

SDC Update Project City Council Information

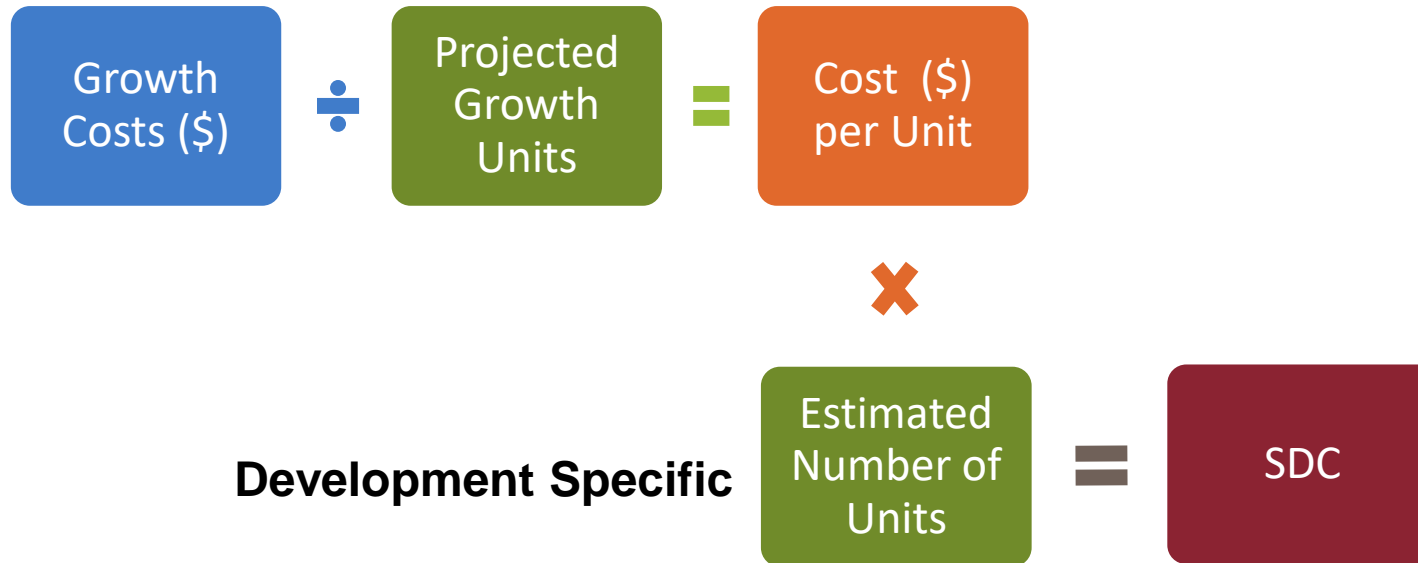
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July 22, 2020

Basic Methodology Equation

System Specific (water, wastewater, etc.)



Preliminary SDCs by System

Single-Family Residential Dwelling Unit

SDCs	Current	Updated			Total
		Reimbursement	Improvement	Compliance	
Water	\$1,215	\$3,189	\$1,693	\$66	\$4,948
Wastewater	\$624	\$156	\$5,584	\$66	\$5,806
Stormwater	\$0	\$779	\$468	\$55	\$1,302
Parks	\$0	\$1,407	\$528	\$68	\$2,003
Transportation	\$0	\$0	\$3,879	\$15	\$3,894
Total					\$17,953

Policy Considerations: Methodology

Cost Basis

- Basis for existing system valuation (original cost, **replacement cost**, *replacement cost less depreciation*)
- Planning horizon for future improvements (5, 10, **20 years**)

Assessment Basis

- Parks: **residential only** or include commercial
- Transportation: peak or **average weekday trips**
- Stormwater: credits for on-site detention

*Preliminary calculation basis

Policy Considerations: Ordinance

Exemptions and Discounts

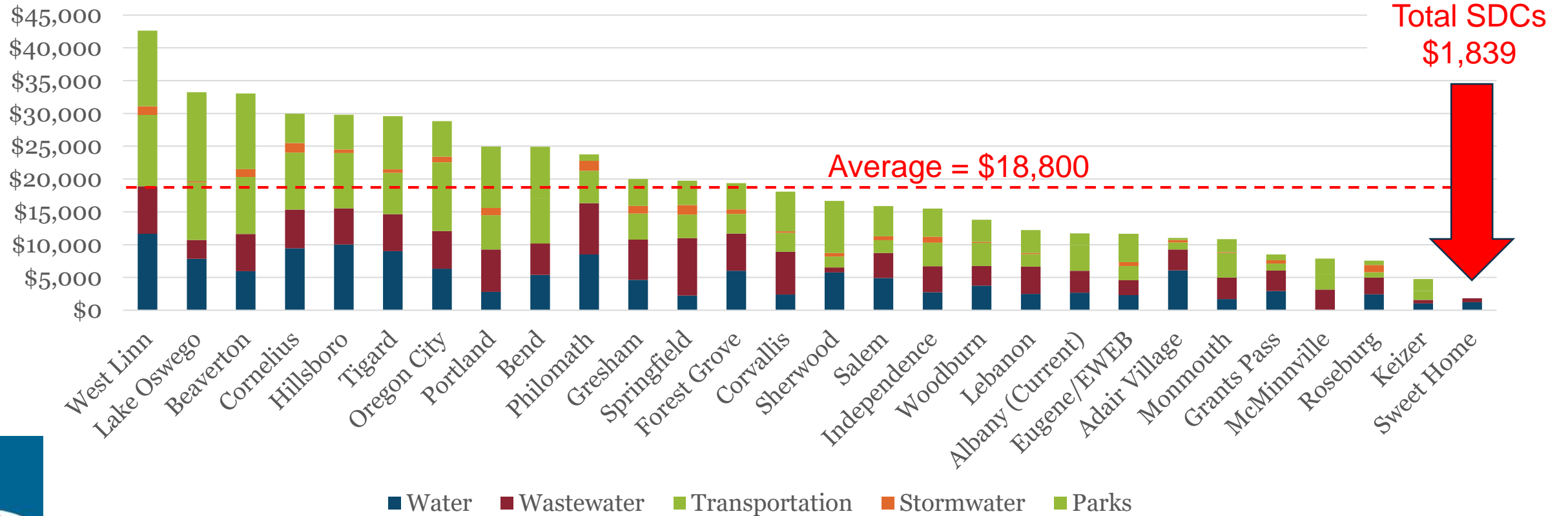
- Affordable housing exemptions (amount, cap, eligibility)
- Fee discounts (phasing in or discounting from maximum allowable)

Developer Credits for Construction of Improvements

- Value of credit (improvement fee vs. total fee)
- Transferability

SDC Fee Levels

2018 ERU All SDC Community Comparison



Policy/Adoption Process

- City Council policy discussion(s)
- Modifications to ordinance
 - Expend authority for new SDCs
- Stakeholder Engagement (e.g., Home Builders Association)
- City Council hearing



Q&A

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Thank you!