

City of Camas



Park Impact Fee Update

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Outline

- ◆ Review of Process
- ◆ PIF Overview
- ◆ Current PIF
- ◆ Growth
- ◆ Impact Fee Cost Basis
- ◆ Levels of Service
- ◆ Calculated PIFs by Level-of-Service Standard
- ◆ Summary
- ◆ Comparisons
- ◆ Recommendation

Review of Process

- ◆ Data received, analysis begins (July 31, 2017)
- ◆ Kickoff meeting (October 3, 2017)
- ◆ Data review meeting with staff (January 8, 2018)
- ◆ Camas Parks Board Presentation (March 28, 2018)
- ◆ City Council Meeting (June 18, 2018)
- ◆ Review and update calls made throughout



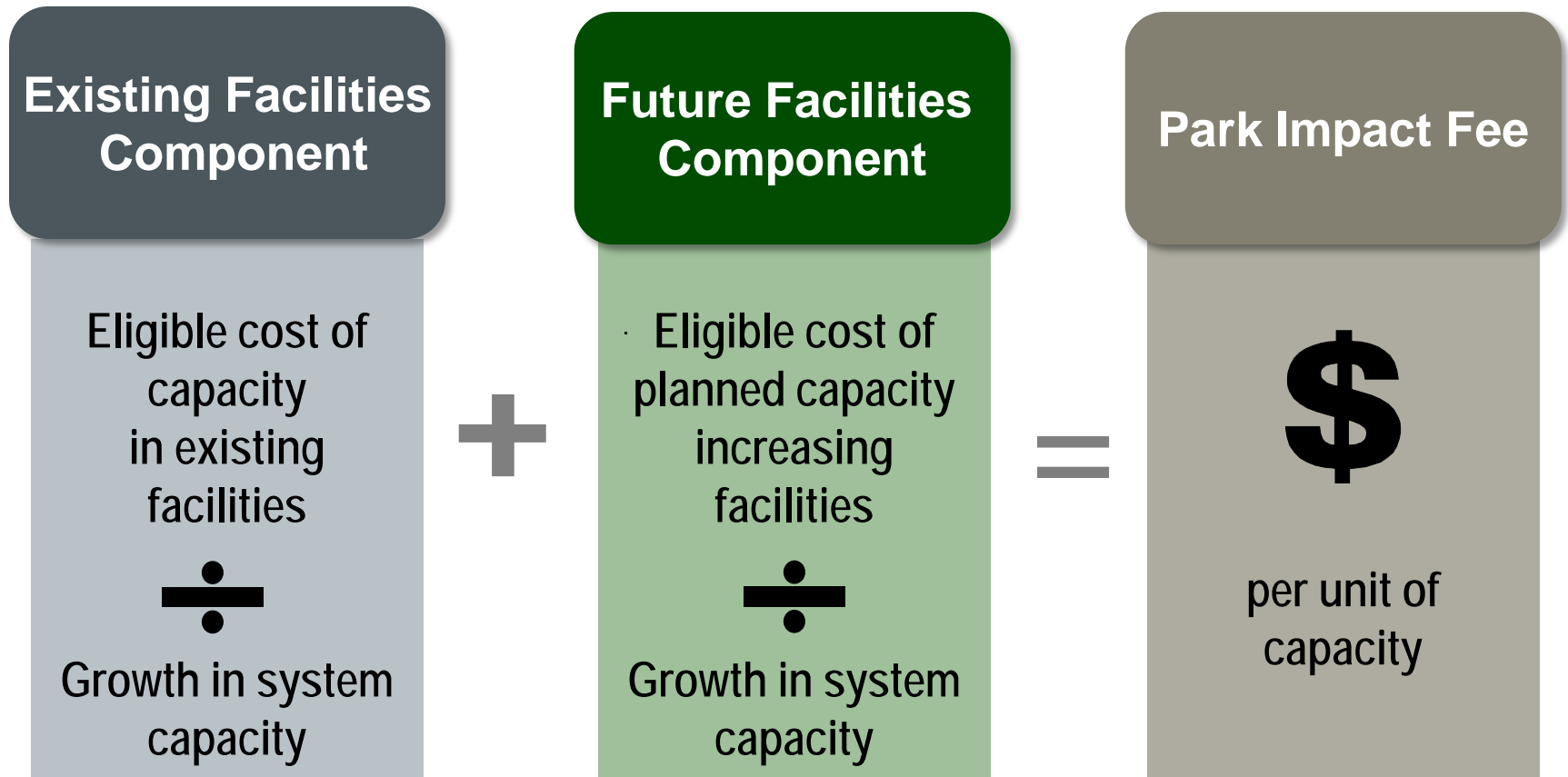


Statutory Basis

- ◆ Fees authorized by Growth Management Act
- ◆ The impact fees:
 - ◆ Must be used for system improvements that benefit new development
 - ◆ Cannot exceed new development's proportionate share of improvement costs
 - ◆ May only be expended on facilities in Project List



PIF Calculation





Current PIF

- ◆ **Schedule of PIFs (as of January 1, 2016)**
 - \$2,290 per single-family detached dwelling unit
 - \$4,580 per duplex (both sides)
 - \$1,717 per multi-family dwelling unit (townhouse or apartment)
 - \$2,290 per condo
 - \$573 per interior accessory dwelling unit
 - \$802 per exterior accessory dwelling unit
- ◆ **Existing Methodology**
 - Future facilities component only
 - Eligibility based on actual level of service
 - Adjustments for other funding sources (10% reduction for most park types, 50% reduction for open space)
 - Option for Annual indexing

| | 2017 | 2034 | Growth from 2017 to 2034 | Annual Change after 2017 |
|-------------|--------|--------|-----------------------------|-----------------------------|
| South Shore | 20,826 | 24,573 | 3,747 | 0.98% |
| North Shore | 2,254 | 9,525 | 7,271 | 8.85% |
| Total | 23,080 | 34,098 | 11,018 | 2.19% |

Source: 2017 figures provided by Clark County GIS on 1/5/2018, 2035 growth figures provided by Washington State Office of Financial Management

- ◆ **Annual citywide growth rate of 2.19 percent**
 - South Shore growth is expected to be 0.98 percent per year
 - North Shore growth is expected to be 8.85 percent per year
- ◆ **Growth serves as the denominator in the equation.**
- ◆ **Population growth based on Washington State Office of Financial Management**



Future Facilities Cost Basis

- ◆ Project list includes 34 projects, totals \$93.2 million.
- ◆ For purposes of analysis, project list separated into 8 categories.
 - Park types are separated
 - Park acquisition and park development are separated

| | | Total Project Costs |
|----------------------------|------------------|---------------------|
| Trails | Land Development | \$5,725,000 |
| Trails | Land Acquisition | \$0 |
| Neighborhood Park | Land Development | \$21,150,000 |
| Neighborhood Park | Land Acquisition | \$9,200,000 |
| Open Space | Land Development | \$3,580,000 |
| Open Space | Land Acquisition | \$14,200,000 |
| Special Use/Community Park | Land Development | \$31,120,000 |
| Special Use/Community Park | Land Acquisition | \$8,250,000 |
| Total | | \$93,225,000 |



Levels of Service

- ◆ **Current Level of Service**

- Determines future park needs based on what is there today.
- No surpluses, no deficiencies.

- ◆ **Realized Level of Service**

- Determines future park need based on combination of what is there today and what will be available in the future based on the project list.
- Future state of population and built projects determines level-of-service standard.

Level of service is often expressed as a number of acres per 1,000 residents.



Current LOS

| | | Total Project Costs | Percent Eligible for Impact Fee | Impact Fee Eligible Costs |
|--|------------------|---------------------|---------------------------------|---------------------------|
| Trails | Land Development | \$5,725,000 | 47.74% | \$2,733,018 |
| Trails | Land Acquisition | \$0 | 100.00% | \$0 |
| Neighborhood Park | Land Development | \$21,150,000 | 23.76% | \$5,025,912 |
| Neighborhood Park | Land Acquisition | \$9,200,000 | 80.57% | \$7,412,544 |
| Open Space | Land Development | \$3,580,000 | 0.00% | \$0 |
| Open Space | Land Acquisition | \$14,200,000 | 100.00% | \$14,200,000 |
| Special Use/Community Park | Land Development | \$31,120,000 | 20.29% | \$6,313,069 |
| Special Use/Community Park | Land Acquisition | \$8,250,000 | 66.49% | \$5,485,210 |
| Total | | \$93,225,000 | 44.2% | \$41,169,752 |
| PIF Fund Balance | | | | -\$1,220,495 |
| Estimated REET Available for Capital | | \$6,288,511 | 44.2% | -\$2,777,114 |
| PIF Eligible Cost Basis | | | | \$37,172,143 |
| <i>Population Growth 2017-2034</i> | | | | <i>11,018</i> |
| Future Component Fee per Single Family Home | | | | \$10,986 |

- ◆ Current LOS based on what Camas currently provides.

| | Existing Component Fee | Future Component Fee | Adjustments | Total |
|----------------------------|------------------------|----------------------|-------------|----------------|
| PIF per Single Family Home | \$0 | \$10,986 | (\$1,067) | \$9,919 |



Realized LOS

| | | Total Project Costs | Percent Eligible for Impact Fee | Impact Fee Eligible Costs |
|--|------------------|---------------------|---------------------------------|---------------------------|
| Trails | Land Development | \$5,725,000 | 64.63% | \$3,699,809 |
| Trails | Land Acquisition | \$0 | 100.00% | \$0 |
| Neighborhood Park | Land Development | \$21,150,000 | 48.40% | \$10,236,047 |
| Neighborhood Park | Land Acquisition | \$9,200,000 | 86.85% | \$7,990,120 |
| Open Space | Land Development | \$3,580,000 | 32.31% | \$1,156,796 |
| Open Space | Land Acquisition | \$14,200,000 | 100.00% | \$14,200,000 |
| Special Use/Community Park | Land Development | \$31,120,000 | 46.04% | \$14,328,870 |
| Special Use/Community Park | Land Acquisition | \$8,250,000 | 77.32% | \$6,378,589 |
| Total | | \$93,225,000 | 62.2% | \$57,990,232 |
| PIF Fund Balance | | | | -\$1,220,495 |
| Estimated REET Available for Capital | | \$6,288,511 | 62.2% | -\$3,911,743 |
| PIF Eligible Cost Basis | | | | \$52,857,994 |
| <i>Population Growth 2017-2034</i> | | | | <i>11,018</i> |
| Future Component Fee per Single Family Home | | | | \$15,474 |

- ◆ Realized LOS based on future project list and population, applied to current population.
- ◆ Increased eligibility results from realized LOS higher than current LOS.
- ◆ Existing facilities component for Open Space.

| | Existing Component Fee | Future Component Fee | Adjustments | Total |
|----------------------------|------------------------|----------------------|-------------|----------|
| PIF per Single Family Home | \$1,105 | \$15,474 | (\$1,369) | \$15,210 |

Scenario Development

- ◆ City staff identified options for reducing cost of project list, developed three scenarios
 - Scenario 1: Full Project list (\$93.2 million)
 - Scenario 2: Remove Community/Aquatics Facility (reduction of \$25 million)
 - Scenario 3: Also remove Sports Complex (reduction of additional \$10 million)
- ◆ Projects removed could not be funded through PIF
- ◆ Scenarios 2 and 3 eliminated to maximize financial flexibility for Camas



Recommendation

- ◆ Staff recommends that council adopt a realized LOS methodology with an existing component fee.
- ◆ Council could consider a phase-in of new PIF and/or a discount.
- ◆ Council could consider indexing to adjust for inflation using Engineering News Report Construction Cost Index.
- ◆ Housing types considered for fee schedule were reduced for simplicity.

| | Dwelling Unit | Accessory Dwelling Unit (Interior) | Accessory Dwelling Unit (Exterior) |
|--------------------------------------|---------------|------------------------------------|------------------------------------|
| Current PIF | \$2,290 | \$573 | \$802 |
| Current PIF (Adjusted for Inflation) | \$4,504 | \$1,127 | \$1,577 |
| Calculated Maximum Defensible PIF | \$15,210 | \$3,802 | \$5,323 |



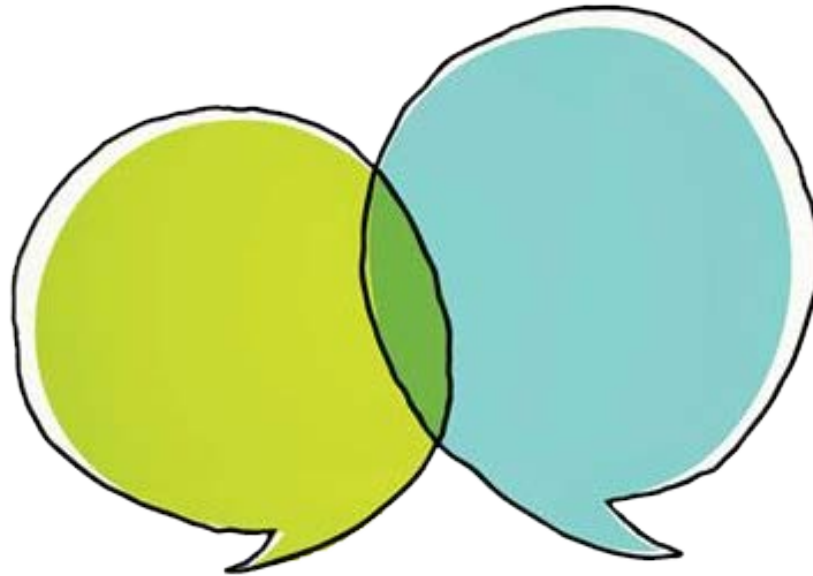
Comparable Jurisdiction PIFs

| Jurisdiction | PIF |
|----------------------------|------------------|
| Washougal | \$1,880 |
| Camas (current) | \$2,290 |
| Vancouver | \$2,142-\$2,379 |
| Battle Ground | \$2,840 |
| Ridgefield | \$3,075 |
| Clark County | \$1,998-\$5,015 |
| Camas (maximum defensible) | \$9,919-\$15,210 |

- ◆ Above table displays enacted PIFs from nearby jurisdictions.
- ◆ Ranges for Vancouver and Clark County denote highest and lowest PIFs by zone.
- ◆ PIFs detailed above are likely discounted while the proposed new PIF for Camas is the maximum defensible fee. The fee can be reduced or phased in as a policy.



Questions and Discussion



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