



# The Committee for Clean Water, Natural Resources & Parks

## SB 5 Bond Measure: Real Estate & Smart Growth Communities

The Committee for Clean Water, Natural Resources, and Parks (CWNRP) members worked hard alongside state legislators to successfully pass SB 5, a bond measure that voters will decide in June 2018. If passed by voters, the measure would invest \$4 billion in communities throughout California.

The SB 5 bond would create placemaking amenities that attract homebuyers and help drive robust local real estate markets: hiking trails, bike and walking paths, greenways, open space, fitness centers, regional sports complexes, parks, and more.<sup>1</sup> The SB 5 bond would provide funds to rehabilitate and improve existing community amenities; help lower homeowners' natural disaster risk related to drought, flood, and fire; and foster thriving, sustainable communities. Among other items, the bond would provide:

- \$200 million to communities on a per capita basis for local park rehabilitation, creation, and improvement
- \$725 million for the rehabilitation and creation of safe local parks in park-poor communities
- \$15 million to cities and districts with a population of 200,000 or less for parks and recreation grants
- \$30 million to counties and districts for competitive grants to rehabilitate, create or improve parks
- \$443 million for climate resiliency projects that improve a community's ability to adapt to the unavoidable impacts of climate change, improve and protect economies, and enhance drought tolerance, among other things.
- \$290 million for drought and groundwater investments to achieve regional water sustainability, including \$50 million for regional groundwater sustainability planning
- \$50 million for forest restoration & fire protection including hazardous fuel load reduction and management for wildfire and climate change, with at least 30% for urban forestry projects
- No less than \$25 million for the expansion of the urban forestry program to underserved local entities
- \$20 million to local community conservation corps to, among other things, rehabilitate or improve local parks and watersheds, and provide regional and community-level fuel load reduction
- \$100 million to protect communities against stormwater, mudslide, and other flash-flood-related incidents
- \$100 million for multi-benefit projects that protect communities against flooding
- \$60 million for competitive grants to local agencies and other organizations to, among other things, restore natural, cultural, ethnic, and community resources and amenities, create visitor centers, and convert fossil fuel plants to green space, with \$20 million of this amount for multi-benefit "green infrastructure"
- \$25 million for rural cities, counties, and districts for new recreational opportunities and economic vitality
- \$30 million for parks and parks facilities grants, including regional sports complexes
- \$250 million for clean and safe drinking water, including regional supply projects
- \$80 million for treatment and remediation activities that prevent contamination of groundwater that is drinking water and enhance local water supply reliability

Support a Safer, More Resilient California.  
Join CWNRP.

CWNRP and its partners are waging a vigorous campaign to ensure that voters approve the SB 5 Bond Measure at the June 2018 ballot. We are building the coalition and encouraging local engagement, raising a collective voice, and providing a platform for support.

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<sup>1</sup> According to a 2015 article by the National Association of REALTORS, "There have been a lot of studies showing that proximity to open space increases property values. John Compton, a professor at Texas A&M University, has studied this topic extensively and published his findings in a book called *The Proximate Principle*. John studied 25 instances of open space near residential developments, and he found that 20 of the 25 cases resulted in higher property values. Furthermore, he found that higher property taxes levied on residential real estate near parks and open space were in some instances even sufficient to pay the debt charges on the bonds used to finance the parks. Open space also enhances economic development. A city with great parks, trails, and recreational amenities attracts talented and educated people because it is viewed as a good place to live." A 2009 report from the National Association of REALTORS found the premium for homes near parks can extend three blocks and start at 20 percent for those homes directly adjacent (declining as distance from the park increases). Furthermore, A 2001 survey by the National Association of REALTORS revealed that 57 percent of voters would choose a home close to parks and open space over one that was not. In addition, the survey found that 50 percent of voters would be willing to pay 10 percent more for a house located near a park or protected open space. The National Association of Home Builders found that 65 percent of home shoppers surveyed felt that parks would seriously influence them to move to a community. A 1991 survey by Economics Research Associates in Denver found that 48 percent of residents would pay more to live in a neighborhood near a park or greenway.