

Public Hearing on Impact Fees

12 May 2011

Recalculation Schedule

- Fees are recalculated every 3 years to update:
 - demand generators (population, students, traffic generation)
 - capital asset inventories
 - Base costs (buildings, land, etc)
- Inflation adjustments may be applied during off years.

General Fee Trends

- Schools (fee increase, except for smaller dwelling units)
 - Law (residential/commercial fees up)
 - Parks (fees down)
 - Fire & EMS (residential fees up, commercial fees down)
- Residential: overall up except small houses
 - Commercial: fees drop across all uses

Schools

Option 1 – a flat fee schedule by type of housing unit similar to the County’s current impact fee schedule (see Figure 1.A).

Option 2 - a progressive impact fee schedule under which the School Impact Fee for single family units vary by size (see Figure 1.B).

Option 1

<i>Housing Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>All Grades</i>	<i>Credit</i>	<i>TOTAL</i>	(Current)
Single Family Detached	\$5,534	\$3,210	\$5,040	\$13,805	(\$354)	\$13,451	\$11,358
Duplex/Townhome	\$3,326	\$1,571	\$2,324	\$7,220	(\$367)	\$6,854	\$8,560
Multi-family	\$2,419	\$785	\$1,394	\$4,598	(\$156)	\$4,442	\$6,306
Mobile Home	\$4,535	\$2,356	\$4,183	\$11,074	(\$135)	\$10,940	

Option 2

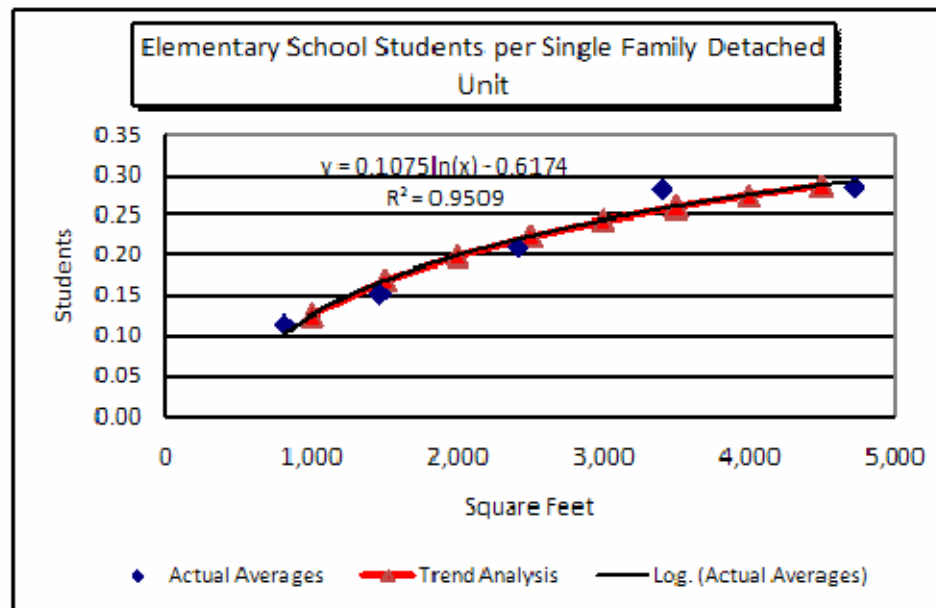
<i>Housing Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>All Grades</i>	<i>Credit</i>	<i>TOTAL</i>
Single Family Detached						
0-1,500 Square Feet	\$5,102	\$2,875	\$4,427	\$12,405	(\$237)	\$12,168
1,501-2,500 Square Feet	\$6,762	\$3,728	\$6,022	\$16,513	(\$337)	\$16,176
2,501-3,500 Square Feet	\$7,856	\$4,290	\$7,073	\$19,219	(\$466)	\$18,752
3,501 or more Square Feet	\$8,673	\$4,709	\$7,858	\$21,240	(\$590)	\$20,650
Duplex/Townhome	\$3,326	\$1,571	\$2,324	\$7,220	(\$367)	\$6,854
Multi-family	\$2,419	\$785	\$1,394	\$4,598	(\$156)	\$4,442
Mobile Home	\$4,535	\$2,356	\$4,183	\$11,074	(\$135)	\$10,940

Schools

Actual Averages		
Size Range	Square Feet*	Pupils/Unit**
0-1,000	816	0.11
1,001-2,000	1,469	0.15
2,001-3,000	2,419	0.21
3,001-4,000	3,409	0.28
4,001+	4,730	0.28

All Single Family Units

0.18



* Source: Jefferson County Assessor's Office.

** Source: Jefferson County Schools.

Schools

- More school-age children in Single Family Detached, fewer in MH, Town Homes and Multi-family apartments.
- New high- and elementary-school in updated inventory.
- Construction costs (SBA-dictated) increased.

Law Enforcement

	2005	2006	2007	2008	2011
Residential Impact Fee	/1	/2	/2	/1	/3
Housing Type	Impact Fee per Dwelling Unit				
Single Family	\$120	\$127	\$135	\$262	\$279
Town home/Duplex	\$92	\$105	\$112	\$200	\$213
Multi-family	\$90	\$105	\$112	\$197	\$210
Non Residential Impact Fee	Impact Fee per 1,000 square feet gross usable floor area				
Commercial Use Category					
Com/Shop Center 25,000 SF or less	\$214	\$226	\$241	\$126	\$383
Com/Shop Center 25,001 – 50,000 SF	\$198	\$209	\$223	\$117	\$354
Com/Shop Center 50,001 – 100,000 SF	\$172	\$182	\$194	\$101	\$308
Com/Shop Center 100,001 – 200,000 SF	\$148	\$156	\$166	\$87	\$265
Com/Shop Center over 200,000 SF	\$127	\$134	\$143	\$75	\$227
Office/Inst 10,000 SF or less	\$99	\$105	\$112	\$58	\$176
Office/Inst 10,001 – 25,000 SF	\$80	\$84	\$89	\$47	\$143
Office/Inst 25,001 – 50,000 SF	\$68	\$72	\$77	\$40	\$121
Office/Inst 50,001 – 100,000 SF	\$58	\$61	\$65	\$34	\$103
Office/Inst over 100,000 SF	\$49	\$52	\$55	\$29	\$88
Business Park	\$56	\$59	\$63	\$33	\$99
Light Industrial	\$30	\$32	\$34	\$18	\$54
Warehousing	\$22	\$23	\$25	\$13	\$39
Manufacturing	\$17	\$18	\$19	\$10	\$30

Law Enforcement

- Capital asset inventory increased.
- Vehicle costs increased.
- Relative shift to increased calls at non-residential addresses.

Parks & Recreation

	2005	2006	2007	2008	2011
Residential Impact Fee	/1	/2	/2	/1	/3
Housing Type	Impact Fee per Dwelling Unit				
Single Family	662	696	751	752	587
Town home/Duplex	506	532	574	575	449
Multi-family	498	524	565	533	442

- Asset inventory increased
- Large-parcel cost/acre sharply down

Fire & EMS

	2005	2006	2007	2008	2011
Residential Impact Fee	/1	/2	/2	/1	/3
Housing Type	Impact Fee per Dwelling Unit				
Single Family	\$536	\$566	\$603	\$698	\$770
Town home/Duplex	\$409	\$432	\$460	\$533	\$588
Multi-family	\$403	\$426	\$454	\$525	\$580
Non Residential Impact Fee	Impact Fee per 1,000 square feet gross usable floor area				
Commercial Use Category					
Com/Shop Center 25,000 SF or less	\$1,808	\$1,909	\$2,034	\$2,353	\$2,000
Com/Shop Center 25,001 – 50,000 SF	\$1,677	\$1,771	\$1,887	\$2,182	\$1,854
Com/Shop Center 50,001 – 100,000 SF	\$1,467	\$1,549	\$1,650	\$1,909	\$1,623
Com/Shop Center 100,001 – 200,000 SF	\$1,270	\$1,341	\$1,429	\$1,653	\$1,405
Com/Shop Center over 200,000 SF	\$1,090	\$1,151	\$1,226	\$1,418	\$1,205
Office/Inst 10,000 SF or less	\$844	\$891	\$949	\$1,098	\$934
Office/Inst 10,001 – 25,000 SF	\$684	\$722	\$769	\$889	\$756
Office/Inst 25,001 – 50,000 SF	\$583	\$616	\$656	\$758	\$645
Office/Inst 50,001 – 100,000 SF	\$497	\$525	\$559	\$551	\$468
Office/Inst over 100,000 SF	\$424	\$448	\$477	\$548	\$466
Business Park	\$475	\$502	\$535	\$618	\$526
Light Industrial	\$260	\$275	\$293	\$338	\$287
Warehousing	\$185	\$195	\$208	\$240	\$204
Manufacturing	\$142	\$150	\$160	\$185	\$157

Fire & EMS

- Asset inventory increased.
- Trend toward increased calls to residential addresses.

Big Picture - Residential

	<u>Current</u>		<u>Option 1</u>	<u>Option 2</u>
Single Family	13,070	Single Family	16,087	
		≤1600 sq ft		13,804
		1601-2600 sq ft		17,812
		2601-3600 sq ft		20,388
		>3600 sq ft		22,288
Town Home/Duplex	9,888	Town Home/Duplex	8,122	8,104
Multifamily Apt	7,694	Multifamily Apt	6,874	6,874
		Mobile Home	12,576	12,576

Notes

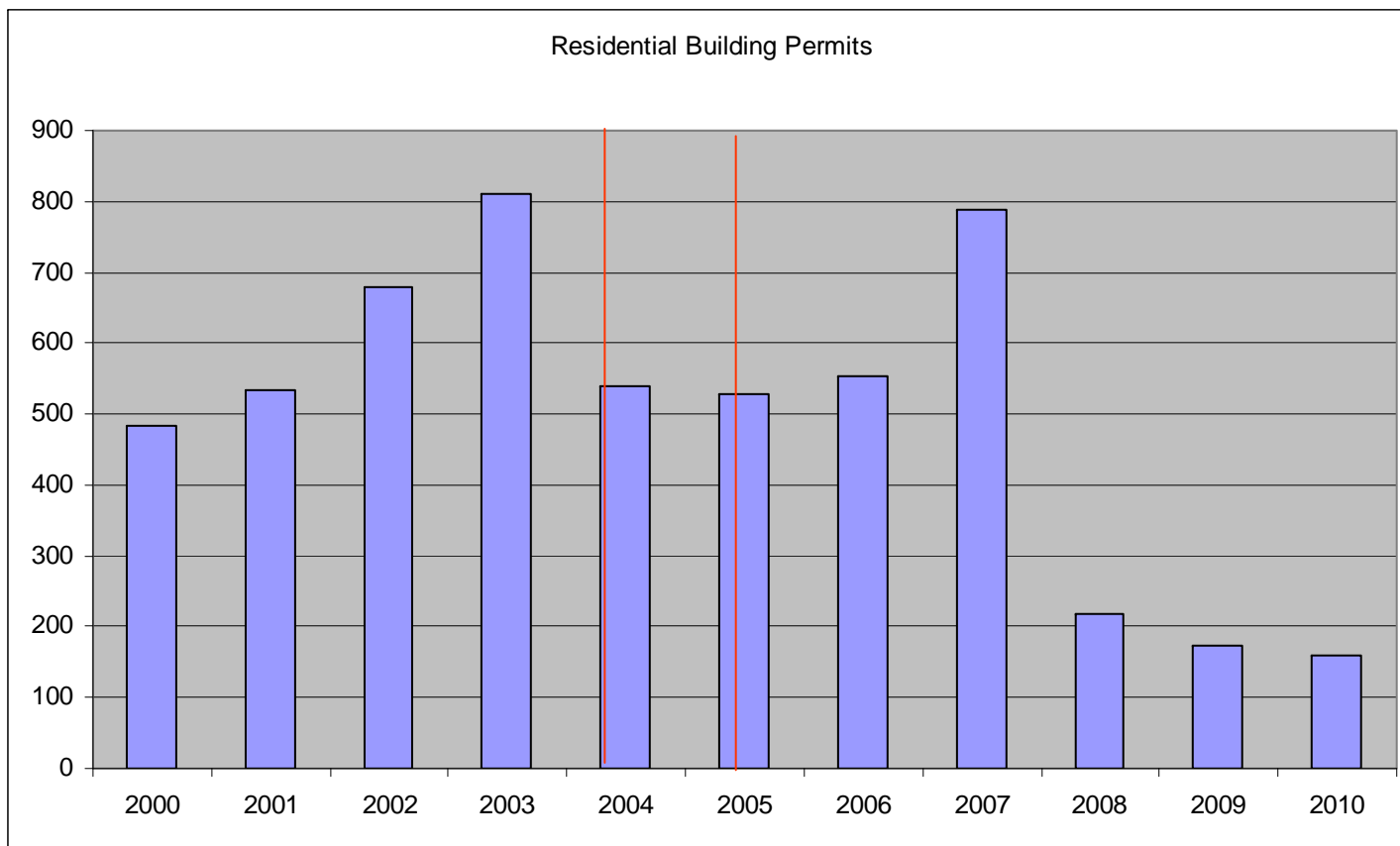
Option 1: Assess fees by housing unit type.

Option 2: Assess single family detached by housing unit size.

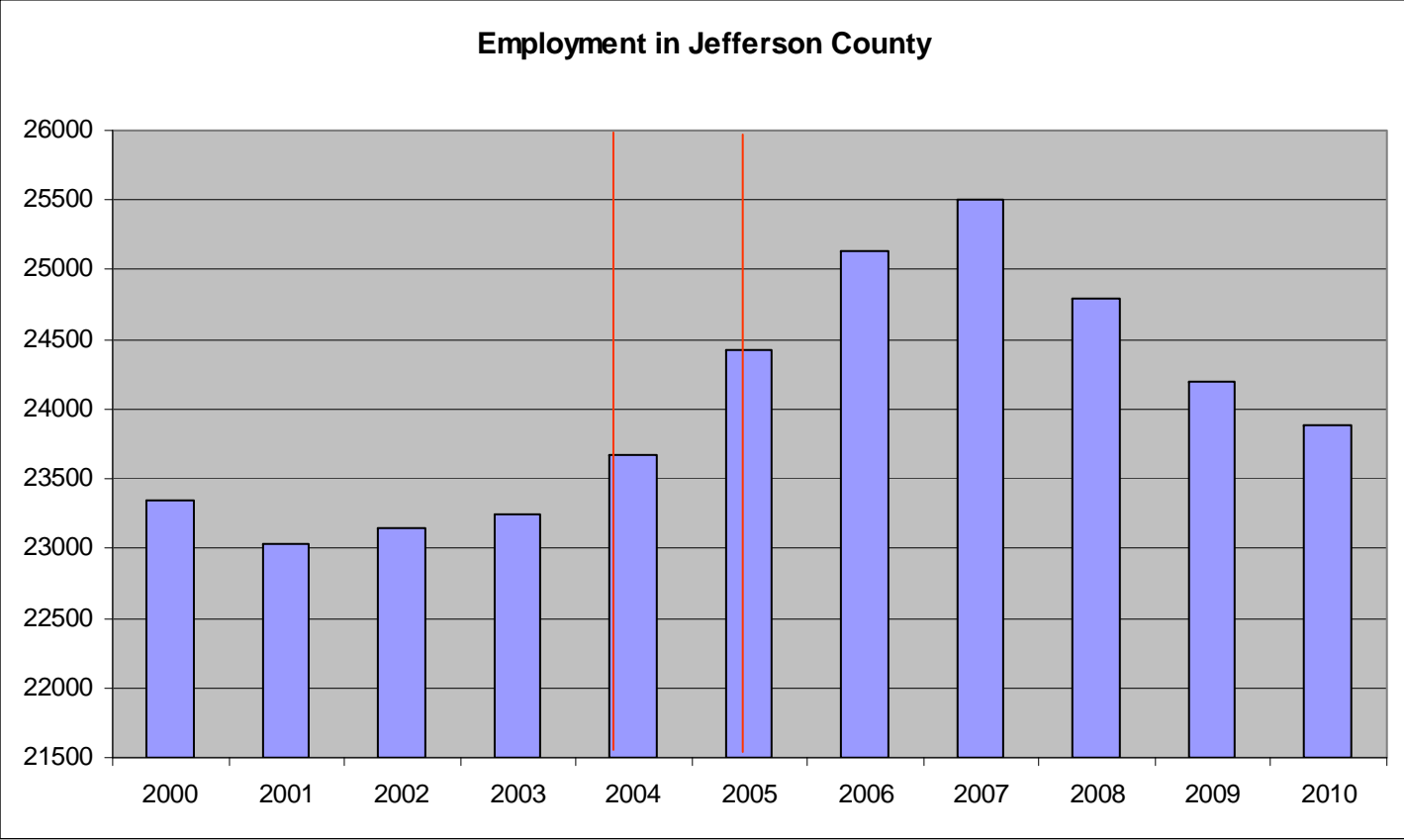
In both options, mobile homes are assessed the same rate as single family structures for Law Enforcement, Parks & Recreation, and Fire & EMS fee categories.

Big Picture - Commercial

<u>Development</u>	<u>Current</u>	<u>Proposed</u>
Shopping Center - 10,000 sq ft	24,790	23,830
Office/Professional - 20,000 sq ft	18,720	17,980
Warehouse - 300,000 sq ft	75,900	72,900



Source: US Bureau of the Census



Source: Workforce WV, WV Department of Commerce

	Fee Disbursements	Finance Equivalent /1	Savings
Schools	14,086,810	22,538,896	8,452,086
Law	177,557	284,091	106,534
Parks	596,873	954,997	358,124
Fire/EMS	556,780	890,849	334,068
Totals	15,418,020	24,668,833	9,250,812

/1 Assumes 25 year bond at 5%