



Impact Fee Study Workshop

Fruita, Colorado
10/18/22



■ 45-Year National Practice

- » Impact fees
- » Fiscal impact analysis
- » Economic impact analysis
- » Infrastructure funding strategies
- » Market feasibility

Adams County	Arapahoe County	Aurora	Boulder
Castle Pines	Castle Rock	Centennial	Colorado Springs
Durango	Eaton	Erie	Evans
Fort Collins	Garfield County	Grand Junction	Greeley
Johnstown	La Plata County	Larimer County	Lone Tree
Longmont	Louisville	Mead	Mesa County
Montezuma County	Parker	Pitkin County	Pueblo
Steamboat Springs	Thornton	Vail	Westminster

- One time payments to fund system improvements
- Cannot be deposited into General Fund
- Basic legal requirements are need, benefit, and proportionality
- General Methods
 - » Plan Based
 - » Cost Recovery
 - » Incremental Expansion



Impact Fees in Colorado

- Governed by Senate Bill 15
 - » October 2001
- Improvement or facility that:
 - » Is directly related to any service that a local government is authorized to provide;
 - » Has a useful life of five years or longer
- Specific accounting requirements
- Allows a local government to waive an impact fee on the development of low/moderate income housing
 - » Does not address whether the local government is required to “make up” the difference

Persons per Housing Unit

The analysis will use persons per housing unit to convert projected housing units to population.

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	12,317	5,080	2.42	4,769	2.58	91%
Multifamily [2]	830	506	1.64	506	1.64	9%
Total	13,147	5,586	2.35	5,275	2.49	

[1] Includes detached and attached single family homes as well as mobile homes

[2] Includes structures with 2+ units

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Residential Projections

Housing Type	2018	2019	2020	2021	Total	Average
Single Family [1]	96	63	84	82	325	81
Multifamily	0	0	0	37	37	9
Total	96	63	84	119	362	91

Source:

[1] Single Family building permits include manufactured housing units

Source: City of Fruita

Housing unit projections are based off residential permitting data that was provided by City staff.

	Base Year 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Increase
Population [1]	13,654	13,865	14,076	14,286	14,497	14,708	14,919	15,130	15,340	15,551	15,762	2,108
<i>Percent Increase</i>		1.5%	1.5%	1.5%	1.5%	1.5%	1.4%	1.4%	1.4%	1.4%	1.4%	15.4%
Housing Units [2]												
Single Family	5,086	5,167	5,248	5,329	5,410	5,491	5,572	5,653	5,734	5,815	5,896	810
Multifamily	535	544	553	562	571	580	589	598	607	616	625	90
Total Housing Units	5,621	5,711	5,801	5,891	5,981	6,071	6,161	6,251	6,341	6,431	6,521	900

New housing units converted to population using PPHU factors.

Ex: 81 new single-family units X 2.42 PPHU = 196 residents in new single family units



Parks Impact Fee

- Consumption-based approach
- Service area is the City limits
- Components
 - » Park Land
 - » Parks Improvements

Existing Park Land LOS

Community and Neighborhood Parks	Acres [1]
Little Salt Wash Park	23.0
Heritage Park	4.0
Olga Anson Park	5.0
Prospector Park	2.0
Reed Park	3.0
Total	37

Level-of-Service Standards

Residential Share	100%
Share of Acreage	37.0
2021 Population	13,654
Acres per 1,000 Persons	2.71

Cost Analysis

Acres per 1,000 Persons	2.71
Average Cost per Acre [2]	\$68,970
Capital Cost Per Person	\$187

[1] Source: Fruita Parks PHROST Master Plan

[2] Source: Fruita Parks PHROST Master Plan

Existing Park Improvement LOS

Description	Improvements [1]	Unit Cost [2]	Total Cost
Aquatics, Lap Pool	1	\$8,894,082	\$8,894,082
Basketball Court	1	\$45,000	\$45,000
Basketball, Practice	1	\$38,117	\$38,117
Bike Course	2	\$769,000	\$1,538,000
Diamond Field	4	\$450,000	\$1,800,000
Disc Golf	2	\$20,000	\$40,000
Event Space	1	\$80,000	\$80,000
Fitness Course	1	\$25,412	\$25,412
Horseshoe Court	7	\$2,000	\$14,000
Loop Walk	3	\$80,000	\$240,000
Natural Area	4	\$114,352	\$457,410
Open Turf	9	\$31,765	\$285,881
Passive Node	8	\$9,529	\$76,235
Picnic Ground	1	\$25,000	\$25,000
Playground, Local	7	\$150,000	\$1,050,000
Rectangular Field, Large	1	\$115,000	\$115,000
Shelter, Large	2	\$127,058	\$254,117
Shelter, Small	9	\$31,765	\$285,881
Skate Park	1	\$120,000	\$120,000
Total	65	\$236,679	\$15,384,135

Level-of-Service Standards

Residential Share	100%
Share of Improvements	65.0
2021 Population	13,654
Improvements per 1,000 Persons	4.76

Cost Analysis

Improvements per 1,000 Persons	4.76
Average Cost per Improvement	\$236,679
Capital Cost Per Person	\$1,127

[1] Source: Fruita Parks PHROST Master Plan

[2] Source: TischlerBise Estimate

Parks 10-Year Land/Improvements Demand

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre	
Park Land	Residential	2.71	Acres	per 1,000 persons	\$68,970

Growth-Related Need for Park Land			
Year	Population	Residential Acres	
Base	2021	13,654	37.0
Year 1	2022	13,865	37.6
Year 2	2023	14,076	38.1
Year 3	2024	14,286	38.7
Year 4	2025	14,497	39.3
Year 5	2026	14,708	39.9
Year 6	2027	14,919	40.4
Year 7	2028	15,130	41.0
Year 8	2029	15,340	41.6
Year 9	2030	15,551	42.1
Year 10	2031	15,762	42.7
Ten-Year Increase		2,108	5.7
Projected Expenditure			\$393,966

Growth-Related Expenditures for Park Land **\$393,966**

Type of Infrastructure	Level of Service		Demand Unit	Cost / Improvement	
Improvements	Residential	4.76	Improvements	per 1,000 persons	\$236,679

Growth-Related Need for Improvements			
Year	Population	Residential Improvements	
Base	2021	13,654	65.0
Year 1	2022	13,865	66.0
Year 2	2023	14,076	67.0
Year 3	2024	14,286	68.0
Year 4	2025	14,497	69.0
Year 5	2026	14,708	70.0
Year 6	2027	14,919	71.0
Year 7	2028	15,130	72.0
Year 8	2029	15,340	73.0
Year 9	2030	15,551	74.0
Year 10	2031	15,762	75.0
Ten-Year Increase		2,108	10.0
Projected Expenditure			\$2,374,631

Growth-Related Expenditures for Improvements **\$2,374,631**

Maximum Supportable Parks Impact Fee

Fee Component	Cost per Person
Park Land	\$187
Improvements	\$1,127
Gross Total	\$1,314
Credit for Debt Payments	\$0
Net Total	\$1,314

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee	Current Maximum Fees	Difference
Single Family	2.42	\$3,179	\$1,860	\$1,319
Multifamily	1.64	\$2,154	\$1,860	\$294

Projected Revenue

Infrastructure Costs for Park Facilities

	Total Cost	Growth Cost
	\$2,768,597	\$2,768,597
Total Expenditures	\$2,768,597	\$2,768,597

Projected Development Impact Fee Revenue

		Single Family \$3,179 per unit	Multifamily \$2,154 per unit
Year		Housing Units	Housing Units
Base	2021	5,086	535
Year 1	2022	5,167	544
Year 2	2023	5,248	553
Year 3	2024	5,329	562
Year 4	2025	5,410	571
Year 5	2026	5,491	580
Year 6	2027	5,572	589
Year 7	2028	5,653	598
Year 8	2029	5,734	607
Year 9	2030	5,815	616
Year 10	2031	5,896	625
Ten-Year Increase		810	90
Projected Revenue		\$2,574,724	\$193,873
		Projected Revenue =>	\$2,768,597
		Total Expenditures =>	\$2,768,597
		Non-Impact Fee Funding =>	\$0



Questions?