



# Development Impact Fees

City of Alameda

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# Impact Fee Overview

# What are impact fees?

- One-time fees charged to new development, usually at building permit
- Represent new development's fair share of infrastructure and facility needs
- Not charged to existing residences or businesses

# What are impact fees?

- Used to fund facilities needed to serve new development
  - Not for operations and maintenance costs
  - Not for the share of facilities serving existing development

# Mitigation Fee Act Findings (Govt. Code §66000 et seq)

- Key findings
  - Need: Development  $\approx$  Need for facilities
  - Benefit: Development  $\approx$  Use of revenue
  - Rough proportionality: Fee amount  $\approx$  development's share of facility costs
- Other findings
  - Purpose of fee
  - Use of fee revenue

# Impact Fees – Basic Methodology

1. Estimate existing development and future growth
2. Identify improvement standards
3. Determine new facility needs and costs
4. Allocate share to accommodate growth
5. Calculate fee by allocating costs per unit of new development

# Alameda DIF Program

# Alameda Fee Categories

## City Wide Fees

- Public Safety
- General Public Facilities
- Parks
- Transportation

## Alameda Point Fee



# Planned Improvements (excluding AP)

- Public Safety:
  - Fire and police facilities expansion, new apparatus, communications equipment upgrades
- General Public Facilities:
  - Library facilities expansion, library technology expansion, technology improvements
- Transportation:
  - New signals, traffic calming, roadway expansion, Share of AP Ferry Terminal
- Park Facilities:
  - 19.7 acres of parkland, Share of AP Sports Complex

# Citywide Impact Fee Schedule (Maximum Justified)

## Maximum Justified Impact Fee Summary (Excluding Alameda Point)

Land Use	Public Safety	General Public Facilities	Transportation	Parks	Total - Maximum Justified	Total - Proposed
<i>Residential - Fee per Dwelling Unit</i>						
Single Family Unit <sup>1</sup>	\$ 2,089	\$ 1,352	\$ 2,195	\$ 12,809	\$ 18,445	\$ 16,601
Multi-family Unit	1,492	965	1,534	9,149	13,140	13,140
<i>Nonresidential - Fee per 1,000 Sq. Ft.</i>						
Retail	\$ 582	\$ 375	\$ 5,183	\$ -	\$ 6,140	\$ 4,383
Commercial or Office	761	490	3,641	-	4,892	4,892
Warehouse or Manufacturing	283	183	3,064	-	3,530	3,530

# Fee Comparison

## Public Facilities Fee Comparison

Land Use Category	Survey City Average	----- Current	Alameda Maximum	----- Proposed
<u>Residential Dwelling Units</u>				
Single Family	\$ 29,357	\$ 18,287	\$ 30,904	\$ 29,060
Townhome	27,584	17,819	30,904	29,060
Multifamily	19,624	10,578	19,004	19,004
<u>Nonresidential - per 1,000 Sq. Ft.</u>				
Office	\$ 12,464	\$ 11,864	\$ 12,391	\$ 12,391
R&D	11,658	12,336	12,863	12,863
Retail	16,257	10,461	12,099	10,342
Hotel	15,602	11,965	12,492	12,492

# Alameda Point Improvements

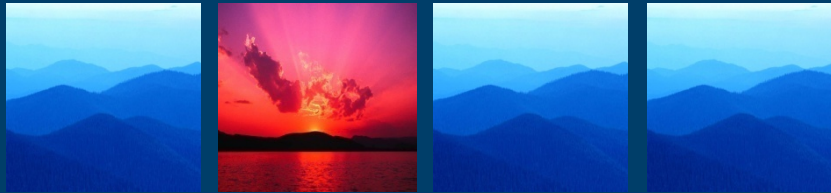
- Transportation
- Water
- Sewer
- Storm Drain
- Dry Utilities
- Parks and Open Space
- Public Benefits

# Alameda Point Improvement Costs

Facility Type	Total Infrastructure Costs	Allocation Factor	Residential / Mixed Use Allocation	Commercial Allocation
Demolition and Site Prep	\$ 55,657,293	per acre	\$ 20,358,191	\$ 35,299,101
Flood Protection and Roadway Grading	70,805,813	per acre	25,899,181	44,906,632
Street Work and Transp	145,813,090	Trips	17,933,572	127,879,518
Water System	20,366,000	Water DUEs	8,939,531	11,426,469
Sewer System	22,611,150	Sewer DUEs	7,956,102	14,655,047
Storm Drainage	37,969,000	Storm Drainage DUE:	12,734,430	25,234,570
Dry Utilities	21,066,192	Daytime Pop.	8,875,930	12,190,263
Parks/Open Space	79,955,000	Population	75,957,250	3,997,750
Public Facilities	<u>24,927,000</u>	Daytime Pop.	<u>10,502,624</u>	<u>14,424,376</u>
 Total Infrastructure Costs	 \$ 479,170,538		 \$ 189,156,811	 \$ 290,013,727

# Proposed Alameda Point Impact Fees

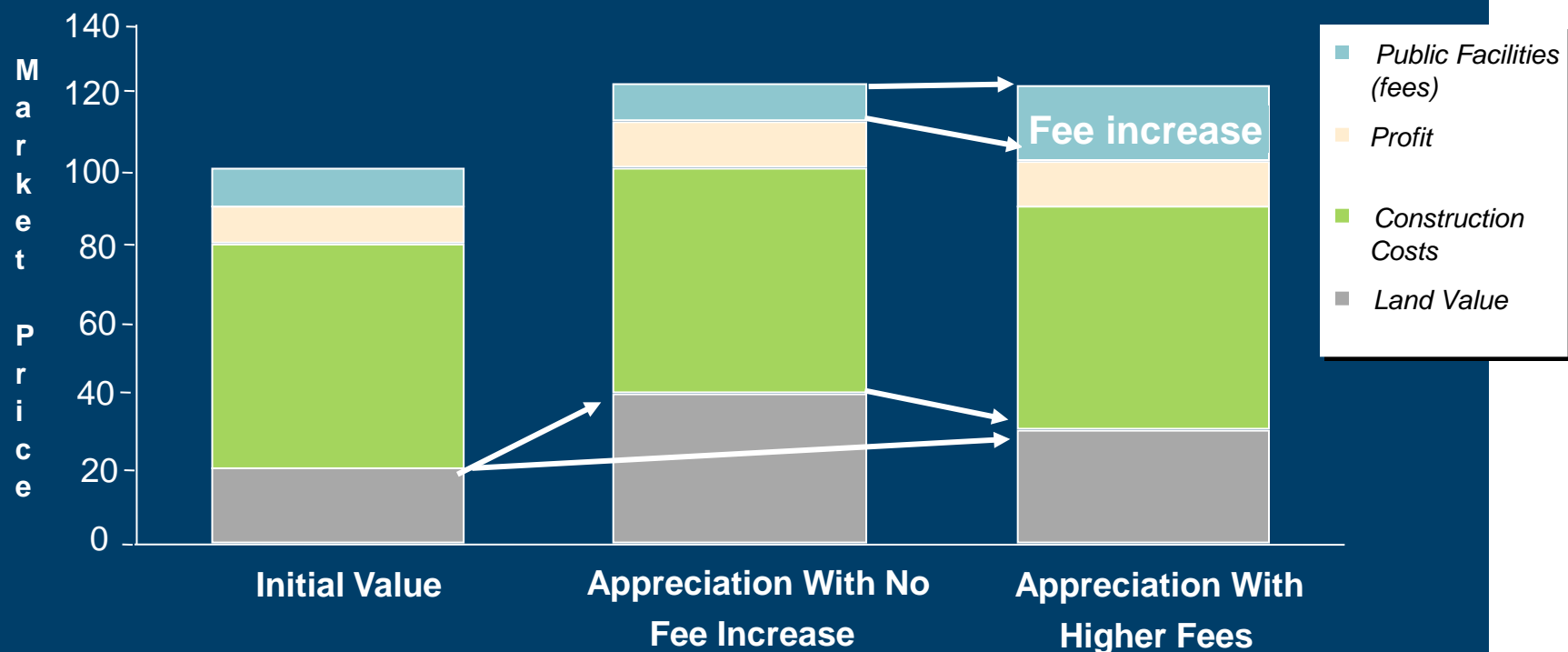
Item	Residential / Mixed Use	Commercial
Total Allocated Costs per Acre	\$ 189,156,811	\$ 290,013,727
Developable Acres	<u>171</u>	<u>296</u>
Total Cost per acre	\$ 1,107,121	\$ 978,965



## Questions & Answers

# Fee Increases Absorbed Based On Residual Land Value

Market price remains constant – Set by regional real estate market

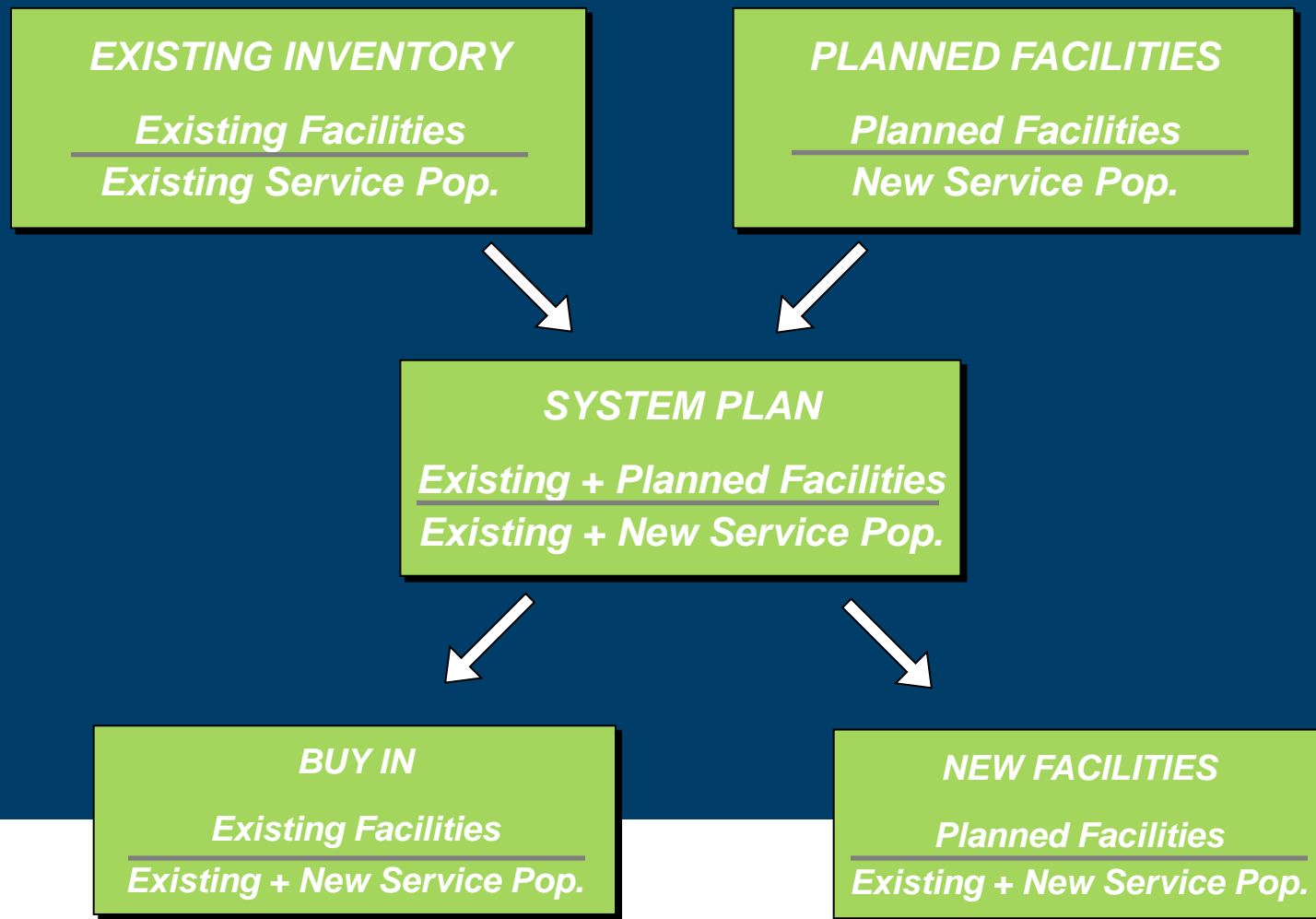


**Higher fees shift \$ from land values to public facilities**

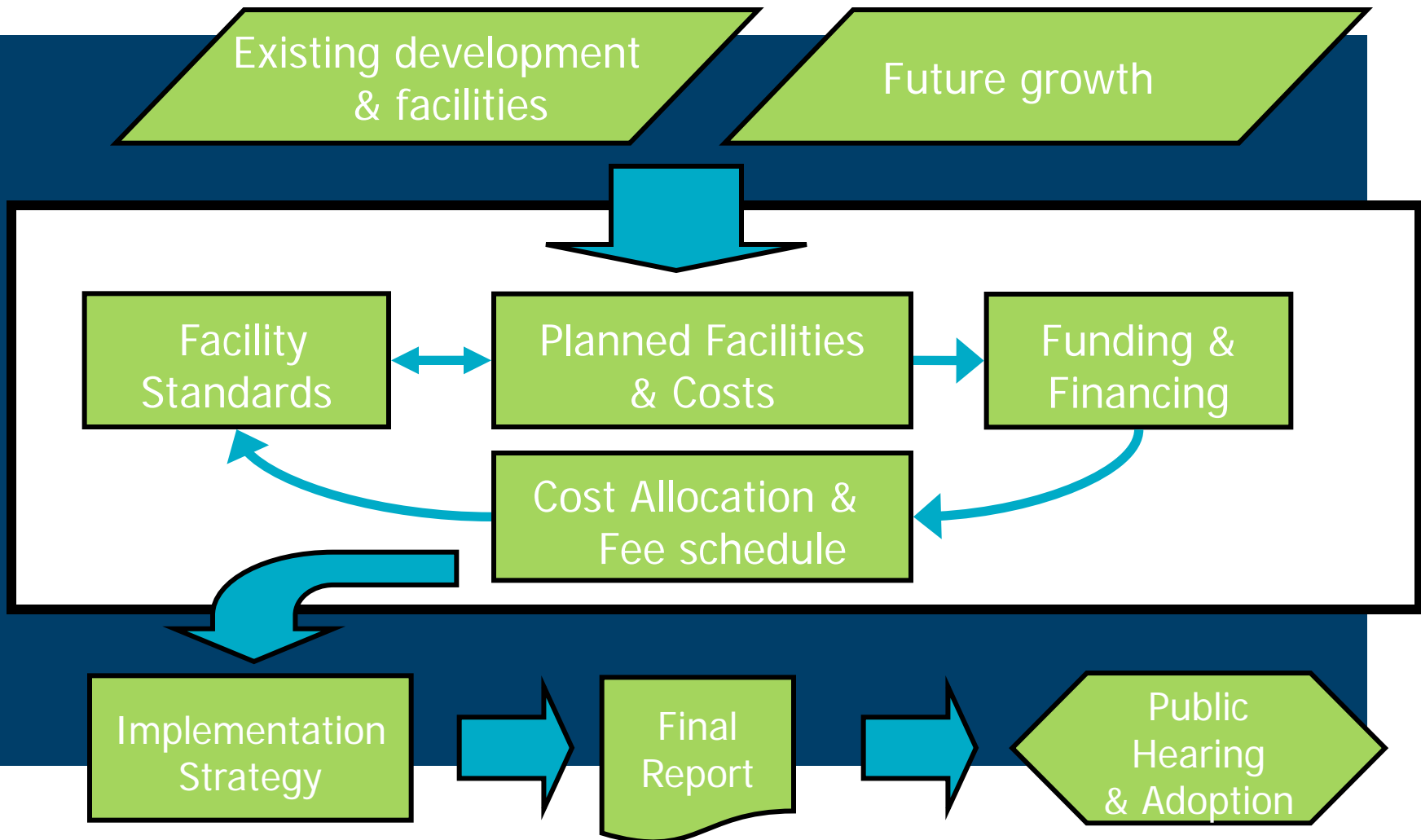


# Cost Allocation Methods

## *WHAT Facilities Serve WHO*



# Impact Fee Approach



# How is a DIF program adopted?

- Conduct “nexus” study to document statutory findings
- Provide 14-day notice
- Governing board holds public hearing
- Governing board adopts by majority vote
- Begin collecting fees 60 days following adoption