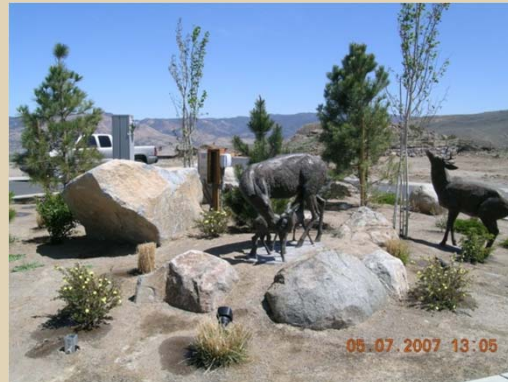




Regional Road Impact Fee Program Update

Sparks City Council
10/27/2014

By Julie Masterpool, RTC Senior Engineer



What are Impact Fees?



Funding tool for collecting the cost of building additional capacity needed due to new development

- Advantages over previous negotiated exaction methods
- Development to pay its fair share
- Viewed as equitable system supported by development community



2014 Impact Fee Update Proposed Changes

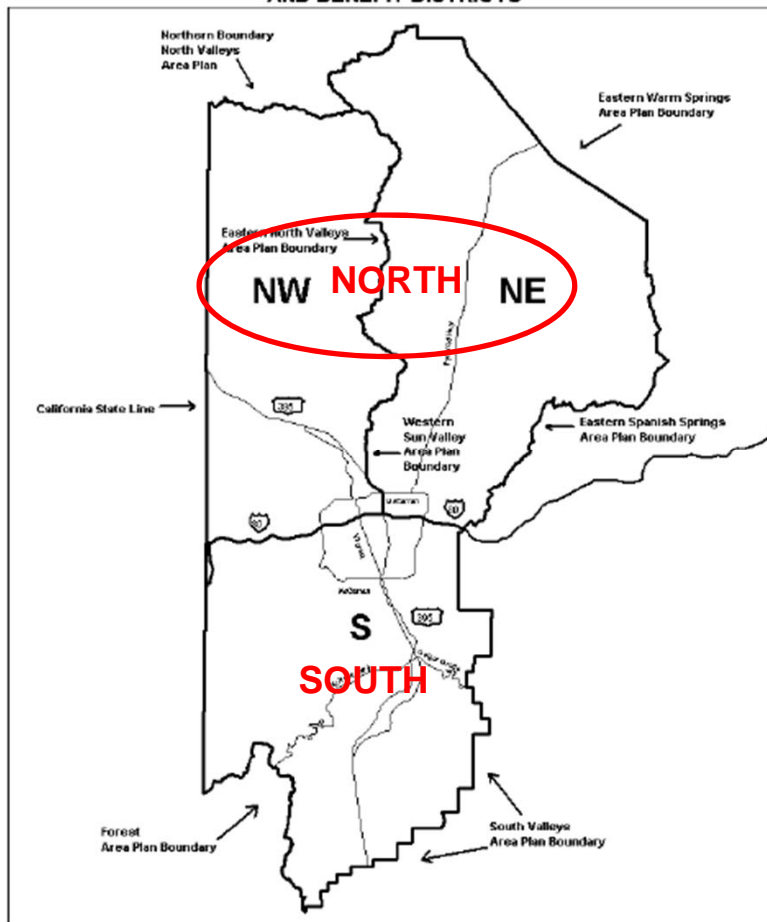


Description	Existing RRIF Program	Proposed RRIF Program
Service Areas	One service area with 3 benefit districts (South, NE, NW)	Two service areas - required to eliminate one city within the Service Area boundary (North (NE BD+NW BD) and South))
RRIF Capital Improvement Plan	Included nominal projects which may not be feasible (assumed a comparable project would take its place); Population/Employment based on Interim Consensus Forecast; Single CIP for one Service Area	Projects reviewed/eliminated for constructability; Population/Employment based on 2013 Consensus Forecast (Lower than Interim CF) Separate CIP's for North and South Service Area
Eligible Improvements	Anything on the CIP or 30 year right of way on the RTP; Allowed development to choose where improvements were built	Anything on the CIP. The first two lanes of a new road not on the CIP serving a new development is the responsibility of the development and not eligible for RRIF Waivers
Impact Fee Methodology	Growth of VMT's based on service units added with new capacity improvement and then reduced for growth from existing development	VMT's based on growth in population/employment directly from 2013 Consensus Forecast
	Average Regional Road Trip Length based on single Service Area	Separate Regional Road Trip Lengths for North and South Service Areas
RRIF Network	All Arterials and Collectors >5,000 ADT	All Arterials and Collectors > 14,000 ADT
Impact Fee Payment Due	Fees due at the time of the building permit	Fees due between building permit and certificate of occupancy, as approved by the local jurisdiction
Land Use Categories	Multiple fee options within each land use categories	Simplified land use categories to coincide with land uses included in the 2013 Consensus Forecast
Change of Use Fees	Fees due for a change of use limited to most active use within last 10 years	No time limit on last active use

Regional Road Impact Fee Service Areas



**FIGURE 1
REGIONAL ROAD IMPACT FEE SERVICE AREA
AND BENEFIT DISTRICTS**



Separate CIP's and fees for each Service Area

RRIF Fees collected stay within Service Area

RRIF Credits are used within the Benefit District they were previously earned

2014 Impact Fee Update Proposed Changes



Description	Existing RRIF Program	Proposed RRIF Program
RRIF Credits/RRIF Waivers	Credits issued for privately built CIP improvements and based on VMT's	Waivers will be issued for privately built CIP improvements and based on Dollars
	Credits can be used for payment of impact fees anywhere within the same Benefit District where credits were earned	Waivers are limited to payment of impact fees within the Service Area <u>and</u> the Development of Record where waivers were earned
	Credit usage is limited to 50% payment of impact fee if outside the Development of Record	Waivers cannot be used outside the Development of Record
	Credits expire 20 years from CCFEA Agreement	Waivers do not expire
	A developer can earn more credits than his anticipated impact fees owed	A developer <u>cannot</u> earn more waivers than this anticipated impact fees owed.
	Impact fees paid with credits are based on the fee schedule in effect at the time of the building permit	Impact fees paid with waivers will be based on the fee schedule in effect as of the date of the Offset Agreement; If the development makes significant changes to the approved land use, remaining waivers will be reassessed at the current fee schedule

5th Edition Fee Schedule



REGIONAL ROAD IMPACT FEE SCHEDULE

Land Use	Unit	North Service Area		South Service Area	
		VMT	Dollars	VMT	Dollars
Residential					
Single-Family	Dwelling	14.93	\$3,784	14.67	\$4,212
Multi-Family	Dwelling	9.70	\$2,457	9.53	\$2,735
Industrial					
General Light Industrial	1,000 GFA	7.30	\$1,850	7.17	\$2,059
Manufacturing	1,000 GFA	4.00	\$1,013	3.93	\$1,128
Warehouse	1,000 GFA	3.73	\$944	3.66	\$1,051
Mini-Warehouse	1,000 GFA	2.62	\$663	2.57	\$738
Commercial/Retail					
Commercial/Retail	1,000 GFA	26.69	\$6,763	26.23	\$7,528
Eating/Drinking Places	1,000 GFA	26.69	\$6,763	26.23	\$7,528
Casino/Gaming	1,000 GFA	48.24	\$12,223	47.40	\$13,606
Office and Other Services					
Schools	1,000 GFA	10.67	\$2,703	10.48	\$3,008
Day Care	1,000 GFA	10.67	\$2,703	10.48	\$3,008
Lodging	Room	5.90	\$1,494	5.79	\$1,663
Hospital	1,000 GFA	13.85	\$3,509	13.61	\$3,905
Nursing Home	1,000 GFA	7.96	\$2,017	7.82	\$2,245
Medical Office	1,000 GFA	37.85	\$9,590	37.19	\$10,674
Office and Other Services	1,000 GFA	11.55	\$2,927	11.35	\$3,258
Regional Recreational Facility	Acre	2.39	\$605	2.35	\$673

**Regional Road
Impact Fee
(RRIF)**

5th Edition

Draft

An informational brochure
brought to you by the



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RRIF Credit Extensions



New development built significant improvements on the regional road network

- Outstanding Credit Balance – 833,000 VMTs
- Credits may expire before they can be used
- Credits are being sold at a reduced rate on the open market

9/19/14 - RTC Board voted to extend the expiration dates for an additional 10 years for credit holders who apply for the extension.

- Requires an amendment to the RRIF GAM
- Requires CCFEA amendments for each credit holder requesting an extension

Next Steps for Adoption



Local Jurisdictions Informational Meetings - October

Sparks Capital Improvements Advisory Committee – Dec

Sparks City Council 1st/2nd Readings - December

Adoption of the GAM and Impact Fee Schedule – Dec

New Impact Fees in Effect – March/April



Questions?

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History of Regional Road Impact Fee Rates



Edition	Year Adopted	Reno	Outside Reno	Avg Daily Trip Lengths	SFR	SFR Reno	SFR Outside Reno
		\$/VMT	\$/VMT	Miles	VMT	\$	\$
1st Edition	2/15/1996	\$101.00	\$123.00	3.13	14.96	\$1,511.00	\$1,840.00
2nd Edition	7/8/1999	\$110.00	\$126.00	3.20	15.30	\$1,683.00	\$1,928.00
3rd Edition	7/1/2003	\$123.00	\$135.00	3.20	15.33	\$1,886.00	\$2,070.00
3rd Edition Indexing	8/1/2006	\$126.22	\$138.54	3.20	15.33	\$1,934.95	\$2,123.82
4th Edition - Board Adjusted Fee (50% over 3rd Edition Indexing)	12/3/2007	\$157.78	\$173.18	3.20	18.40	\$2,903.15	\$3,186.51
4th Edition - Amendment No. 1 Phase In - Year 1	1/19/2009	\$184.83	\$197.72	3.38	18.86	\$3,485.89	\$3,729.00
4th Edition - Amendment No. 1 Phase In - Year 2	1/25/2010	\$216.22	\$227.12	3.56	19.32	\$4,177.37	\$4,387.96
Proposed 5th Edition North Service Area	~12/2014	\$253.39	\$253.39	2.87	14.93	\$3,784.00	\$3,784.00
Proposed 5th Edition South Service Area	~12/2014	\$287.05	\$287.05	2.82	14.67	\$4,212.00	\$4,212.00