



Capital Improvements Advisory Committee

Thursday, December 12, 2013

3:00 p.m.

**City Hall, 200 Lincoln Avenue, 1st Floor
City Councilors' Conference Room**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES

Meeting of October 10, 2013

5. DISCUSSION AND ACTION ITEMS

A. Proposed Bill Extending the Residential Impact Fee Waiver as follows:

- waiver of all impact fees through January 22, 2015;
- waiver of 50% of full impact fee amounts from January 23, 2015 through January 22, 2016.

6. INFORMATION ITEMS
7. MATTERS FROM THE CHAIR / COMMITTEE / STAFF
8. MATTERS FROM THE FLOOR
9. NEXT QUARTERLY MEETING DATE (Thursday, January 16, 2014, 3:00 p.m.)
10. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6520, five (5) working days prior to meeting date.

For questions regarding this agenda, please contact the Long Range Planning Division at 955-6610.

MINUTES OF THE
CITY OF SANTA FE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

December 12, 2013

1. CALL TO ORDER

A regular meeting of the City of Santa Fe Capital Improvements Advisory Committee was called to order by Karen Walker, Chair at 3:10 p.m. on this date in the City Councilors' Conference Room, 1st Floor, City Hall, Santa Fe, New Mexico.

2. ROLL CALL

Roll call indicated a quorum was present for conducting official business as follows:

MEMBERS PRESENT:

Karen Walker, Chair
Michael Chapman, Vice Chair
Maria Higuera Pope
Kim Shanahan
Neva Van Peski
Marg Veneklasen

MEMBERS ABSENT:

Edmundo Lucero, excused
Rick Martinez, excused

STAFF PRESENT:

Reed Liming, Long Range Planning Division Director
Richard McPherson, Long Range Planning Division
Matthew O'Reilly, Land Use Department Director

OTHERS PRESENT:

Jo Ann G. Valdez, Stenographer

Chair Walker introduced and welcomed new Committee Member, Jack Hiatt.

3. APPROVAL OF AGENDA

Ms. Veneklasen moved to approve the Agenda as published. Mr. Hiatt seconded the motion. The motion passed unanimously by voice vote.

4. APPROVAL OF MINUTES:

- **Meeting of October 10, 2013**

The following changes were made to the Minutes of the October 10, 2013 meeting:

Page 2, 7th paragraph, 1st sentence was changed to read: *“This report provides land use assumptions (growth projections) for the Santa Fe Urban Area, a unified service area, within which the city may annex land...”*

Page 3, 3rd paragraph was changed to read: *“Mr. Liming said yes, they kept it in the service area...”*

Page 3, 4th paragraph from the bottom was changed to read: *“Mr. Martinez asked if Monte Sereno is annexed.”*

Page 4, 5th paragraph, last sentence was changed to read: *“The City would have brought in \$148,144.00 in impact fees in this quarter (July-September 2013) if waived impact fees had been paid.”*

Ms. Van Peski moved to approve the Minutes of the October 10, 2013 meeting as amended. Mr. Hiatt seconded the motion. The motion passed unanimously by voice vote.

5. DISCUSSION AND ACTION ITEMS

A. Proposed Bill Extending the Residential Impact Fee Waiver as follows:

- **Waiver of all impact fees through January 22, 2015;**
- **Waiver of 50% of full impact fee amounts from January 23, 2015 through January 22, 2016**

Copies of the Memo (*Exhibit 5a*) from Matthew O'Reilly, Land Use Department Director dated November 27, 2013 regarding the Extension of Temporary Reduction in Residential Impact Fees were distributed in the Commissioners' packets.

Mr. O'Reilly said before the Committee is a proposed bill that is being sponsored by Councilor Wurzbarger.

Mr. O'Reilly reported as follows:

- In January 11, 2012, the Governing Body adopted Ordinance No. 2012-2 which reduced residential impact fees by 100% for a period of 24 months beginning on January 23, 2012 and ending on January 22, 2014. The ordinance was part of a series of measures approved by the Governing Body to facilitate economic development and to create construction jobs in response to the economic downturn. These measures included the passage of Ordinance No. 2010-10 and Resolution Nos. 2010-43 and 2011-26, the so-called "sunset" resolutions that extended the expirations of approved building permits and development approvals; and Ordinance No. 2011-17 that reduced the Santa Fe Homes Program fees and affordable percentage requirements. Only residential impact fees (collected for roads, parks, police and fire) were affected by the ordinance.
- The intent of the existing ordinance was to stimulate previously-planned residential projects that may have been stalled due to difficulty in obtaining construction financing by making those projects less expensive to build and therefore easier to finance or otherwise afford by prospective homebuilders thereby creating construction jobs and construction material purchases and generating gross receipts tax revenue for the city.
- The Land Use Department has tracked residential permits since January 23, 2012 (the effective date of the existing ordinance).
- Handouts that were included in the packet contain data on all new single-family and multi-family residential development permitted from January 23, 2012 through November 23, 2013 (the first 22 months that the ordinance has been in effect). The data contains only new residential construction and does not include residential remodels or additions.
- The data reveals that single-family residential construction has increased 32% and that multi-family residential construction has increased from zero to 176 units through November 23, 2013, while the ordinance has been in effect and compared to the 22 months preceding the ordinance. In total, 284 new residential permits were issued compared to 211 in the preceding 22 months – a 35% increase.

- Exhibit “A” contains summaries of the permit data and the total impact fees that would have been collected had the ordinance not been in effect, and compares the uncollected impact fee totals with the gross receipt taxes and building permit fees based on the construction valuation.
- Exhibit “A” also reveals that through November 23, 2013, a total of \$1,419,514 in residential impact fees have been “not collected” during the ordinance period. This breaks down to \$948,890 not-collected for single-family and \$470,624 not-collected for multi-family construction.
- The total net new gross receipts tax and building permit fees generated to date during the ordinance period amount to \$1,155,217 (\$892,329 GRT and \$262,978 Building Permit Fees). Based solely on direct construction valuation, the net new revenue generated is therefore \$264,208 less (\$1,419,514-\$1,155,217) than the amount of impact fees not-collected.
- However, when the net new revenue is adjusted for the secondary effects of economic output through indirect and induced activities related to construction, the new net GRT revenue rises from \$892,239 to \$1,551,313. If these secondary economic effects are included, the result is net revenue that exceeds the amount of impact fees not-collected by \$394,777.

Proposed Bill:

Section 1

Section 1 of the proposed Bill would extend the current temporary reduction in residential impact fees for a period of 12 months beginning on January 23, 2014. On January 23, 2015, residential impact fees would increase to 50% of their full amounts for a period of 12 months. On January 23, 2016, residential impact fees would return to 100% of their full amounts.

The Bill also eliminates the so-called “Old Fee Schedule” to reflect the fact that the four-period during which developments would have been assessed pre-2008, impact fees has since expired. Section 1 also makes a minor clarification to the Fee Schedule regarding attached dwelling units.

Section 2

Section 2 of the Bill makes the ordinance effective immediately upon adoption so that there is no gap between its effect and the expiration of the existing ordinance.

Copies of the Ordinance were distributed in the Commissioners' packets. The Ordinance amends *Section 14-8.14(E) SFCC 1987 to extend for one year the period during which impact fees for residential developments shall be reduced by 100% and to reduce impact fees for residential developments by 50% for a period of one year thereafter; and making such other stylistic or grammatical changes that are necessary.*

DISCUSSION

Chair Walker asked what percentage of the 35% increase was market rate versus affordable.

Mr. O'Reilly said he was not sure, but the affordable units are a very small percentage.

Chair Walker said she was curious as to whether or not the 35% increase (in residential construction) was a rebound from the market- because the stock market has gone up on an upward trend in the last two years. She said this leads to the question as to whether or not the waiving of impact fees had anything to do with the increase; or was this due to other factors.

Ms. Pope asked if they know - in the 22 months when the residential permits went up 35% - what did the construction permits do because they were not subject to the waiver.

Mr. O'Reilly said yes, but first of all a couple of things: the year the City issued the most building permits in the last 10 years was in FY 2005-2006 (July 2005 through June 2006). In the last two fiscal years, the City has issued permits at a level of 84% of that maximum year (in terms of volume of permits issued, not valuations). In valuations, the City is harboring at 67% of the maximum year of 2005-2006. However, construction permits have increased since the waiver. In the last 12 months, there were two months that the City issued more construction permits than the City has in the history of record keeping.

Ms. Van Peski said this is affected by different factors and therefore it is not a potential comparison. She referred to the letter from Clancy Mullen of Duncan Associates where he states that “the “*Development Fees Act*” appears to prohibit selective waivers or fee reductions (i.e., those that apply to certain developments or land uses, as opposed to all classes of development), except for affordable housing, unless the city uses other funds to make up for the lost impact fee revenue. She asked Mr. O’Reilly if this is his interpretation as well.

Mr. O’Reilly said absolutely not, that is an error. He said the Cities of Albuquerque, Rio Rancho and Santa Fe have all selectively reduced, not waived, in accordance with the Act, their development fees or impact fees in different ways. In 2009, the City of Albuquerque reduced all impact fees and took them down to zero for people who followed their “green track” program. They renewed this ordinance once it was set to expire. In 2012, the city of Rio Rancho reduced impact fees by 50% for residential and 100% for commercial.

Mr. O’Reilly mentioned that the Act sets limits on the maximum amount of impact fees you can charge, but it does not prohibit you from reducing them and there is no limit on how low the city reduces the fees. He said the Act allows for a waiver for affordable housing.

There was discussion as to whether or not any projects suffered because of the \$1.4 million in impact fees that were not collected in the last 22 months. Mr. O’Reilly explained that there are other funding sources for these projects.

Mr. Hiatt asked if the waiver of impact fees stimulated residential construction and accomplished the goal or intent of the waiver.

Chair Walker said residential construction could have increased for a number of other reasons.

Mr. O’Reilly said during the term of the ordinance, residential construction has increased 35%. He said anecdotally, the City had people coming in asking when this would take effect so that they could build. He noted that the building permit fees and impact fees in Santa Fe are some of the highest fees in the state, and in most categories Santa Fe is higher than other cities.

Mr. Chapman said there are two other problems to keep in mind: 1) appraisals are becoming more and more of a problem because appraisals are coming in low for Santa Fe. 2) There will be a new set of rules for documenting residential financing, which will impact first-time homebuyers, individuals who are self-employed and people who have their own money. It is harder to document exactly what their earnings are. Therefore, the amount of documentation that is going to be required (starting in January 2014), is going to increase dramatically and the fines to the lenders will also be dramatic, should they fail to comply. This could greatly impact the ability to provide housing for people and to meet the demand.

Mr. Chapman mentioned that rental units are becoming more popular.

Ms. Veneklasen said the rental market is higher than it has been and the American dream of owning a house is not the American dream anymore. There are a lot of people who are going to rent for the rest of their lives because they can't qualify to buy a house.

Mr. O'Reilly noted that the proposed Ordinance has been approved by the Public Works Committee, as written, including the one-year extension and then the second year at 50%. At last night's City Council meeting, Councilor Ives proposed an amendment to the Ordinance to do a review at the end of the first year to see where the City is at that point in time. The Ordinance will go before the Finance Committee at the beginning of January 2014 and will go before the Planning Commission next week.

Ms. Van Peski moved to accept the proposed Ordinance as amended at the City Council December 11, 2013 meeting to provide that the Governing Body will review it at the end of 2014. Ms. Veneklasen seconded the motion. The motion passed with 1 in opposition.

6. INFORMATION ITEMS

There were no informational items.

7. MATTERS FROM THE CHAIR / COMMITTEE / STAFF

Mr. Liming noted that Clancy Mullen of Duncan Associates will be at the next Committee meeting in January.

8. MATTERS FROM THE FLOOR

There were no matters from the Floor.

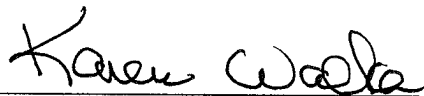
9. NEXT QUARTERLY MEETING DATE:

The next quarterly meeting is scheduled for January 16, 2014 at 3:00 p.m.

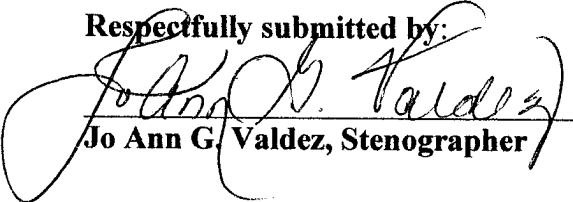
10. ADJOURNMENT

Having no further business to discuss, Ms. Veneklasen moved to adjourn the meeting, and seconded by Ms. Pope, the meeting adjourned at 4:40 p.m.

Approved by:


Karen Walker, Chair

Respectfully submitted by:


Jo Ann G. Valdez, Stenographer

City of Santa Fe, New Mexico

memo

DATE: November 27, 2013

TO: Planning Commission
Capital Improvements Advisory Committee
Public Works, CIP & Land Use Committee
Finance Committee
City Council

FROM: Matthew O'Reilly, Land Use Department Director *MO*

RE: Extension of Temporary Reduction in Residential Impact Fees

BACKGROUND

On January 11, 2012 the Governing Body adopted Ordinance No. 2012-2 which reduced residential impact fees by 100% for a period of 24 months beginning on January 23, 2012 and ending on January 22, 2014. The ordinance was part of a series of measures approved by the Governing Body to facilitate economic development and to create construction jobs in response to the economic downturn. These measures included the passage of Ordinance No. 2010-10 and Resolution Nos. 2010-43 & 2011-26, the so-called "sunset" resolutions that extended the expirations of approved building permits and development approvals; and Ordinance No. 2011-17 that reduced the Santa Fe Homes Program fees and affordable percentage requirements. Only residential impact fees (collected for roads, parks, police and fire) were affected by the ordinance.

The intent of the existing ordinance was to stimulate previously-planned residential projects that may have been stalled due to difficulty in obtaining construction financing by making those projects less expensive to build and therefore easier to finance or otherwise afford by prospective homebuilders thereby creating construction jobs and construction material purchases and generating gross receipts tax revenue for the city.

INCREASES IN NEW RESIDENTIAL CONSTRUCTION

The Land Use Department has tracked residential permits since January 23, 2012 (the effective date of the existing ordinance). Exhibit A contains data on all new single-family and multi-family residential development permitted from January 23, 2012 through November 23, 2013 (the first 22 full months that the ordinance has been in effect). The Exhibit compares those numbers with the same permit types from March 23, 2010 through January 22, 2012 (the 22 months preceding the ordinance). The data contains only new residential construction and does not include residential remodels or additions. Pages 7 and 8 of Exhibit A contain summaries of the permit

data and the total impact fees that would have been collected had the ordinance not been in effect and compares the uncollected impact fee totals with the gross receipts taxes (GRT) and building permit fees based on the construction valuation.

The data in Exhibit A reveals that single-family residential construction has increased 32% and that multi-family residential construction has increased from zero to 176 units through November 23, 2013 while the ordinance has been in effect compared to the 22 months preceding the ordinance. In total, 284 new residential permits were issued compared to 211 in the preceding 22 months – a 35% increase.

Exhibits A also reveals that, through November 23, 2013, a total of \$1,419,514 in residential impact fees have been “not-collected” during the ordinance period. This breaks down to \$948,890 not-collected for single-family and \$470,624 not-collected for multi-family construction.

Exhibit A compares the not-collected impact fees with the net new gross receipts tax (GRT) and net new building permit fees generated based on construction valuation. The total net new gross receipts tax and building permit fees generated to date during the ordinance period amount to \$1,155,217 (\$892,329 GRT and \$262,978 Building Permit Fees). Based solely on direct construction valuation, the net new revenue generated is therefore \$264,208 less (\$1,419,514 - \$1,155,217) than the amount of impact fees not-collected. However, when the net new revenue is adjusted for the secondary effects of economic output through indirect and induced activities related to construction, the net new GRT revenue rises from \$892,239 to \$1,551,313. If these secondary economic effects are included, the result is net revenue that exceeds the amount of impact fees not-collected by \$394,777.

PROPOSED BILL

Section 1

Section 1 of the proposed Bill would extend the current temporary reduction in residential impact fees for a period of 12 months beginning on January 23, 2014. On January 23, 2015, residential impact fees would increase to 50% of their full amounts for a period of 12 months. On January 23, 2016, residential impact fees would return to 100% of their full amounts.

The Bill also eliminates the so-called “Old Fee Schedule” to reflect the fact that the four-period during which developments would have been assessed pre-2008 impact fees has since expired. Section 1 also makes a minor clarification to the Fee Schedule regarding attached dwelling units.

Section 2

Section 2 of the Bill makes the ordinance effective immediately upon adoption so that there is no gap between its effect and the expiration of the existing ordinance.

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

SINGLE-FAMILY CONSTRUCTION	PERMIT CODE	PERMIT#	UNITS	SQUARED FEET	PERMIT FEE	HEATED SF	\$/SF	IMPACT FEES (If Collected)				
								ROADS	PARKS	FIRE	POLICE	TOTAL
1 New Residence <3,500 Sq. Ft.	SFDI	11-2347	1	18,510	2,905	2,307	123.41	2,183	1,328	150	53	3,714
2 New Residence >3,500 Sq. Ft.	SFCI	11-2491	1	875,800	8,478	3,980	219.85	2,359	1,444	163	58	4,024
3 New Residence <3,500 Sq. Ft.	SFDI	12-62	1	254,842	2,919	2,182	116.84	2,183	1,328	150	53	3,714
4 New Residence <3,500 Sq. Ft.	SFDI	12-68	1	254,800	2,999	2,061	128.09	2,183	1,328	150	53	3,714
5 New Residence <3,500 Sq. Ft.	SFDI	12-69	1	250,000	7,457	2,830	265.02	2,248	1,379	155	55	3,837
6 New Residence <3,500 Sq. Ft.	SFDI	12-70	1	209,000	2,510	1,655	126.28	2,100	1,214	136	48	3,498
7 New Residence <3,500 Sq. Ft.	SFDI	12-121	1	202,843	2,457	1,763	115.06	2,100	1,214	136	48	3,498
8 New Guest House	NGDI	12-129	1	60,000	1,121	680	88.24	1,554	971	110	39	2,674
9 New Residence <3,500 Sq. Ft.	SFDI	12-146	1	200,000	2,430	1,251	159.87	1,850	1,111	125	44	3,130
10 New Residence <3,500 Sq. Ft.	SFDI	12-150	1	199,000	2,421	1,828	108.86	2,100	1,214	136	48	3,498
11 New Residence <3,500 Sq. Ft.	SFDI	12-162	1	260,000	2,964	2,911	89.32	2,248	1,379	155	55	3,837
12 New Residence <3,500 Sq. Ft.	SFDI	12-179	1	163,389	2,110	1,451	112.60	1,850	1,111	125	44	3,130
13 New Residence <3,500 Sq. Ft.	SFDI	12-180	1	202,272	2,457	1,781	113.57	2,100	1,214	136	48	3,498
14 New Guest House	NGAI	12-197	1	25,000	637	500	50.00	1,554	971	110	39	2,674
15 New Residence <3,500 Sq. Ft.	SFDI	12-213	1	202,272	2,457	1,781	113.57	2,100	1,214	136	48	3,498
16 New Residence <3,500 Sq. Ft.	SFDI	12-214	1	216,594	2,581	1,883	115.03	2,100	1,214	136	48	3,498
17 New Residence <3,500 Sq. Ft.	SFDI	12-215	1	216,594	2,581	1,883	115.03	2,100	1,214	136	48	3,498
18 New Residence <3,500 Sq. Ft.	SFDI	12-238	1	120,000	1,719	1,286	93.31	1,850	1,111	125	44	3,130
19 New Residence <3,500 Sq. Ft.	SFDI	12-283	1	350,000	3,616	2,348	149.06	2,183	1,328	150	53	3,714
20 New Residence <3,500 Sq. Ft.	SFDI	12-297	1	225,714	2,661	1,991	113.37	2,100	1,214	136	48	3,498
21 New Residence <3,500 Sq. Ft.	SFDI	12-343	1	199,000	2,421	1,827	108.92	2,100	1,214	136	48	3,498
22 New Residence <3,500 Sq. Ft.	SFDI	12-344	1	189,000	2,332	1,748	108.12	2,100	1,214	136	48	3,498
23 New Residence <3,500 Sq. Ft.	SFDI	12-371	1	160,000	2,074	1,662	96.27	2,100	1,214	136	48	3,498
24 New Residence <3,500 Sq. Ft.	SFDI	12-417	1	179,000	2,243	1,748	102.40	2,100	1,214	136	48	3,498
25 New Residence <3,500 Sq. Ft.	SFDI	12-418	1	199,000	2,421	1,827	108.92	2,100	1,214	136	48	3,498
26 New Residence <3,500 Sq. Ft.	SFDI	12-439	1	179,000	2,243	1,748	102.40	2,100	1,214	136	48	3,498
27 New Residence <3,500 Sq. Ft.	SFDI	12-456	1	229,000	2,688	1,671	137.04	2,100	1,214	136	48	3,498
28 New Residence <3,500 Sq. Ft.	SFDI	12-457	1	228,000	2,679	1,671	136.45	2,100	1,214	136	48	3,498
29 New Residence <3,500 Sq. Ft.	SFDI	12-458	1	965,000	2,226	1,356	711.65	1,850	1,111	125	44	3,130
30 New Residence <3,500 Sq. Ft.	SFDI	12-462	1	141,409	1,914	1,210	116.87	1,850	1,111	125	44	3,130
31 New Residence <3,500 Sq. Ft.	SFDI	12-463	1	141,409	1,914	1,210	116.87	1,850	1,111	125	44	3,130
32 New Residence <3,500 Sq. Ft.	SFDI	12-464	1	625,000	7,220	2,981	209.66	2,248	1,379	155	55	3,837
33 New Residence <3,500 Sq. Ft.	SFDI	12-466	1	173,315	2,199	1,700	101.95	2,100	1,214	136	48	3,498
34 New Residence <3,500 Sq. Ft.	SFDI	12-467	1	163,389	2,110	1,451	112.60	1,850	1,111	125	44	3,130
35 New Residence <3,500 Sq. Ft.	SFDI	12-468	1	216,591	2,581	1,883	115.02	2,100	1,214	136	48	3,498
36 New Residence <3,500 Sq. Ft.	SFDI	12-483	1	219,000	2,599	1,943	112.71	2,100	1,214	136	48	3,498
37 New Residence <3,500 Sq. Ft.	SFDI	12-489	1	271,322	3,071	1,877	144.55	2,100	1,214	136	48	3,498
38 New Residence <3,500 Sq. Ft.	SFDI	12-514	1	280,000	2,850	2,449	114.33	2,183	1,328	150	53	3,714
39 New Guest House	NGDI	12-568	1	75,000	1,278	889	84.36	1,036	647	73	26	1,782
40 New Residence <3,500 Sq. Ft.	SFDI	12-577	1	350,000	3,616	2,366	147.93	2,183	1,328	150	53	3,714
41 New Residence <3,500 Sq. Ft.	SFDI	12-693	1	199,000	2,421	1,827	108.92	2,100	1,214	136	48	3,498
42 New Residence <3,500 Sq. Ft.	SFDI	12-694	1	179,000	2,243	1,748	102.40	2,100	1,214	136	48	3,498
43 New Residence <3,500 Sq. Ft.	SFDI	12-706	1	274,412	3,097	2,484	110.47	2,183	1,328	150	53	3,714
44 New Residence <3,500 Sq. Ft.	SFDI	12-735	1	138,000	1,879	1,167	118.25	1,850	1,111	125	44	3,130

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

SINGLE-FAMILY CONSTRUCTION CODE				PERMIT#	UNITS	VALUATION	PERMIT FEE	HEATED SF	TOTAL	AVG	ROADS	PARKS	FIRE	WATER	SEWER	STORM	
45	New Residence <3, 500 Sq. Ft.	SFDI	12-749	1	141,408	1,914	1,210	116.87	1,850	1,111	125	44	3,130	116.87	1,850	1,111	125
46	New Residence <3, 500 Sq. Ft.	SFDI	12-766	1	189,000	2,332	1,748	166.12	2,100	1,214	136	48	3,498	166.12	2,100	1,214	136
47	New Residence <3, 500 Sq. Ft.	SFDI	12-786	1	392,000	4,076	1,743	322.36	2,100	1,214	136	48	3,498	322.36	2,100	1,214	136
48	New Residence <3, 500 Sq. Ft.	SFDI	12-795	1	125,000	1,879	1,167	106.77	1,850	1,111	125	44	3,130	106.77	1,850	1,111	125
49	New Residence <3, 500 Sq. Ft.	SFDI	12-803	1	254,942	2,919	2,188	116.52	2,183	1,328	150	53	3,714	116.52	2,183	1,328	150
50	New Residence <3, 500 Sq. Ft.	SFDI	12-838	1	216,500	2,581	1,934	111.94	2,100	1,214	136	48	3,498	111.94	2,100	1,214	136
51	New Residence <3, 500 Sq. Ft.	SFDI	12-845	1	124,000	1,754	1,049	118.21	1,850	1,111	125	44	3,130	118.21	1,850	1,111	125
52	New Residence <3, 500 Sq. Ft.	SFDI	12-862	1	171,240	2,181	1,526	112.21	2,100	1,214	136	48	3,498	112.21	2,100	1,214	136
53	New Residence <3, 500 Sq. Ft.	SFDI	12-877	1	190,000	2,341	1,924	98.75	2,100	1,214	136	48	3,498	98.75	2,100	1,214	136
54	New Guest House	GHD	12-887	1	65,000	1,173	574	113.24	1,036	647	73	26	1,782	113.24	1,036	647	73
55	New Residence <3, 500 Sq. Ft.	SFDI	12-903	1	550,000	5,748	1,933	284.53	2,100	1,214	136	48	3,498	284.53	2,100	1,214	136
56	New Guest House	GHA	12-932	1	10,000	322	298	33.56	518	324	37	13	892	33.56	518	324	37
57	New Residence <3, 500 Sq. Ft.	SFDI	12-999	1	160,000	2,074	1,027	155.79	1,850	1,111	125	44	3,130	155.79	1,850	1,111	125
58	New Residence <3, 500 Sq. Ft.	SFDI	12-1030	1	254,942	2,919	2,188	116.52	2,183	1,328	150	53	3,714	116.52	2,183	1,328	150
59	New Residence <3, 500 Sq. Ft.	SFDI	12-1031	1	219,158	2,608	1,930	113.55	2,100	1,214	136	48	3,498	113.55	2,100	1,214	136
60	New Residence <3, 500 Sq. Ft.	SFDI	12-1039	1	124,000	1,754	1,049	118.21	1,850	1,111	125	44	3,130	118.21	1,850	1,111	125
61	New Residence <3, 500 Sq. Ft.	SFDI	12-1086	1	237,000	2,759	1,849	128.18	2,100	1,214	136	48	3,498	128.18	2,100	1,214	136
62	New Residence <3, 500 Sq. Ft.	SFDI	12-1087	1	237,000	2,759	1,849	128.18	2,100	1,214	136	48	3,498	128.18	2,100	1,214	136
63	New Residence <3, 500 Sq. Ft.	SFDI	12-1089	1	213,457	2,555	2,297	92.93	2,183	1,328	150	53	3,714	92.93	2,183	1,328	150
64	New Residence <3, 500 Sq. Ft.	SFDI	12-1152	1	185,000	2,297	1,356	136.43	1,850	1,111	125	44	3,130	136.43	1,850	1,111	125
65	New Residence <3, 500 Sq. Ft.	SFDI	12-1155	1	195,000	2,386	1,748	111.56	2,100	1,214	136	48	3,498	111.56	2,100	1,214	136
66	New Residence <3, 500 Sq. Ft.	SFDI	12-1156	1	195,000	2,386	1,748	111.56	2,100	1,214	136	48	3,498	111.56	2,100	1,214	136
67	New Residence <3, 500 Sq. Ft.	SFDI	12-1157	1	185,000	2,297	1,356	136.43	1,850	1,111	125	44	3,130	136.43	1,850	1,111	125
68	New Residence <3, 500 Sq. Ft.	SFDI	12-1163	1	200,000	2,430	500	400.00	1,850	1,111	125	44	3,130	400.00	1,850	1,111	125
69	New Residence <3, 500 Sq. Ft.	SFDI	12-1164	1	600,000	6,168	2,939	204.15	2,248	1,379	155	55	3,837	204.15	2,248	1,379	155
70	New Residence <3, 500 Sq. Ft.	SFDI	12-1166	1	176,000	2,217	1,356	129.79	1,850	1,111	125	44	3,130	129.79	1,850	1,111	125
71	New Residence <3, 500 Sq. Ft.	SFDI	12-1181	1	219,158	2,608	1,356	161.62	1,850	1,111	125	44	3,130	161.62	1,850	1,111	125
72	New Residence <3, 500 Sq. Ft.	SFDI	12-692	1	189,000	2,332	1,748	108.12	2,100	1,214	136	48	3,498	108.12	2,100	1,214	136
73	New Residence <3, 500 Sq. Ft.	SFDI	12-1165	1	238,000	2,768	1,849	128.72	2,100	1,214	136	48	3,498	128.72	2,100	1,214	136
74	New Residence <3, 500 Sq. Ft.	SFDI	12-1167	1	204,000	2,466	1,849	110.33	2,100	1,214	136	48	3,498	110.33	2,100	1,214	136
75	New Residence <3, 500 Sq. Ft.	SFDI	12-1232	1	347,000	3,583	2,587	134.13	2,248	1,379	155	55	3,837	134.13	2,248	1,379	155
76	New Residence <3, 500 Sq. Ft.	SFDI	12-1269	1	180,000	2,252	1,743	103.27	2,100	1,214	136	48	3,498	103.27	2,100	1,214	136
77	New Residence <3, 500 Sq. Ft.	SFDI	12-1270	1	180,000	2,252	1,743	103.27	2,100	1,214	136	48	3,498	103.27	2,100	1,214	136
78	New Residence <3, 500 Sq. Ft.	SFDI	12-1323	1	140,000	1,896	1,376	101.74	1,850	1,111	125	44	3,130	101.74	1,850	1,111	125
79	New Residence <3, 500 Sq. Ft.	SFDI	12-1332	1	320,997	3,299	2,096	153.15	2,183	1,328	150	53	3,714	153.15	2,183	1,328	150
80	New Residence <3, 500 Sq. Ft.	SFDI	12-1358	1	254,942	2,919	2,188	116.52	2,183	1,328	150	53	3,714	116.52	2,183	1,328	150
81	New Residence <3, 500 Sq. Ft.	SFDI	12-1362	1	202,594	2,457	1,781	113.75	2,100	1,214	136	48	3,498	113.75	2,100	1,214	136
82	New Residence <3, 500 Sq. Ft.	SFDI	12-1400	1	216,594	2,581	1,883	115.03	2,100	1,214	136	48	3,498	115.03	2,100	1,214	136
83	New Residence <3, 500 Sq. Ft.	SFDI	12-1421	1	300,000	3,069	2,739	109.53	2,248	1,379	155	55	3,837	109.53	2,248	1,379	155
84	New Residence <3, 500 Sq. Ft.	SFDI	12-1440	1	238,000	2,768	1,849	128.72	2,100	1,214	136	48	3,498	128.72	2,100	1,214	136
85	New Residence <3, 500 Sq. Ft.	SFDI	12-1376	1	725,000	7,218	3,156	229.72	2,309	1,418	159	56	3,942	229.72	2,309	1,418	159
86	New Residence >3, 500 Sq. Ft.	SFC	12-1457	1	1,000,000	9,528	5,857	170.74	2,424	1,495	169	59	4,147	170.74	2,424	1,495	169
87	New Residence <3, 500 Sq. Ft.	SFDI	12-1498	1	625,000	6,378	2,753	227.03	2,248	1,379	155	55	3,837	227.03	2,248	1,379	155
88	New Residence <3, 500 Sq. Ft.	SFDI	12-1564	1	141,408	1,914	1,210	116.87	1,850	1,111	125	44	3,130	116.87	1,850	1,111	125

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

(b)(5) DPP SINGLE-FAMILY CONSTRUCTION								IMPACT FEES (If Collected)					
PROJECT DESCRIPTION	PERMIT#	UNIT	STATUS	DATE	PERMIT FEE	HEATED SF	\$/SF	ROADS	PARKS	FIRE	POLICE	TOTAL	
89 New Residence <3, 500 Sq. Ft. SFDI	12-1565	1	1	12-1565	2,850	2,484	112.39	2,183	1,328	150	53	3,714	
90 New Residence <3, 500 Sq. Ft. SFDI	12-1625	1	1	12-1625	2,519	1,781	117.40	2,100	1,214	136	48	3,498	
91 New Residence <3, 500 Sq. Ft. SFDI	12-1626	1	1	12-1626	1,914	1,210	117.26	1,850	1,111	125	44	3,130	
92 New Residence <3, 500 Sq. Ft. SFDI	12-1629	1	1	12-1629	2,074	1,638	97.68	2,100	1,214	136	48	3,498	
93 New Residence <3, 500 Sq. Ft. SFDI	12-1660	1	1	12-1660	2,581	1,545	140.19	2,100	1,214	136	48	3,498	
94 New Residence <3, 500 Sq. Ft. SFDI	12-1733	1	1	12-1733	1,932	1,241	116.04	1,850	1,111	125	44	3,130	
95 New Residence <3, 500 Sq. Ft. SFDI	12-1734	1	1	12-1734	266,000	3,017	2,061	129.06	2,183	1,328	150	53	3,714
96 New Residence <3, 500 Sq. Ft. SFDI	12-1735	1	1	12-1735	209,000	2,510	1,655	126.28	2,100	1,214	136	48	3,498
97 New Guest House GHDI	12-1754	1	1	12-1754	250,000	2,875	810	308.64	1,036	647	73	26	1,782
98 New Residence <3, 500 Sq. Ft. SFDI	12-1793	1	1	12-1793	274,412	3,097	2,484	110.47	2,183	1,328	150	53	3,714
99 New Residence <3, 500 Sq. Ft. SFDI	12-1587	1	1	12-1587	22,000	574	1,792	12.28	1,850	1,111	125	44	3,130
100 New Residence <3, 500 Sq. Ft. SFDI	12-1690	1	1	12-1690	121,920	1,736	1,016	120.00	1,850	1,111	125	44	3,130
101 New Residence <3, 500 Sq. Ft. SFDI	12-1691	1	1	12-1691	121,920	1,736	1,016	120.00	1,850	1,111	125	44	3,130
102 New Residence <3, 500 Sq. Ft. SFDI	12-1845	1	1	12-1845	205,000	2,475	1,828	112.14	2,100	1,214	136	48	3,498
103 New Residence <3, 500 Sq. Ft. SFDI	12-1849	1	1	12-1849	215,000	2,564	1,828	117.61	2,100	1,214	136	48	3,498
104 New Residence <3, 500 Sq. Ft. SFDI	12-1852	1	1	12-1852	195,000	2,386	1,748	111.56	2,100	1,214	136	48	3,498
105 New Residence <3, 500 Sq. Ft. SFDI	12-1857	1	1	12-1857	195,000	2,386	1,748	111.56	2,100	1,214	136	48	3,498
106 New Residence <3, 500 Sq. Ft. SFDI	12-1874	1	1	12-1874	200,000	2,430	2,132	93.81	2,183	1,328	150	53	3,714
107 New Residence <3, 500 Sq. Ft. SFDI	12-1913	1	1	12-1913	177,000	2,226	1,985	89.17	1,850	1,111	125	44	3,130
108 New Residence <3, 500 Sq. Ft. SFDI	12-1914	1	1	12-1914	167,000	3,026	1,985	84.13	2,183	1,328	150	53	3,714
109 New Residence <3, 500 Sq. Ft. SFDI	12-1915	1	1	12-1915	140,000	1,896	1,985	70.53	1,850	1,111	125	44	3,130
110 New Residence <3, 500 Sq. Ft. SFDI	12-1959	1	1	12-1959	274,412	3,097	2,484	110.47	2,183	1,328	150	53	3,714
111 New Residence <3, 500 Sq. Ft. SFDI	12-1989	1	1	12-1989	180,000	2,252	1,748	102.97	2,100	1,214	136	48	3,498
112 New Residence <3, 500 Sq. Ft. SFDI	12-1993	1	1	12-1993	180,000	2,252	1,748	102.97	2,100	1,214	136	48	3,498
113 New Residence <3, 500 Sq. Ft. SFDI	12-2164	1	1	12-2164	274,416	3,097	2,484	110.47	2,183	1,328	150	53	3,714
114 New Residence <3, 500 Sq. Ft. SFDI	12-2215	1	1	12-2215	274,412	3,097	2,484	110.47	2,183	1,328	150	53	3,714
115 New Residence <3, 500 Sq. Ft. SFDI	12-1912	1	1	12-1912	180,000	2,252	1,590	113.21	1,850	1,111	125	44	3,130
116 New Residence <3, 500 Sq. Ft. SFDI	12-2011	1	1	12-2011	246,413	2,848	2,417	101.95	2,183	1,328	150	53	3,714
117 New Residence <3, 500 Sq. Ft. SFDI	12-2033	1	1	12-2033	185,000	2,297	1,494	123.83	1,850	1,111	125	44	3,130
118 New Residence >3, 500 Sq. Ft. SFCI	12-2066	1	1	12-2066	465,000	4,876	3,151	147.57	2,309	1,418	159	56	3,942
119 New Residence <3, 500 Sq. Ft. SFDI	12-2143	1	1	12-2143	289,000	2,978	1,975	146.33	2,100	1,214	136	48	3,498
120 New Guest House GHDI	12-2144	1	1	12-2144	168,000	2,145	1,080	155.56	1,036	647	73	26	1,782
121 New Guest House GHDI	12-2200	1	1	12-2200	180,000	490	576	312.50	518	324	37	13	892
122 New Residence <3, 500 Sq. Ft. SFDI	12-2235	1	1	12-2235	700,000	7,008	3,411	205.22	2,309	1,418	159	56	3,942
123 New Residence <3, 500 Sq. Ft. SFDI	12-2258	1	1	12-2258	195,106	2,395	1,700	114.77	2,100	1,214	136	48	3,498
124 New Residence <3, 500 Sq. Ft. SFDI	12-2281	1	1	12-2281	228,000	2,673	2,061	110.63	2,183	1,328	150	53	3,714
125 New Residence <3, 500 Sq. Ft. SFDI	12-2282	1	1	12-2282	209,000	2,510	1,671	125.07	2,100	1,214	136	48	3,498
126 New Residence <3, 500 Sq. Ft. SFDI	12-2329	1	1	12-2329	171,240	2,181	1,526	112.21	2,100	1,214	136	48	3,498
127 New Residence <3, 500 Sq. Ft. SFDI	12-2330	1	1	12-2330	254,557	2,919	2,188	116.34	2,183	1,328	150	53	3,714
128 New Residence <3, 500 Sq. Ft. SFDI	12-2341	1	1	12-2341	209,000	2,510	1,671	125.07	2,100	1,214	136	48	3,498
129 New Residence <3, 500 Sq. Ft. SFDI	12-2342	1	1	12-2342	223,000	2,635	1,849	120.61	2,100	1,214	136	48	3,498
130 New Residence <3, 500 Sq. Ft. SFDI	12-2343	1	1	12-2343	135,000	1,852	1,241	108.78	1,850	1,111	125	44	3,130
131 New Residence <3, 500 Sq. Ft. SFDI	12-2344	1	1	12-2344	217,000	2,581	1,731	125.36	2,100	1,214	136	48	3,498
132 New Residence <3, 500 Sq. Ft. SFDI	12-2345	1	1	12-2345	209,000	2,510	1,671	125.07	2,100	1,214	136	48	3,498

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

SINGLE-FAMILY CONSTRUCTION CODE								IMPACT FEES (If Collected)				
	PERMIT#	UNITS	VALUATION	PERMIT FEE	HEATED SF	AVG AU	AVG AU	ROADS	PARKS	FIRE	POLICE	TOTAL
133 New Guest House	GHDI 12-945	1	157,000	2,048	742	21.25	21.25	1,036	647	73	11	1,762
134 New Residence <3, 500 Sq. Ft.	SFDI 12-1955	1	308,000	3,156	2,625	240.203	240.203	2,248	1,379	155	11	3,837
135 New Residence <3, 500 Sq. Ft.	SFDI 12-2377	1	215,000	2,564	2,132	140.84	140.84	2,183	1,328	150	11	3,714
136 New Residence <3, 500 Sq. Ft.	SFDI 12-2378	1	215,000	2,564	2,132	140.84	140.84	2,183	1,328	150	11	3,714
137 New Residence <3, 500 Sq. Ft.	SFDI 12-2418	1	316,589	3,225	2,803	112.95	112.95	2,248	1,379	155	11	3,837
138 New Residence <3, 500 Sq. Ft.	SFDI 12-2499	1	205,000	2,475	1,655	123.87	123.87	2,100	1,214	136	11	3,498
139 New Residence <3, 500 Sq. Ft.	SFDI 12-2500	1	237,000	2,759	1,849	128.18	128.18	2,100	1,214	136	11	3,498
140 New Residence <3, 500 Sq. Ft.	SFDI 12-2503	1	277,900	2,828	1,985	140.00	140.00	2,100	1,214	136	11	3,498
141 New Residence <3, 500 Sq. Ft.	SFDI 12-2538	1	216,594	2,581	1,883	115.03	115.03	2,100	1,214	136	11	3,498
142 New Residence <3, 500 Sq. Ft.	SFDI 12-2539	1	225,714	2,661	1,991	113.37	113.37	2,100	1,214	136	11	3,498
143 New Residence <3, 500 Sq. Ft.	SFDI 12-2540	1	225,714	2,661	1,991	113.37	113.37	2,100	1,214	136	11	3,498
144 New Residence <3, 500 Sq. Ft.	SFDI 12-2578	1	170,599	2,172	1,526	111.79	111.79	2,100	1,214	136	11	3,498
145 New Residence <3, 500 Sq. Ft.	SFDI 12-2376	1	195,000	2,386	1,748	111.56	111.56	2,100	1,214	136	11	3,498
146 New Residence <3, 500 Sq. Ft.	SFDI 12-2530	1	206,000	2,484	1,655	124.47	124.47	2,100	1,214	136	11	3,498
147 New Residence <3, 500 Sq. Ft.	SFDI 12-2614	1	225,714	2,661	1,991	113.37	113.37	2,100	1,214	136	11	3,498
148 New Residence <3, 500 Sq. Ft.	SFDI 13-02	1	195,000	2,386	1,703	114.50	114.50	2,100	1,214	136	11	3,498
149 New Residence <3, 500 Sq. Ft.	SFDI 13-03	1	208,000	2,501	1,671	124.48	124.48	2,100	1,214	136	11	3,498
150 New Residence <3, 500 Sq. Ft.	SFDI 13-30	1	598,516	6,159	3,552	168.50	168.50	2,359	1,444	163	58	4,024
151 New Guest House	GHDI 13-114	1	65,000	1,173	462	140.69	140.69	518	324	37	13	892
152 New Residence <3, 500 Sq. Ft.	SFDI 13-197	1	216,594	2,581	1,883	115.03	115.03	2,100	1,214	136	11	3,498
153 New Residence <3, 500 Sq. Ft.	SFDI 13-231	1	195,000	2,386	1,494	130.52	130.52	1,850	1,111	125	44	3,130
154 New Residence <3, 500 Sq. Ft.	SFDI 13-232	1	180,000	2,252	1,748	102.97	102.97	2,100	1,214	136	11	3,498
155 New Residence <3, 500 Sq. Ft.	SFDI 13-234	1	210,000	2,519	2,132	98.50	98.50	2,183	1,328	150	53	3,714
156 New Residence <3, 500 Sq. Ft.	SFDI 13-235	1	210,000	2,519	2,132	98.50	98.50	2,183	1,328	150	53	3,714
157 New Residence <3, 500 Sq. Ft.	SFDI 13-283	1	500,000	5,259	2,840	176.06	176.06	2,248	1,379	155	55	3,837
158 Manufactured Home Placement	MBHI 12-651	1	50,000	121	840	59.52	59.52	1,850	1,111	125	44	3,130
159 Manufactured Home Placement	MBHI 12-825	1	50,000	121	1,260	39.68	39.68	1,850	1,111	125	44	3,130
160 Manufactured Home Placement	MBHI 12-888	1	50,000	121	1,344	37.20	37.20	1,850	1,111	125	44	3,130
161 Manufactured Home Placement	MBHI 12-1075	1	50,000	121	1,216	41.12	41.12	1,850	1,111	125	44	3,130
162 Manufactured Home Placement	MBHI 12-1138	1	50,000	121	2,128	23.50	23.50	2,183	1,328	150	53	3,714
163 Manufactured Home Placement	MBHI 12-1151	1	50,000	121	1,152	43.40	43.40	1,850	1,111	125	44	3,130
164 Manufactured Home Placement	MBHI 12-1678	1	50,000	121	1,716	29.14	29.14	2,100	1,214	136	11	3,498
165 Manufactured Home Placement	MBHI 12-1743	1	50,000	121	4,800	10.42	10.42	2,424	1,495	169	59	4,147
166 Manufactured Home Placement	MBHI 12-1744	1	50,000	121	1,280	39.06	39.06	1,850	1,111	125	44	3,130
167 Manufactured Home Placement	MBHI 12-2225	1	50,000	121	1,568	31.89	31.89	2,100	1,214	136	11	3,498
168 Manufactured Home Placement	MBHI 12-2255	1	50,000	121	2,280	21.93	21.93	2,183	1,328	150	53	3,714
169 Manufactured Home Placement	MBHI 12-252	1	50,000	121	1,680	29.76	29.76	2,100	1,214	136	11	3,498
170 Manufactured Home Placement	MBHI 12-1736	1	50,000	121	1,280	39.06	39.06	1,850	1,111	125	44	3,130
171 Manufactured Home Placement	MBHI 12-2478	1	50,000	121	1,280	39.06	39.06	1,850	1,111	125	44	3,130
172 Manufactured Home Placement	MBHI 13-173	1	50,000	121	1,344	37.20	37.20	1,850	1,111	125	44	3,130
173 New Residence <3, 500 Sq. Ft.	SFDI 12-1797	1	660,000	6,672	2,907	227.04	227.04	2,248	1,379	155	55	3,837
174 New Residence <3, 500 Sq. Ft.	SFDI 12-2022	1	185,000	2,297	2,651	69.78	69.78	2,248	1,379	155	55	3,837
175 New Residence <3, 500 Sq. Ft.	SFDI 12-2645	1	284,250	2,905	1,680	169.20	169.20	2,100	1,214	136	11	3,498
176 New Residence <3, 500 Sq. Ft.	SFDI 12-2646	1	297,750	3,047	1,680	177.23	177.23	2,100	1,214	136	11	3,498

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

SINGLE-FAMILY CONSTRUCTION CODE	PERMIT#	UNITS	VALUATION	PERMIT FEE	HEATED SF	\$/SF	IMPACT FEES (If Collected)				
							ROADS	PARKS	FIRE	POLICE	TOTAL
177 New Residence >3, 500 Sq. Ft. SFCI	13-92	1	101,000	8,688	4,800	187.50	2,424	1,495	169	59	4,147
178 New Residence <3, 500 Sq. Ft. SFDI	13-168	1	225,000	2,679	2,128	107.14	1,850	1,328	150	53	3,381
179 New Residence <3, 500 Sq. Ft. SFDI	13-233	1	240,000	2,519	2,128	98.68	2,183	1,328	150	53	3,714
180 New Residence <3, 500 Sq. Ft. SFDI	13-265	1	131,000	1,816	1,680	77.98	2,100	1,214	136	48	3,498
181 New Residence <3, 500 Sq. Ft. SFDI	13-285	1	160,000	2,074	1,680	95.24	2,100	1,214	136	48	3,498
182 New Guest House 88 GHDI	13-313	1	70,000	953	1,470	47.62	1,554	971	110	39	2,674
183 New Residence <3, 500 Sq. Ft. SFDI	13-338	1	239,000	2,777	2,061	115.96	2,183	1,328	150	53	3,714
184 New Residence <3, 500 Sq. Ft. SFDI	13-340	1	138,000	1,879	1,241	111.20	1,850	1,111	125	44	3,130
185 New Residence <3, 500 Sq. Ft. SFDI	13-341	1	152,000	2,003	1,241	122.48	1,850	1,111	125	44	3,130
186 New Residence <3, 500 Sq. Ft. SFDI	13-342	1	208,000	2,501	1,671	124.48	2,100	1,214	136	48	3,498
187 New Residence <3, 500 Sq. Ft. SFDI	13-343	1	179,000	2,243	1,671	107.12	2,100	1,214	136	48	3,498
188 New Residence <3, 500 Sq. Ft. SFDI	13-363	1	316,589	3,255	2,803	112.95	2,248	1,379	155	55	3,837
189 New Residence <3, 500 Sq. Ft. SFDI	13-393	1	400,000	4,164	2,208	181.16	2,183	1,328	150	53	3,714
190 New Residence <3, 500 Sq. Ft. SFDI	13-424	1	159,000	2,065	1,457	109.13	1,850	1,111	125	44	3,130
191 New Residence <3, 500 Sq. Ft. SFDI	13-425	1	126,000	1,772	1,393	90.45	1,850	1,111	125	44	3,130
192 New Residence <3, 500 Sq. Ft. SFDI	13-426	1	169,000	2,154	1,481	114.11	1,850	1,111	125	44	3,130
193 New Residence <3, 500 Sq. Ft. SFDI	13-589	1	266,000	3,017	2,061	129.06	2,183	1,328	150	53	3,714
194 New Residence <3, 500 Sq. Ft. SFDI	13-609	1	274,412	3,097	2,484	110.47	2,183	1,328	150	53	3,714
195 New Residence <3, 500 Sq. Ft. SFDI	13-664	1	290,000	2,959	1,731	167.53	2,248	1,379	155	55	3,837
196 New Residence <3, 500 Sq. Ft. SFDI	13-665	1	170,000	2,163	1,356	125.37	1,850	1,111	125	44	3,130
197 New Residence <3, 500 Sq. Ft. SFDI	13-666	1	170,000	2,163	1,356	125.37	1,850	1,111	125	44	3,130
198 New Residence <3, 500 Sq. Ft. SFDI	13-669	1	205,000	2,475	1,356	151.18	1,850	1,111	125	44	3,130
199 New Residence <3, 500 Sq. Ft. SFDI	13-670	1	200,000	2,430	2,132	93.81	2,183	1,328	150	53	3,714
200 New Residence <3, 500 Sq. Ft. SFDI	13-682	1	222,931	2,635	1,883	118.39	2,100	1,214	136	48	3,498
201 New Residence <3, 500 Sq. Ft. SFDI	13-684	1	141,408	1,914	1,210	116.87	1,850	1,111	125	44	3,130
202 New Residence <3, 500 Sq. Ft. SFDI	13-752	1	260,736	2,973	2,188	119.17	2,183	1,328	150	53	3,714
203 New Residence <3, 500 Sq. Ft. SFDI	13-753	1	254,557	2,919	2,188	116.34	2,183	1,328	150	53	3,714
204 New Residence <3, 500 Sq. Ft. SFDI	13-764	1	210,000	2,519	1,731	121.32	2,100	1,214	136	48	3,498
205 New Residence <3, 500 Sq. Ft. SFDI	13-804	1	254,557	2,919	2,188	116.34	2,183	1,328	150	53	3,714
206 New Residence <3, 500 Sq. Ft. SFDI	13-850	1	725,000	7,218	2,995	242.07	2,248	1,379	155	55	3,837
207 New Residence <3, 500 Sq. Ft. SFDI	13-867	1	195,000	2,386	1,494	130.52	1,850	1,111	125	44	3,130
208 New Residence <3, 500 Sq. Ft. SFDI	13-883	1	141,408	1,914	1,210	116.87	1,850	1,111	125	44	3,130
209 New Residence <3, 500 Sq. Ft. SFDI	13-884	1	141,408	1,914	1,210	116.87	1,850	1,111	125	44	3,130
210 New Residence <3, 500 Sq. Ft. SFDI	13-913	1	225,714	2,661	1,991	113.37	2,100	1,214	136	48	3,498
211 New Residence <3, 500 Sq. Ft. SFDI	13-922	1	200,000	2,430	920	217.39	1,850	1,111	125	44	3,130
212 New Residence <3, 500 Sq. Ft. SFDI	13-933	1	250,000	2,875	2,879	86.84	2,248	1,379	155	55	3,837
213 New Residence <3, 500 Sq. Ft. SFDI	13-964	1	195,106	2,395	1,700	114.77	2,100	1,214	136	48	3,498
214 New Residence <3, 500 Sq. Ft. SFDI	13-975	1	635,000	6,462	2,870	221.25	2,248	1,379	155	55	3,837
215 New Residence <3, 500 Sq. Ft. SFDI	13-1041	1	216,594	2,581	1,883	115.03	2,100	1,214	136	48	3,498
216 New Residence <3, 500 Sq. Ft. SFDI	13-1084	1	515,000	5,454	2,295	224.40	2,183	1,328	150	53	3,714
217 New Residence <3, 500 Sq. Ft. SFDI	13-1135	1	225,714	2,661	1,991	113.37	2,100	1,214	136	48	3,498
218 New Residence <3, 500 Sq. Ft. SFDI	13-1136	1	163,389	2,110	1,451	112.60	1,850	1,111	125	44	3,130
219 New Residence <3, 500 Sq. Ft. SFDI	13-1138	1	216,594	2,581	1,883	115.03	2,100	1,214	136	48	3,498
220 New Residence <3, 500 Sq. Ft. SFDI	13-1148	1	209,914	2,519	2,060	101.90	2,183	1,328	150	53	3,714

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

SINGLE-FAMILY CONSTRUCTION CODE	PERMIT#	UNITS	VALUATION	PERMIT FEE	HEATED SF	SFAI	IMPACT FEES (If Collected)					TOTAL
							AV	ROADS	PARKS	FIRE	POLICE	
221 New Residence <3, 500 Sq. Ft. SFDI	13-1222	1	215,000	2,564	1,828	049.284	2,100	1,214	136	136	48	3,498
222 New Residence <3, 500 Sq. Ft. SFDI	13-1226	1	160,000	2,074	1,638	006.888	2,100	1,214	136	136	48	3,498
223 New Residence <3, 500 Sq. Ft. SFDI	13-1237	1	141,408	1,914	1,210	049.887	1,850	1,111	125	136	48	3,130
224 New Residence <3, 500 Sq. Ft. SFDI	13-1245	1	200,000	2,430	1,655	120.85	2,100	1,214	136	136	48	3,498
225 New Residence <3, 500 Sq. Ft. SFDI	13-1246	1	200,000	2,430	1,655	120.85	2,100	1,214	136	136	48	3,498
226 New Residence <3, 500 Sq. Ft. SFDI	13-1269	1	900,000	8,688	3,491	257.81	2,309	1,418	159	56	56	3,942
227 New Residence <3, 500 Sq. Ft. SFDI	13-1277	1	555,000	5,790	2,290	242.36	2,183	1,328	150	136	48	3,714
228 New Residence <3, 500 Sq. Ft. SFDI	13-1278	1	171,240	2,181	1,526	112.21	2,100	1,214	136	136	48	3,498
229 New Residence <3, 500 Sq. Ft. SFDI	13-1279	1	261,121	2,982	1,526	171.11	2,100	1,214	136	136	48	3,498
230 New Residence <3, 500 Sq. Ft. SFDI	13-1287	1	180,000	2,252	1,715	104.96	2,100	1,214	136	136	48	3,498
231 New Residence <3, 500 Sq. Ft. SFDI	13-1288	1	180,000	2,252	1,715	104.96	2,100	1,214	136	136	48	3,498
232 New Residence <3, 500 Sq. Ft. SFDI	13-1300	1	300,000	3,069	1,732	173.21	2,100	1,214	136	136	48	3,498
233 New Residence <3, 500 Sq. Ft. SFDI	13-1320	1	163,389	2,110	1,451	112.60	1,850	1,111	125	44	44	3,130
234 New Guest House	GHDI	1	55,000	900	1,500	36.67	1,554	971	110	39	39	2,674
235 New Residence <3, 500 Sq. Ft. SFDI	13-1342	1	163,389	2,110	1,451	112.60	1,850	1,111	125	44	44	3,130
236 New Residence <3, 500 Sq. Ft. SFDI	13-1351	1	55,000	1,068	1,200	45.83	1,850	1,111	125	44	44	3,130
237 New Residence <3, 500 Sq. Ft. SFDI	13-1352	1	55,000	1,068	1,200	45.83	1,850	1,111	125	44	44	3,130
238 New Residence <3, 500 Sq. Ft. SFDI	13-1372	1	163,000	2,101	1,805	90.30	2,100	1,214	136	48	48	3,498
239 New Single Family Attached <2 SFAI	13-1446	1	200,000	2,430	1,342	149.03	1,850	1,111	125	44	44	3,130
240 New Residence <3, 500 Sq. Ft. SFDI	13-1469	1	163,389	2,110	1,342	121.75	1,850	1,111	125	44	44	3,130
241 New Residence <3, 500 Sq. Ft. SFDI	13-1518	1	216,594	2,581	1,883	115.03	2,100	1,214	136	48	48	3,498
242 New Residence <3, 500 Sq. Ft. SFDI	13-1519	1	141,408	1,914	1,210	116.87	1,850	1,111	125	44	44	3,130
243 New Residence <3, 500 Sq. Ft. SFDI	13-1554	1	163,389	2,110	1,451	112.60	1,850	1,111	125	44	44	3,130
244 New Residence <3, 500 Sq. Ft. SFDI	13-1605	1	163,389	2,110	1,451	112.60	1,850	1,111	125	44	44	3,130
245 New Residence <3, 500 Sq. Ft. SFDI	13-1643	1	251,226	2,893	2,342	107.27	2,183	1,328	150	53	53	3,714
246 New Residence <3, 500 Sq. Ft. FB51	13-839	1	150,000	2,308	1,579	95.00	2,100	1,214	136	48	48	3,498
247 New Residence <3, 500 Sq. Ft. FB51	13-840	1	168,000	2,495	1,680	100.00	2,100	1,214	136	48	48	3,498
248 New Residence <3, 500 Sq. Ft. FB51	13-841	1	162,300	2,443	1,680	96.61	2,100	1,214	136	48	48	3,498
249 New Residence <3, 500 Sq. Ft. FB51	13-842	1	170,000	2,515	1,791	94.92	2,100	1,214	136	48	48	3,498
250 Manufactured Home Placement MBHI	12-2255	1	50,000	121	2,280	21.93	2,100	1,214	136	48	48	3,498
251 Manufactured Home Placement MBHI	12-2598	1	50,000	121	1,232	40.58	1,850	1,111	125	44	44	3,130
252 Manufactured Home Placement MBHI	13-173	1	50,000	121	1,344	37.20	1,850	1,111	125	44	44	3,130
253 Manufactured Home Placement MBHI	13-1247	1	50,000	121	1,024	48.83	1,850	1,111	125	44	44	3,130
254 Manufactured Home Placement MBHI	13-1419	1	50,000	121	2,128	23.50	2,100	1,214	136	48	48	3,498
255 Manufactured Home Placement MBHI	12-2478	1	50,000	121	2,280	21.93	1,850	1,111	125	44	44	3,130
261 New Residence <3, 500 Sq. Ft. SFDI	13-1570	1	195,000	2,386	1,494	130.52	1,850	1,111	125	44	44	3,130
262 New Residence <3, 500 Sq. Ft. SFDI	13-1593	1	465,000	4,866	2,325	200.00	2,183	1,328	150	53	53	3,714
263 New Guest House	GHAI	1	193,000	2,358	967	199.59	1,036	647	73	26	26	1,782
264 New Residence <3, 500 Sq. Ft. SFDI	13-1603	1	214,900	2,564	1,600	134.31	2,100	1,214	136	48	48	3,498
265 New Residence <3, 500 Sq. Ft. SFDI	13-1634	1	440,000	4,602	2,214	198.74	2,183	1,328	150	53	53	3,714
266 New Residence <3, 500 Sq. Ft. SFDI	13-1643	1	251,226	2,893	2,342	107.27	2,183	1,328	150	53	53	3,714
267 New Residence <3, 500 Sq. Ft. SFDI	13-1653	1	640,000	6,404	1,852	345.57	2,100	1,214	136	48	48	3,498
268 New Residence <3, 500 Sq. Ft. SFDI	13-1712	1	265,000	3,008	2,688	98.59	2,248	1,379	155	55	55	3,837
269 New Residence <3, 500 Sq. Ft. SFDI	13-1763	1	195,106	2,395	1,700	114.77	2,100	1,214	136	48	48	3,498

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

SINGLE-FAMILY CONSTRUCTION CODE	PERMIT#	UNITS	VALUATION	PERMIT FEE	HEATED SF	\$/SF	IMPACT FEES (If Collected)				
							ROADS	PARKS	FIRE	POLICE	TOTAL
270 New Residence <3, 500 Sq. Ft. SFDI	13-1768	1	550,000	5,748	2,528	217.56	2,248	1,379	155	55	3,837
271 New Residence <3, 500 Sq. Ft. SFDI	13-1817	1	489,279	5,149	2,205	221.90	2,183	1,328	150	53	3,714
272 New Residence <3, 500 Sq. Ft. SFDI	13-1820	1	195,106	2,395	1,700	114.77	2,100	1,214	136	48	3,498
273 New Residence <3, 500 Sq. Ft. SFDI	13-1821	1	202,843	2,457	1,763	115.06	2,100	1,214	136	48	3,498
274 New Residence <3, 500 Sq. Ft. SFDI	13-1829	1	228,460	2,688	1,972	115.85	2,100	1,214	136	48	3,498
275 New Residence <3, 500 Sq. Ft. SFDI	13-1950	1	241,000	2,795	1,393	173.01	1,850	1,111	125	44	3,130
276 New Residence <3, 500 Sq. Ft. SFDI	13-1951	1	190,000	2,331	1,481	128.29	1,850	1,111	125	44	3,130
277 New Residence <3, 500 Sq. Ft. SFDI	13-1954	1	195,106	2,385	1,700	114.77	2,100	1,214	136	48	3,498
278 New Residence <3, 500 Sq. Ft. SFDI	13-2010	1	520,000	5,486	2,254	230.70	2,183	1,328	150	53	3,714
279 New Residence <3, 500 Sq. Ft. SFDI	13-2165	1	163,117	2,082	1,561	104.50	2,100	1,214	136	48	3,498
280 New Residence <3, 500 Sq. Ft. SFDI	13-2166	1	134,225	1,842	1,162	115.51	1,850	1,111	125	44	3,130
281 New Residence <3, 500 Sq. Ft. SFDI	13-2230	1	201,000	2,428	1,655	121.45	2,100	1,214	136	48	3,498
282 New Residence <3, 500 Sq. Ft. SFDI	13-2261	1	141,408	1,904	1,210	116.87	1,850	1,111	125	44	3,130
283 New Residence >3, 500 Sq. Ft. SFCI	13-2285	1	410,000	4,363	2,609	157.15	2,248	1,379	155	55	3,837
284 Manufactured Home Placement MBHI	13-1611	1	50,000	121	1,344	37.20	1,850	1,111	125	44	3,130
TOTAL Single-Family (This Period)	279	279	64,397,036	725,016	509,533	\$ 131.30	563,023	334,931	37,648	13,288	948,890
TOTAL Single-Family (Prev. Period)	211										
Change	68										
City Share GRT	3.5375%										
ESTIMATED New Net GRT	\$ 555,222	SEE NOTE 1									
BLDG. PERMIT FEES (Net New)	\$ 176,707	ADJUSTED FOR NET INCREASE									
IMPACT FEES (Not Collected)	\$ (948,890)										
NET TO CITY (+/-)	\$ (216,961)										

MULTI-FAMILY RESIDENTIAL CONSTRUCTION

MULTI-FAMILY CONSTRUCTION CODE	PERMIT#	UNITS	VALUATION	PERMIT FEE	HEATED SF	\$/SF	IMPACT FEES (If Collected)				
							ROADS	PARKS	FIRE	POLICE	TOTAL
1 New 5 or more Family Building FAM5	11-2582	54	2,907,656	25,055	58,878	49.38	83,916	52,434	5,940	2,106	144,396
2 New 5 or more Family Building FAM5	11-2583	42	2,327,539	20,589	42,840	54.33	65,268	40,782	4,620	1,638	112,308
3 New 5 or more Family Building FAM5	11-2584	7	488,110	5,986	11,792	41.39	10,878	6,797	770	273	18,718
4 New 5 or more Family Building FAM5	11-2585	20	1,092,615	11,080	20,038	54.53	31,080	19,420	2,200	780	53,480
5 New 5 or more Family Building FAM5	11-2586	53	2,713,583	23,561	50,082	54.18	82,362	51,463	5,830	2,067	141,722
TOTAL Multi-Family (This Period)	5	176	9,529,503	86,271	183,630	\$ 50.76	273,504	170,896	19,360	6,864	470,624
TOTAL Multi-Family (Prev. Period)	-										
Change	5	176									
City Share GRT	3.5375%										
ESTIMATED New Net GRT	\$ 337,106	SEE NOTE 1									
BLDG. PERMIT FEES (Net New)	\$ 86,271	ADJUSTED FOR NET INCREASE									
IMPACT FEES (Not Collected)	\$ (470,624)										
NET TO CITY (+/-)	\$ (47,247)										

EXHIBIT A - LAND USE DEPARTMENT

IMPACT FEE TRACKING: 1/23/12 - 11/23/13 (FIRST 22 FULL MONTHS)



SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

SINGLE-FAMILY CONSTRUCTION CODE	PERMIT#	UNITS	VALUATION	PERMIT FEE	HEATED SF	\$/SFAU	IMPACT FEES (If Collected)				
							ROADS	PARKS	FIRE	POLICE	TOTAL

SUMMARY - ALL RESIDENTIAL CONSTRUCTION

ALL CONSTRUCTION	PERMITS	UNITS	VALUATION	PERMIT FEE	HEATED SF	\$/SF	IMPACT FEES (If Collected)				
							ROADS	PARKS	FIRE	POLICE	TOTAL
TOTAL All Construction (This Period)	284	455	73,926,539	811,287	693,163	N/A	836,527	505,827	57,008	20,152	1,419,514
TOTAL All Construction (Prev. Period)	211	(Prev. 22 Months: 3/22/10 to 1/22/12)									
Change	73	35% INCREASE									
City Share GRT	3.5375%										
ESTIMATED New Net GRT	\$ 892,329	SEE NOTE 1									
BLDG. PERMIT FEES (Net New)	\$ 262,978	ADJUSTED FOR NET INCREASE									
IMPACT FEES (Not Collected)	\$ (1,419,514)										
NET TO CITY (+/-)	\$ (264,208)										
EST. New Net GRT (Adjusted)	\$ 1,551,313										
NET TO CITY (+/-) (Adjusted)	\$ 394,777										

NOTE 1: Estimates of new GRT are based on construction valuation only and do not include secondary effects of economic output through indirect and induced activities related to the construction. For example, the Sacramento Regional Research Institute (SRRI), utilizing the IMPLAN input-output model, calculates an additional \$781,054 of economic output per \$1.0 million (78.1%) of construction valuation from new single-family & multi-family construction. Adjusting this figure for CPI-U (New Mexico) versus CPI-U (California) $[(226/239) \times 78.1\%]$ yields an estimate of secondary economic effects of 73.85%.

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2013-____

3 INTRODUCED BY:

4 Councilor Rebecca Wurzbarger

5
6
7
8
9
10 AN ORDINANCE

11 AMENDING SECTION 14-8.14(E) SFCC 1987 TO EXTEND FOR ONE YEAR THE PERIOD
12 DURING WHICH IMPACT FEES FOR RESIDENTIAL DEVELOPMENTS SHALL BE
13 REDUCED BY 100% AND TO REDUCE IMPACT FEES FOR RESIDENTIAL
14 DEVELOPMENTS BY 50% FOR A PERIOD OF ONE YEAR THEREAFTER; AND
15 MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE
16 NECESSARY.

17
18 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

19 Section 1. Section 14-8.14(E) SFCC 1987 (being Ord. No. 2011-37, §11, as
20 amended) is amended to read:

21 (E) Fee Determination

22 (1) A person who applies for a construction *permit*, except those exempted or
23 preparing an independent fee calculation study, shall pay impact fees in
24 accordance with one of the following fee schedules. If a credit is due

pursuant to Section 14-8.14(I), the amount of the credit shall be deducted from the amount of the fee to be paid.

- (2) The fee schedule in this Subsection 14-8.14(E)(2), also referred to as the "temporary" fee schedule, shall be used and its fees assessed on *residential plats*, ~~and~~ *development plans and construction permits* for a period of ~~two~~ three years beginning on January 23, 2012 and ending on January 22, ~~2014~~ 2015. Beginning January 23, 2015 and ending January 22, 2016, such residential developments shall be assessed impact fees in accordance with Subsection 14-8.14(E)(3) at fifty percent (50%) of the scheduled values of that Subsection at the time of assessment. Beginning January 23, 2016, [Thereafter,] such residential developments shall be assessed impact fees in accordance with [the "new" and "old" fee schedules in] Subsection[s] 14-8.14(E)(3) [and 14-8.14(E)(4) below] at one hundred percent (100%) of the scheduled values of that Subsection at the time of assessment.

TEMPORARY FEE SCHEDULE FOR RESIDENTIAL DWELLINGS

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached Dwelling or Manufactured Home						
Heated Living Area:						
(0 to 1,500 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
(1,501 to 2,000 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
(2,001 to 2,500 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
(2,501 to 3,000 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
(3,001 to 3,500 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
(3,501 to 4,000 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
(more than 4,000 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
<u>Accessory dwelling unit (attached or detached)</u>						
Heated Living Area:						
(0 to 500 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
(501 to 1,000 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
(1,001 to 1,500 sq. ft.)	Dwelling	\$0	\$0	\$0	\$0	\$0
Other (Apts., Condos, <u>Attached Dwellings</u> [S.F. Attached Guest House])	Dwelling	\$0	\$0	\$0	\$0	\$0

(3) The fee schedule in this Subsection 14-8.14(E)(3)[, also referred to as the "new" fee schedule,] shall be used and its fees assessed on *plats* and *development* plans that receive final approval from the *city* or the *state* construction industries division after June 30, 2008. The ["new"] fee schedule shall also be applied to construction *permits* issued after June 30, 2008[, except where the *permit* is issued for a subdivision or for a *development plan* that is still subject to the "old" fee schedule.]

[NEW] FEE SCHEDULE

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached Dwelling or Manufactured Home						
Heated Living Area:						
(0 to 1,500 sq. ft.)	Dwelling	\$1,850	\$1,111	\$125	\$44	\$3,130
(1,501 to 2,000 sq. ft.)	Dwelling	\$2,100	\$1,214	\$136	\$48	\$3,498
(2,001 to 2,500 sq. ft.)	Dwelling	\$2,183	\$1,328	\$150	\$53	\$3,714
(2,501 to 3,000 sq. ft.)	Dwelling	\$2,248	\$1,379	\$155	\$55	\$3,837
(3,001 to 3,500 sq. ft.)	Dwelling	\$2,309	\$1,418	\$159	\$56	\$3,942
(3,501 to 4,000 sq. ft.)	Dwelling	\$2,359	\$1,444	\$163	\$58	\$4,024
(more than 4,000 sq. ft.)	Dwelling	\$2,424	\$1,495	\$169	\$59	\$4,147
Accessory dwelling unit (attached or detached)						
Heated Living Area:						
(0 to 500 sq. ft.)	Dwelling	\$518	\$324	\$37	\$13	\$892
(501 to 1,000 sq. ft.)	Dwelling	\$1,036	\$647	\$73	\$26	\$1,782
(1,001 to 1,500 sq. ft.)	Dwelling	\$1,554	\$971	\$110	\$39	\$2,674

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Other (Apts., Condos, Attached Dwellings, [S.F. Attached Guest House]))	Dwelling	\$1,554	\$971	\$110	\$39	\$2,674
Hotel/Motel	Room	\$1,203	\$0	\$82	\$29	\$1,314
Retail/Commercial	G.F.A.					
Shopping Center/General Retail	1000 sq.	\$4,597	\$0	\$221	\$78	\$4,896
Auto Sales/Service	1000 sq.	\$2,180	\$0	\$221	\$78	\$2,479
Bank	1000 sq.	\$4,948	\$0	\$221	\$78	\$5,247
Convenience Store w/Gas Sales	1000 sq.	\$8,778	\$0	\$221	\$78	\$9,077
Health Club, Recreational	1000 sq.	\$4,394	\$0	\$221	\$78	\$4,693
Movie Theater	1000 sq.	\$10,412	\$0	\$221	\$78	\$10,711
Restaurant, Sit-Down	1000 sq.	\$5,083	\$0	\$221	\$78	\$5,382
Restaurant, Fast Food	1000 sq.	\$11,064	\$0	\$221	\$78	\$11,363
Restaurant, Pkgd Food	1000 sq.	\$4,597	\$0	\$221	\$78	\$4,896
Office/Institutional	G.F.A.					
Office, General	1000 sq.	\$2,429	\$0	\$124	\$44	\$2,597
Medical Building	1000 sq.	\$3,903	\$0	\$124	\$44	\$4,071
Nursing Home	1000 sq.	\$1,354	\$0	\$124	\$44	\$1,522
Church	1000 sq.	\$1,521	\$0	\$124	\$44	\$1,689
Day Care Center	1000 sq.	\$3,202	\$0	\$124	\$44	\$3,370
Educational Facility	1000 sq.	\$586	\$0	\$124	\$44	\$754
Educational Facility Dorm Room	1000 sq.	\$1,203	\$0	\$82	\$29	\$1,314
Industrial	G.F.A.					
Industrial, Manufacturing	1000 sq.	\$1,610	\$0	\$74	\$26	\$1,710
Warehouse	1000 sq.	\$1,147	\$0	\$47	\$16	\$1,210
Mini-Warehouse	1000 sq.	\$417	\$0	\$47	\$16	\$480

1 ~~[(4) — The fee schedule in this Subsection 14-8.14(E)(4), also referred to as the~~

2 ~~"old" fee schedule, shall be used and its fees assessed on plats and~~

3 ~~development plans that received final approval from the city or the state~~

4 ~~construction industries division on or before June 30, 2008, which~~

5 ~~assessment is valid for a period not to exceed four years from the date of the~~

subdivision or *development* plan approval. The "old" fee schedule shall also be applied to construction *permits* issued on or before June 30, 2008.

OLD FEE SCHEDULE

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
S-F Detached Dwelling or Guesthouse	-	-	-	-	-	-
Heated Living Area	-	-	-	-	-	-
— (0 to 1,500 sq. ft.)	Dwelling	\$1,135	\$767	\$118	\$29	\$2,049
— (1,501 to 2,000 sq. ft.)	Dwelling	\$1,527	\$1,128	\$165	\$40	\$2,860
— (2,001 to 2,500 sq. ft.)	Dwelling	\$1,820	\$1,397	\$212	\$52	\$3,481
— (2,501 to 3,000 sq. ft.)	Dwelling	\$2,053	\$1,614	\$259	\$63	\$3,989
— (3,001 to 3,500 sq. ft.)	Dwelling	\$2,247	\$1,793	\$306	\$75	\$4,421
— (3,501 to 4,000 sq. ft.)	Dwelling	\$2,414	\$1,946	\$353	\$86	\$4,799
— (more than 4,000 sq. ft.)	Dwelling	\$2,560	\$2,080	\$400	\$98	\$5,138
Other (Apts., Condos, S.F. Attached)	Dwelling	\$1,485	\$863	\$94	\$61	\$2,503
Hotel/Motel	Room	\$2,017	\$0	\$182	\$61	\$2,260
Retail/Commercial	G.F.A.	-	-	-	-	-
Shopping Center/General Retail	1000 sq. ft.	\$3,893	\$0	\$182	\$61	\$4,136
Auto Sales/Service	1000 sq. ft.	\$3,123	\$0	\$182	\$61	\$3,366
Bank	1000 sq. ft.	\$5,249	\$0	\$182	\$61	\$5,492
Convenience Store w/Gas Sales	1000 sq. ft.	\$7,336	\$0	\$182	\$61	\$7,579
Health Club, Recreational	1000 sq. ft.	\$2,814	\$0	\$182	\$61	\$3,057
Movie Theater	1000 sq. ft.	\$8,730	\$0	\$182	\$61	\$8,973
Restaurant, Sit-Down	1000 sq. ft.	\$4,248	\$0	\$182	\$61	\$4,491
Restaurant, Fast Food	1000 sq. ft.	\$9,247	\$0	\$182	\$61	\$9,490
Office/Institutional	G.F.A.	-	-	-	-	-
Office, General	1000 sq. ft.	\$2,191	\$0	\$182	\$61	\$2,434
Medical Building	1000 sq. ft.	\$3,503	\$0	\$182	\$61	\$3,746
Nursing Home	1000 sq. ft.	\$981	\$0	\$182	\$61	\$1,224
Church	1000 sq. ft.	\$1,632	\$0	\$182	\$61	\$1,875
Day Care Center	1000 sq. ft.	\$3,404	\$0	\$182	\$61	\$3,647
Elementary/Sec. School	1000 sq. ft.	\$534	\$0	\$182	\$61	\$777
Industrial	G.F.A.	-	-	-	-	-
Industrial, Manufacturing	1000 sq. ft.	\$1,557	\$0	\$182	\$61	\$1,800
Warehouse	1000 sq. ft.	\$1,109	\$0	\$182	\$61	\$1,352
Mini Warehouse	1000 sq. ft.	\$386	\$0	\$182	\$61	\$629
G.F.A. <i>Gross Floor Area</i> ; fees shown for nonresidential uses are per one thousand square feet of gross floor area]						

1 ([5]4) If the type of new *development* for which a construction *permit* is requested
2 is not specified on the fee schedule, the *impact fee administrator* shall
3 determine the fee on the basis of the fee applicable to the most nearly
4 comparable type of land use on the fee schedule. The following shall be used
5 as a guideline for impact fee determination when the specific use is not
6 identified in the fee chart. (Ord. No. 2013-16 § 55)

7 (a) Residential

- 8 (i) a *home occupation business* shall be charged according to
9 the fee schedule for the appropriate *residential* category; and
10 (ii) the *hotel/motel* ancillary use fee shall apply to meeting
11 rooms, lobby area and general use areas of the facility.
12 Retail and restaurant square footage shall be charged under
13 the commercial use category.

14 (b) Retail/Commercial

- 15 (i) the general retail fee shall be used for a hair salon,
16 *laundromat*, dry cleaner, garden center/nursery retail display
17 area, gas station without a convenience store and inventory
18 storage for a retail *business*, including growing area for a
19 garden center/nursery;
20 (ii) the bank fee assessment shall include the square footage of
21 any drive-through kiosk and parking area with or without a
22 roof;
23 (iii) the restaurant fast food fee shall include square footage for
24 the drive-through kiosk and parking area with or without a
25 roof; and

(iv) the packaged food restaurant fee shall be used for a restaurant or bar that does not have any food preparation facilities.

(c) Office/Institutional

(i) the *office* general fee shall be used for a studio that is not *residential* and not retail;

(ii) the *office* general fee shall be used for a medical office that does not have any medical equipment, such as an *office* for psychiatry;

(iii) the medical *office* fee shall be used for an animal hospital; and

(iv) the nursing home fee shall be used for an assisted living facility.

(d) Industrial

(i) the warehouse fee shall be used for an animal shelter, storage that is not inventory storage or maintenance equipment; and

(ii) the mini-warehouse fee shall be used for a single storage unit or for multiple storage units.

(e) Development Outside of Buildings

The impact fees for *development* of land outside of *buildings* that increases the demand for capital facilities is determined by application of the fee for the corresponding type of *building* or by preparation of an independent fee calculation study.

([6]5) Impact fees shall be assessed and collected based on the primary use of the *building* as determined by the *impact fee administrator*. Uses that are

1 distinct and separate from the primary use, which are not merely ancillary to
2 the primary use and are one thousand square feet or greater, will be charged
3 the impact fee category based on the distinct and separate use.

4 ([7]6) Where a *permit* is to be issued for a *building* "shell" and the *impact fee*
5 *administrator* is unable to determine the intended use of the *building*, the
6 *impact fee administrator* shall assess and collect impact fees according to the
7 zoning district in which the *building* is to be located as follows:

- 8 (a) C-2 and all SC zones - "Shopping Center/General Retail" fee rate;
9 (b) HZ zone - "Medical *Building*" fee rate; and
10 (c) C-1, C-4 and all other *nonresidential* zones - "Office, General" fee
11 rate.

12 ([8]7) If there is an increase in the amount of the impact fee calculation once a
13 tenant improvement *permit* is submitted, the difference from what was paid
14 at the time of the shell *permit* and the tenant improvement fee calculation
15 shall be paid prior to issuance of the construction *permit*. If the fee schedule
16 determination for the square footage of the use identified in the tenant
17 improvement construction *permit* results in a net decrease from what was
18 paid at the time of the shell *permit*, there shall be no refund of impact fees
19 previously paid.

20 ([9]8) Live/work *developments* containing *dwelling units* in combination with
21 *nonresidential* floor area in a common *building* shall pay impact fees for
22 each *dwelling unit* according to the *residential* fee rate for "Other" and for
23 the *gross floor area* intended for *nonresidential* use according to the "Office,
24 General" fee rate. If the initial Live/Work construction *permit application* is
25 for a shell construction *permit*, the *impact fee administrator* shall collect

1 impact fees at the "Office, General" fee rate. If *dwelling units* are added as a
2 use within the *building* after the *building* has been charged impact fees at a
3 *nonresidential* fee rate, and there is no increase in *gross floor area*, the
4 *impact fee administrator* shall collect only the required park impact fees for
5 the *dwelling units* at the *residential* fee rate for "Other" at the time of the
6 *dwelling unit permit application*.

7 ([10]9) If a construction *permit application* changes or intensifies the use of an
8 existing *building*, increases the *gross floor area* of an existing *building*, or
9 replaces an existing *building* with a new *building* and new use, the fee shall
10 be based on the net increase in the fee for the new use or increase as
11 compared to what the current fee would be for the previous use or floor area.
12 If the proposed change results in a net decrease in the fee there shall be no
13 refund of impact fees previously paid.

14 **Section 2. Effective Date. This Ordinance shall become effective immediately upon**
15 **adoption.**

16 APPROVED AS TO FORM:

17 
18

19 KELLEY A. BRENNAN, INTERIM CITY ATTORNEY
20
21
22
23
24

25 M/Melissa/Bills 2013/Impact Fees

FIR No. _____

City of Santa Fe Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. **General Information**

(Check) Bill: X Resolution: _____
(A single FIR may be used for related bills and/or resolutions)

Short Title(s): An Ordinance amending Section 14-8.14(E) SFCC 1987 to extend for one year the period during which impact fees for residential developments shall be reduced by 100%, and to reduce impact fees for residential developments by 50% for a period of one year thereafter; and making such other stylistic or grammatical changes that are necessary.

Sponsor(s): Councilors Wurzbarger

Reviewing Department(s): Land Use

Person Completing FIR: Matthew O'Reilly Date: 12-2-13 Phone: x 6617

Reviewed by City Attorney: _____ Date: _____
(Signature)

Reviewed by Finance Director: _____ Date: _____
(Signature)

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution.

The proposed Bill is an extension of Ordinance No. 2012-2 which reduced residential impact fees by 100% for a period of 24 months. Ordinance No. 2012-2 expires on January 23, 2014 and was one of several measures approved by the governing body to eliminate barriers to residential construction projects. Other measures approved by the governing body were Ordinance No. 2010-10 and Resolution Nos. 2010-43 & 2011-26, the so-called “Sunset” resolutions that extended the expirations of approved building permits and development approvals; and Ordinance No. 2011-17 that reduced the Santa Fe Homes Program fees and affordable percentage requirements.

The proposed Bill would: 1) extend the current 100% reduction in residential impact fees (roads, parks, police and fire) for an additional 12 months (January 23, 2014 through January 22, 2015); 2) reduce residential impact fees to 50% for 12 months thereafter (January 23, 2015 through January 22, 2016); and 3) return residential impact fees to their full rate beginning January 23, 2016).

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
- b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
- c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
- b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required
- c. Indicate: "R" – if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
- d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns
- e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

_____ Check here if no fiscal impact

Column #:	1	2	3	4	5	6	7	8
	Expenditure Classification	FY 11/12	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY 12/13	"A" Costs Absorbed or "N" New Budget Required	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected
	Personnel*	\$ _____	_____	_____	\$ _____	_____	_____	_____
	Fringe**	\$ _____	_____	_____	\$ _____	_____	_____	_____
	Capital Outlay	\$ _____	_____	_____	\$ _____	_____	_____	_____
	Land/ Building	\$ _____	_____	_____	\$ _____	_____	_____	_____
	Professional Services	\$ _____	_____	_____	\$ _____	_____	_____	_____
	All Other Operating Costs	\$ _____	_____	_____	\$ _____	_____	_____	_____
	Total:	\$ _____			\$ _____			

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

a. To indicate new revenues and/or

b. Required for costs for which new expenditure budget is proposed above in item 1.

Column #:	1	2	3	4	5	6
	Type of Revenue (Reduction)	FY <u>13/14</u>	"R" Costs Recurring or "NR" Non- recurring	FY <u>14/15</u>	"R" Costs – Recurring or "NR" Non- recurring	Fund Affected

<u>Reduction of</u>	<u>\$(338,746)</u>	<u>NR</u>	<u>\$(604,903)</u>	<u>NR</u>	<u>Residential</u>
<u>Residential</u>					<u>Impact Fee</u>
<u>Impact Fees</u>					<u>Funds</u>

_____	\$ _____	_____	\$ _____	_____	_____
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_____	\$ _____	_____	\$ _____	_____	_____
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Total:	<u>\$(338,746)</u>		<u>\$(604,903)</u>		
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3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

Adoption of the Bill will result in an estimated decrease in collected residential impact fees of \$338,746 through the end of FY 2013/14, an estimated decrease in collected residential impact fees of \$604,903 through the end of FY 2014/15, and an estimated decrease in collected residential impact fees of \$1,161,414 over the 24-month term of the ordinance.

The estimates above are calculated as follows and assume that residential construction continues at the same pace as it has for the first 22 months of the existing ordinance:

Fiscal Year Calculation

(Impact Fees (Not-Collected) (1/23/12 through 11/23/13) = \$1,419,514 = \$64,523/Month)

FY 2013/14: 5.25 Months X 100% Reduction X \$64,523/Mo. = \$ 338,746

<u>FY 2014/15: 6.75 Months X 100% Reduction X \$64,523/Mo. =</u>	<u>\$ 435,530</u>
<u>+ 5.25 Months X 50% Reduction X \$64,523/Mo. =</u>	<u>\$ 169,373</u>
	<u>\$ 604,903</u>

Full 24-Month Term of Proposed Ordinance

(Impact Fees (Not-Collected) (1/23/12 through 11/23/13) = \$1,419,514 = \$64,523/Month)

Year 1 (1/23/14 – 1/22/15): 12 Months X 100% Reduction X \$64,523 = \$ 774,276

Year 2 (1/23/15 – 1/22/16): 12 Months X 50% Reduction X \$64,523 = \$ 338,138
\$1,161,414

Section D. General Narrative

1. Conflicts: Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

The Bill revises Section 14-8.14(E) SFCC 1987.

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

Any incentive effects of the Bill would not be available for residential construction if the Bill is not enacted.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

Adoption of the Bill will continue to make residential construction less expensive and will maintain consistency with the way that residential impact fees have been assessed during the term of the existing ordinance. This may be particularly important at a time of continued uncertainty regarding residential construction. Residential construction projects create construction jobs and construction material purchases and generate gross receipts tax revenue for the city. Net new gross receipts tax (GRT) revenue that accrues to the city through the direct and secondary economic effects of residential construction has been shown to exceed the amount of uncollected impact fees.

Adoption of the Bill will reduce the amount of impact fees available for use by the city.

December 10, 2013

Karen Walker, Chair
Capital Improvements Advisory Committee
City of Santa Fe, New Mexico
(sent via electronic transmission)

RE: Residential impact fee suspension

Ms. Walker,

This letter is in response to your request for an opinion on the proposed bill to extend the residential impact fee waiver for another year and then reinstate residential fees at 50% for the following year. I am happy to provide our perspective, but first, a bit of background.

The most fundamental characteristic of an impact fee is that, unlike a tax, the amount charged is proportional to the cost to provide a particular service. The *Development Fees Act* contains a number of provisions that ensure that impact fees in New Mexico have this characteristic. The Act defines the concept of a "service unit," provides guidance on how to calculate the maximum fee per service unit, and requires that the fees be based on an equivalency table. A service unit is a standardized measure of demand (for example, the service unit for the City's road impact fees is daily vehicle-miles of travel on the major road system). The impact fee study calculates the maximum fee per service unit. The impact fee study also develops an equivalency table that determines the number of service units that are generated by a unit of development for various land use types. Multiplying the maximum fee per service unit by the service units generated per unit for various land use categories results in the maximum fee schedule.

The *Development Fees Act* does not mandate that the maximum fees calculated in the impact fee study be adopted at 100%. Instead, it requires that the fee per service unit "shall not exceed the cost to pay for a proportionate share of the cost of system improvements." An issue that is not explicitly addressed in the Act is whether the City can charge impact fees based on different percentages of the maximum fees, as long as none of the percentages exceed 100%. Such an approach, however, would result in fees that are not proportional to the impact of the development. For example, if residential uses are charged for 50% of their impact and nonresidential uses are charged for 100% of their impact, no one pays more than their impact, but the proportions are different.

In the implementation of the 2007 study, the City adopted all of the fees at 60% of the maximum fees calculated in the study for all land use categories. This approach to adopting reduced fees ensures that the fees do not exceed maximum justifiable amounts, while also maintaining proportionality among the various land use categories.

The City can certainly suspend or repeal impact fees for all land uses, but doing it selectively for only residential uses raises equity issues. New nonresidential development will continue to pay fees, but without the revenue from new residential uses it is unclear how the facilities required to maintain the

level of service that nonresidential uses are paying for will be provided. The *Development Fees Act* appears to prohibit selective waivers or fee reductions (i.e., those that apply to certain developments or land uses, as opposed to all classes of development), except for affordable housing, unless the City uses other funds to make up for the lost impact fee revenue. It is likely that the City finances growth-related improvements with a mix of both impact fee and other revenue. Some of this other revenue could be put into the impact fee account to clearly compensate for the revenue lost due to the suspension. Alternatively, the City could provide analysis to show that it has appropriated sufficient non-impact fee revenue to fund growth related improvements to offset the lost impact fee revenue.

A separate issue is whether the fee suspension has been effective in spurring residential construction. Any local increase in residential construction should be viewed in light of larger regional and national trends. Analysis of building permit data compiled by the U.S. Census Bureau reveals that building permits are up 34% for the state of New Mexico and up 46% nationally since the suspension took effect on January 1, 2012 (see Table 1). This suggests that at least some of the local increase in residential construction may be attributable to broader trends in the housing market, such as increasing employment, easier access to credit and a rising stock market, rather than to the impact fee suspension itself.

Table 1. New Dwelling Units, 2010-2013

Time Period	New Mexico	United States
March-December, 2010	3,311	514,497
January-December, 2011	3,580	610,707
22 Months Before Suspension	6,891	1,125,204
January-December, 2012	4,871	815,512
January-October, 2013	4,386	825,929
22 Months After Suspension	9,257	1,641,441
Percent Increase	34%	46%

Source: U.S. Census Bureau, Building Permits Survey web site (<http://www.census.gov/construction/bps/statemonthly.html>)

If impact fees are suspended or reduced only for certain types of development, such as residential development, we would recommend that the City demonstrate that it has compensated for the lost revenue, either by placing an equivalent amount of non-impact fee money in the impact fee accounts or preparing an analysis of non-impact fee revenue to be spent on growth-related improvements.

Sincerely,
DUNCAN ASSOCIATES



Clancy Mullen
Vice-President

cc: Reed Liming, Long Range Planning Division Director