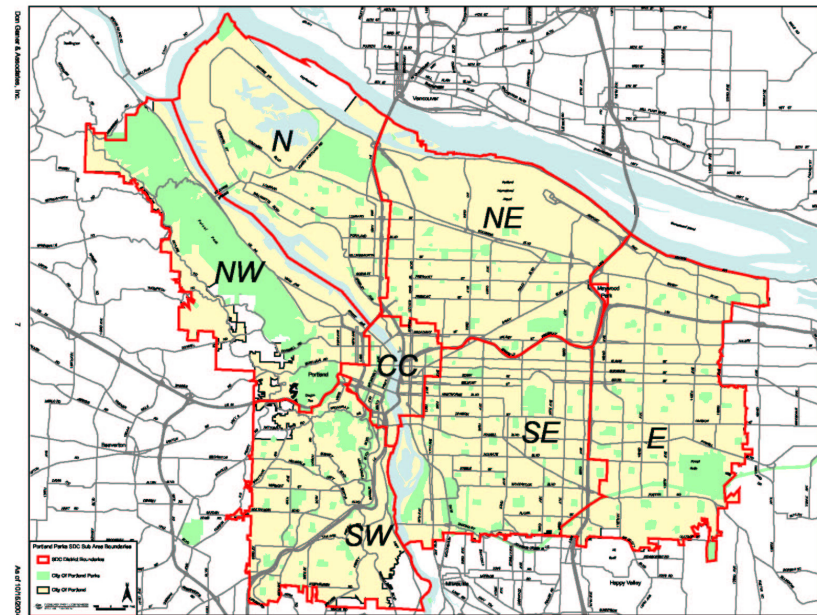
- Recover 35% of costs needed to fund impact of growth.
- Meet future outdoor recreation needs for new neighborhoods
- Ensure access to nature in the City.
- Improve neighborhood access through trails





Current Program Targets

- **Neighborhood Parks** **32.83 Acres**
- **Community Parks** **67.93 Acres**
- **Trails** **7.75 Miles**
- **Habitat/Natural Areas** **184.30 Acres**
- **Urban Parks** **2.08 Acres**



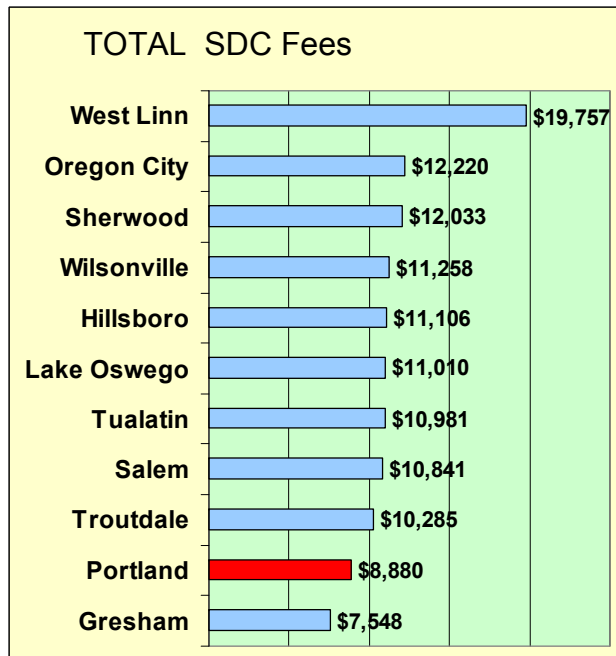


Current Program Fees

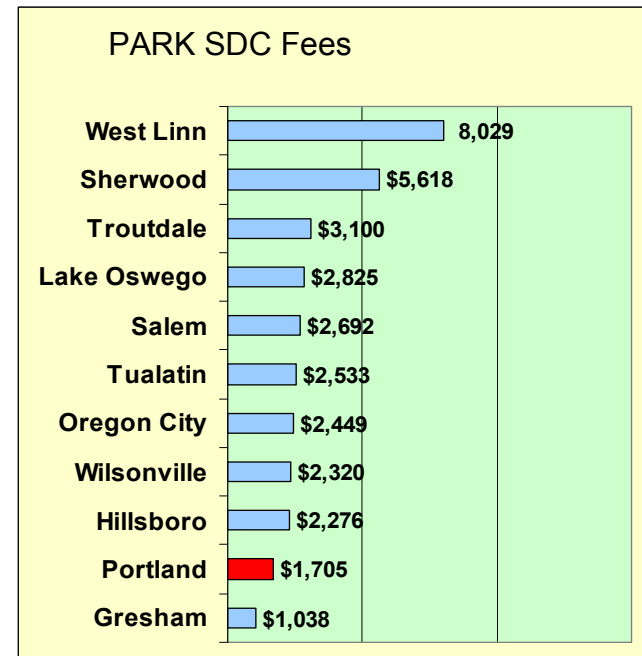
• Single Family	\$1,705
• Duplex	\$3,410
• Multi Family	\$1,099
• Manufactured Home	\$1,159
• Accessory Dwelling Unit	\$852
• Single Room Occupancy	\$658



SDC Comparison - Current Fee



Total SDC



Park SDC's



Current Program Outcomes

- Produced revenue of \$12.3 million that has been directed toward:
 - Purchased 227 acres of parkland
 - Development of 2 neighborhood parks
 - Development of 3 miles of trails





Program Review

- City Code requires biennial review of the Park SDC program to determine that sufficient money will be available to help fund the acquisition of land and development of parks to meet growth needs.



How are Park SDC Fees calculated?

SDC Fees are determined using a methodology based on:

- population projections,
- calculated level of service,
- cost of land acquisition and,
- cost of park development



What has happened to the 2020 population projections?

1998 Population Projection	633,603
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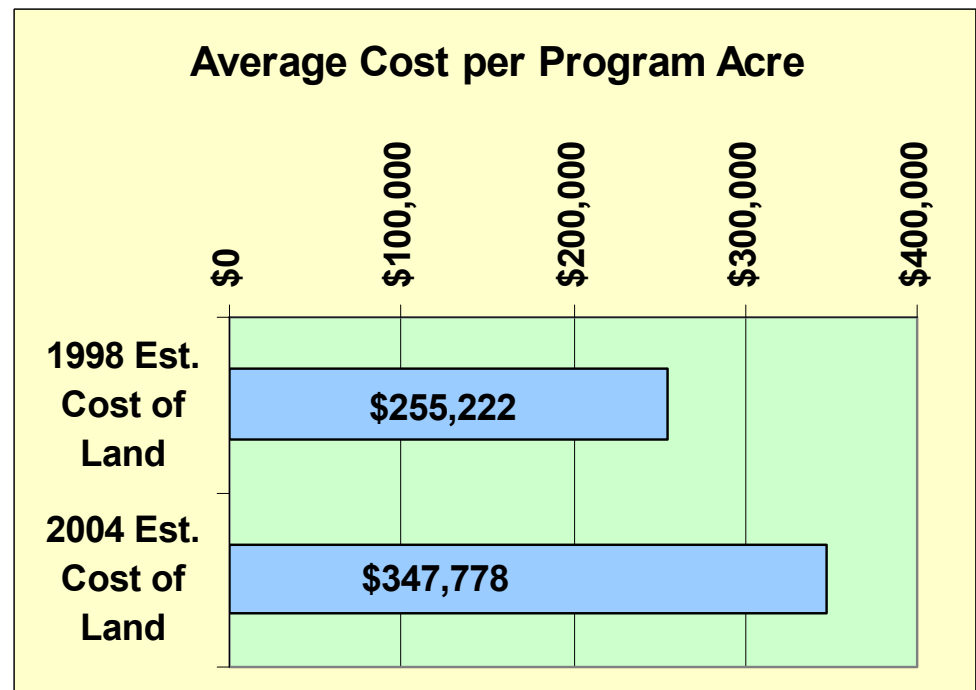
2004 Population Projection	<u>650,689</u>
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Additional Population in 2020	17,068
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1998 Projection were based on 1990 Census data and
2004 Projection were based on 2000 Census data.

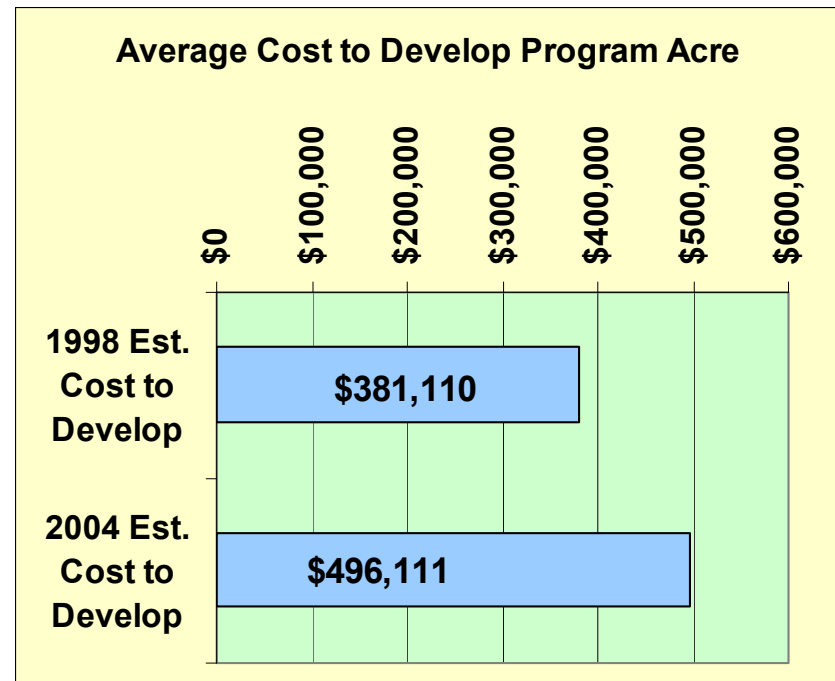


What has happened to the program cost of land?





What has happened to cost of development?



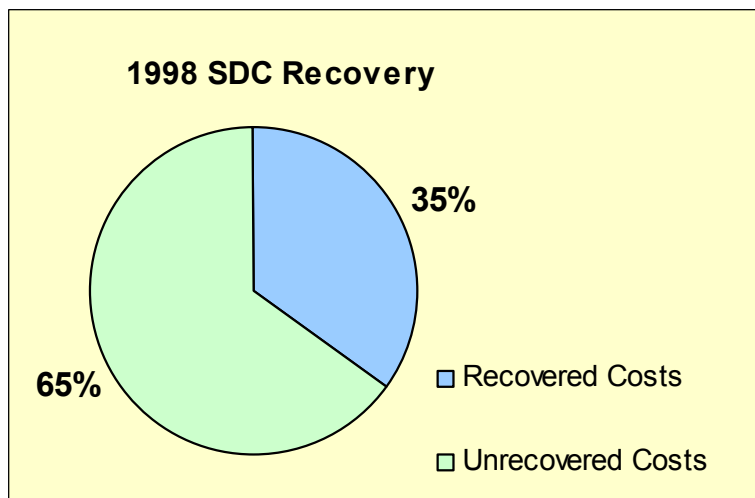


These changes have impacted the current program in the following ways.



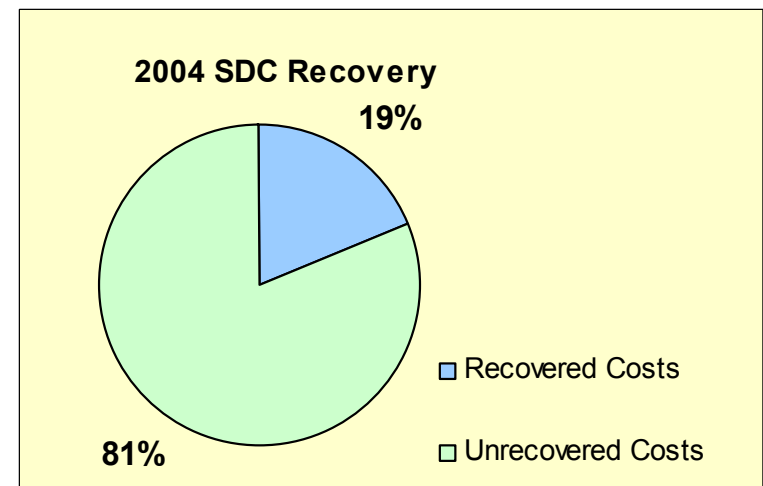
Recovery rate has eroded.

35% Recovery Target



1998 SDC Recovery

19% Recovery Rate



2004 SDC Recovery



Impacts to SDC Program & City

- Potential Parks SDC revenue available for acquisitions and development has been reduced by 45%.
- One-time opportunity to recover growth costs substantially weakened.
- Parks acquisition opportunities diminished.
- New neighborhoods risk becoming park deficient.
- Financial burden for new parks placed on all taxpayers.



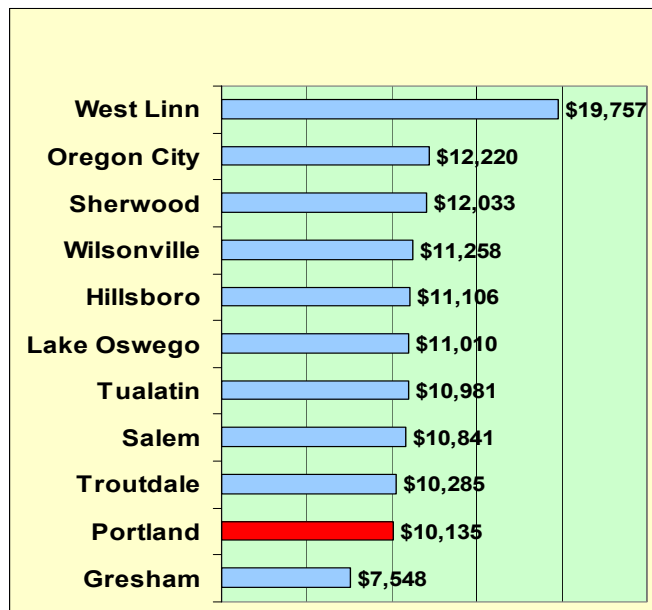
Proposed Program Fees

<u>Housing Type</u>	<u>Propose Fee</u>	<u>Increase</u>
• Single Family	\$2,961	\$1,256
• Duplex	\$5,922	\$2,512
• Multi Family	\$1,926	\$827
• Manufactured Home	\$3,125	\$1,966
• Accessory Dwelling Unit	\$1,683	\$831
• Single Room Occupancy	\$1,398	\$740

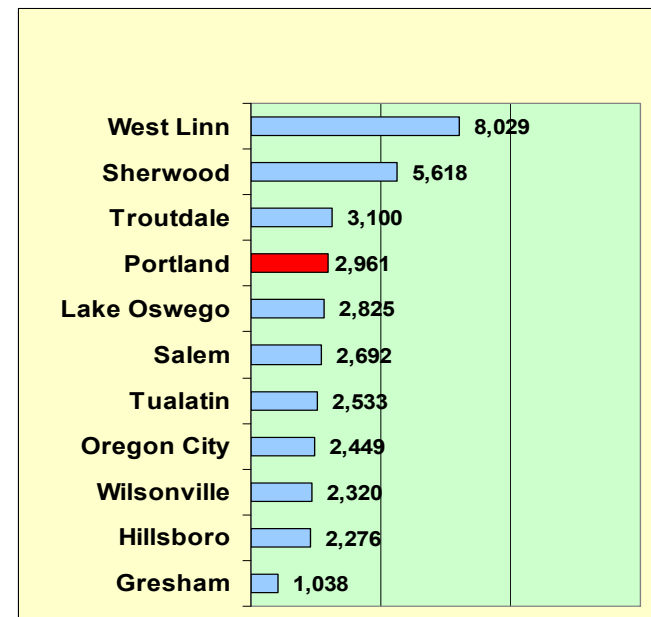
Proposed increases will return program to 35% recovery



SDC Comparison - Proposed Fee



Total SDC



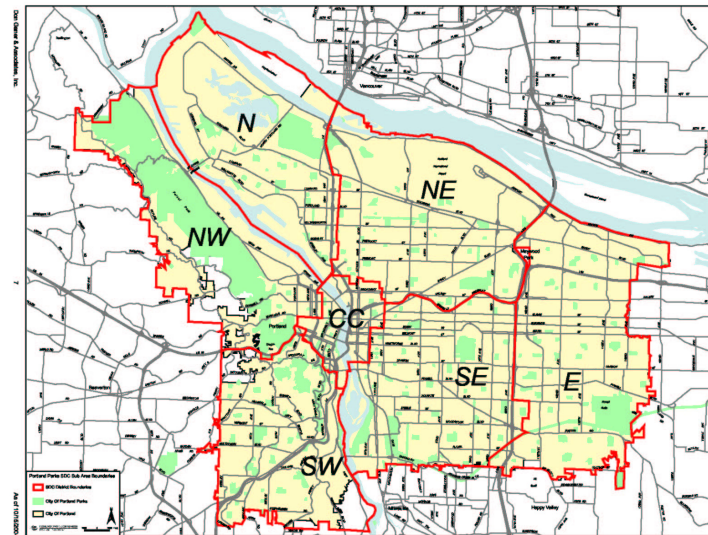
Park SDC's



How revenue will be used?

To meet growth needs the proposed program will fund:

- acquisition of up to 466 acres of parks
- development of 214 acres of new parks





Affordable Housing and SDC's

EXISTING PROGRAM

Non-Profit: Exempt

Eligibility: 60% MFI Rental

100% MFI Ownership

For-Profit: PDC Credit Pool

Eligibility: 80% MFI Rental

120% MFI Ownership





Affordable Housing and SDC's

PROPOSED PROGRAM

Non-Profit: Exempt

Eligibility: 60% MFI Rental

100% MFI Ownership

For-Profit: **Exempt**

Eligibility: 80% MFI Rental

120% MFI Ownership





SDC Program Benefits

- Ensures city livability
- Maintains equity of access
- Fosters economic growth
- Meets recreation needs for growing neighborhoods
- Provides the only reliable funding for parks growth
- Meets recreation needs for growing neighborhoods



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