

Impact Fee Waiver Discussion

June 13th, 2024 City Council Workshop



Continuum for Discussion

Development Agreement with the City

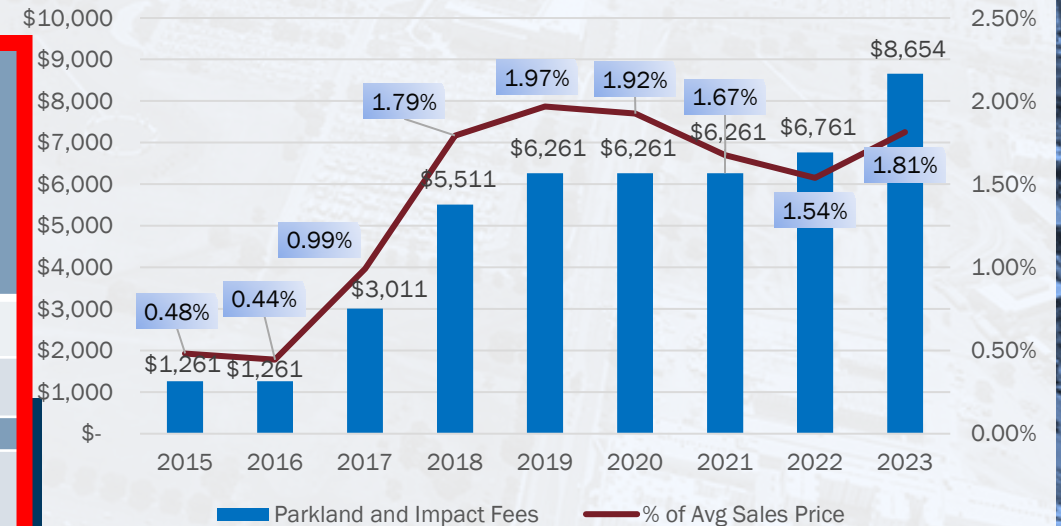


Homebuyer Assistant Program Rebate

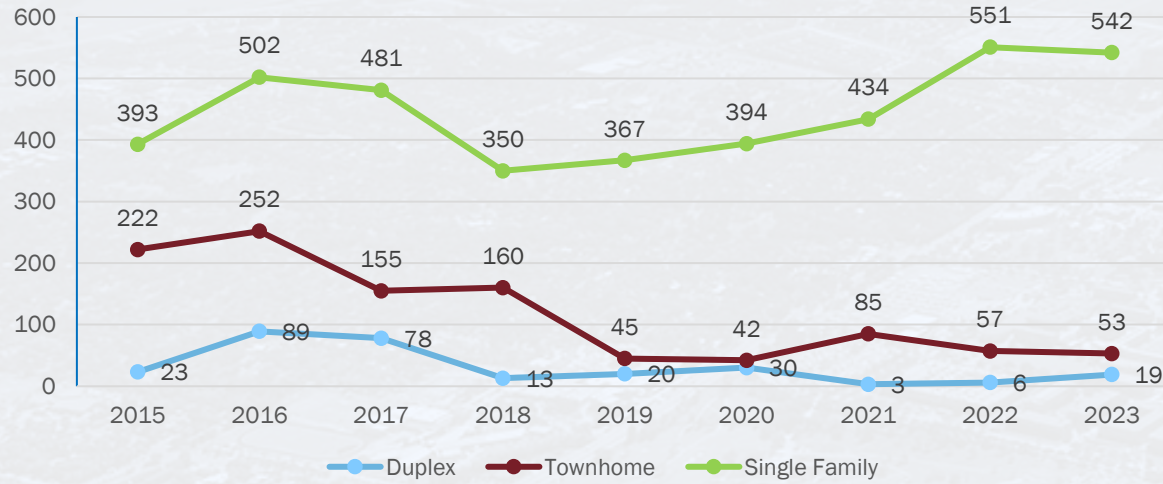
Waive fee based on target price

Impact Fee	Total Estimated Capital Costs	Recoverable Costs at Collection Rate (2021 - 2031)	Tax/rate-payer Burden
Water	\$67.7M	\$11.8M	\$55.9M
Wastewater	\$189.7M	\$24.2M	\$165.5M
Roadway Totals	\$215.0M	\$23.7M	\$191.3M

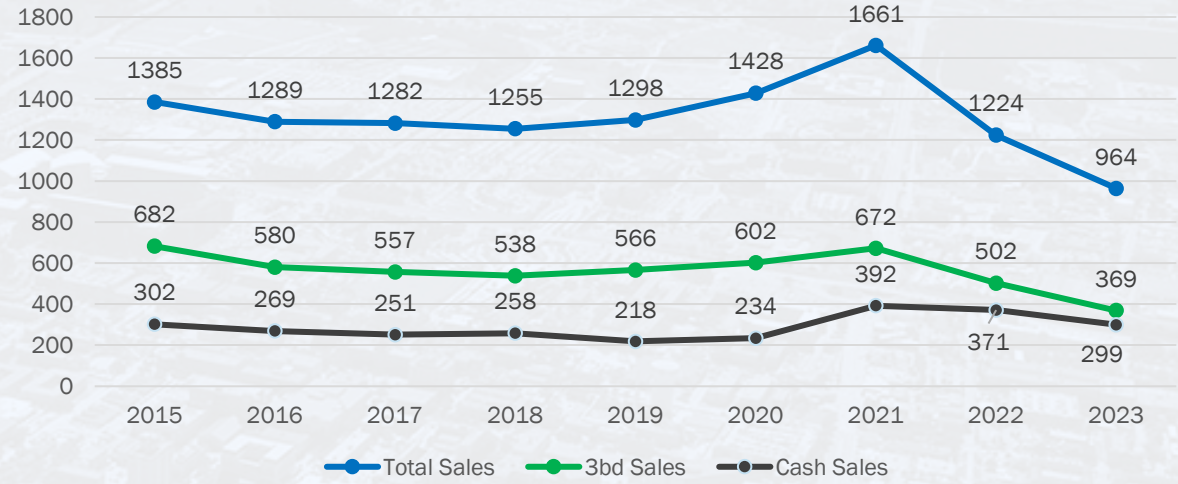
Parkland and Impact Fees



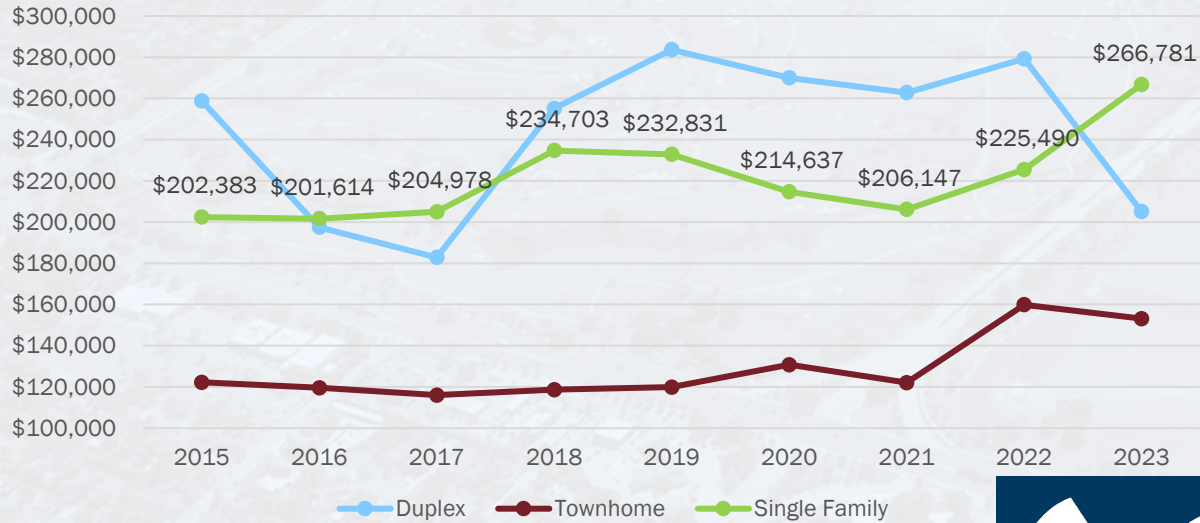
No. of Permits



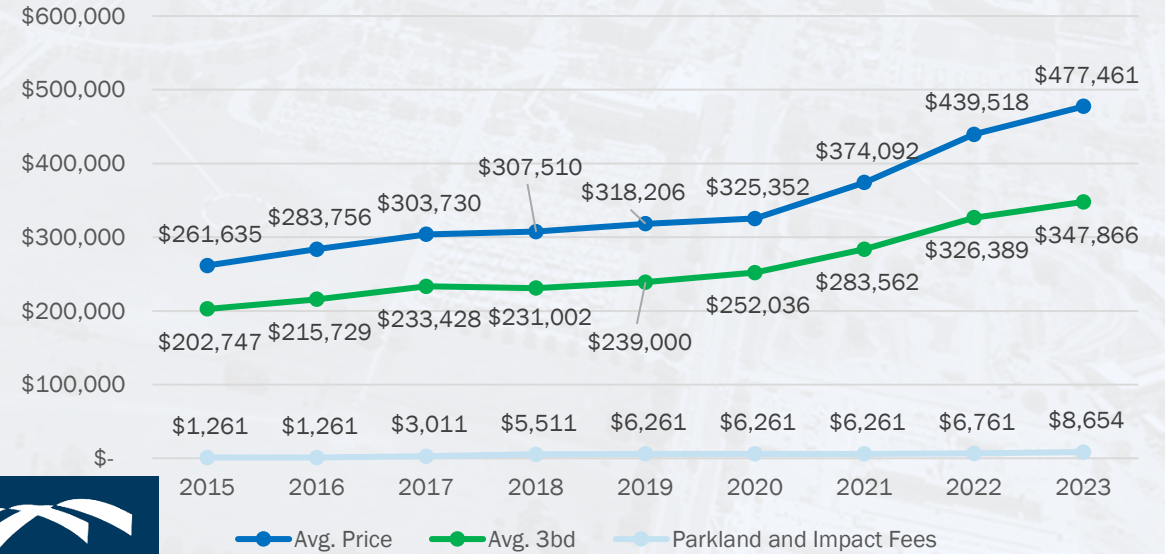
MLS Reported Sales



Construction Cost



Avg. Price



Things to Consider:

- Home price is set by the market
- Remaining Capital Expenditures would be from Utility Rates or Property Taxes
- Who/what would qualify? (Developer, Homebuyer, Homebuilder)
- Who benefits/sees the fee reduction?
- How long is the reduction effective?
- What is the mechanism?
- What property classification would qualify?

