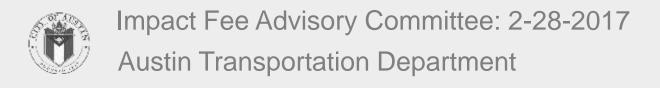


PREDICTABLE.
TRANSPARENT.



# **Street Impact Fees**



#### **Overview**

- Role of Advisory Committee
- Public Engagement Plan
- Key Milestones
- Impact Fee Components
- Schedule
- Questions





# Role of Advisory Committee





# Role of Advisory Committee During Study

- Advise and assist the City Council in adopting land use assumptions
- 2. Review the capital improvements plans and file written comments





## Role of Advisory Committee After Study

- 1. Monitor and evaluate implementation of the capital improvements plan
- 2. File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
- 3. Advise the City Council of the need to update or revise the land use assumptions, capital improvements plan, and impact fee







- Outreach Tools
  - Website:
    - austintexas.gov/streetimpactfee
    - FAQs
    - Sign-Up for Updates
    - E-mail Questions
    - Business Cards
    - Factsheets





#### THE STUDY

The City of Austin is proposing to develop and implement a Street Impact Fee Program. A Street Impact Fee would be a charge assessed on new development to pay for the construction or expansion of roadway facilities that are necessitated by and benefit that new development.

In August 2016, the City hired a consultant to assist with the technical analysis required by Chapter 395 of the Texas Local Government Code to determine the maximum assessable



#### STREET IMPACT FEES

#### WHAT IS AN IMPACT FEE?

Impact fees are one-time charges imposed by a city to a new development for a portion of the costs related to specific capital improvement projects or facility expansions necessitated by and attributable to that new development. They are paid by developers at the time a building permit is issued.

Impact fees are a method of shifting a portion of the attributable burden of the cost of new or expanded infrastructure - capital growth - required to serve new development away from the community at large (all tax payers) and into the new development itself.

Through them, new people/organizations moving into the area will pay a portion of the infrastructure necessary to accommodate the new growth with which they are going to impact the community, otherwise the cost is passed along to the developer. These fees can parks and schools that are needed to serve the development. Impact improvements.

#### IMPACT FEES IN TEXAS

Impact fees are authorized under Chapter 395 of the Texas Local Government Code. State Law standardizes and limits impact fee calculation, providing upfront knowledge of the contribution that will be required from the applicant to mitigate impacts from the development.





- Outreach Tools
  - Stakeholder Interviews
  - Social Media
  - Public Meetings (4)
    - Austin Neighborhoods Council
    - Real Estate Council (RECA)
    - Urban Land Institute (ULI)
    - Public Meeting





- Impact Fee Advisory Committee
  - Pre-Meeting Office Hours
  - Meetings are Public





# **Key Milestones**





## **Key Milestones: Steps Forward**

- Service Areas: Today
- Land Use Assumptions: March May
- Capital Improvements Plan: June August
- Overall Assumptions: September
- Ordinance and Policy November January





# Street Impact Fee: Components

- What Are The Components?
  - Service Areas
  - Land Use Assumptions
  - Service Units
  - Capital Improvements Plans





# **Service Areas**





### Impact Fee Basics: Service Areas

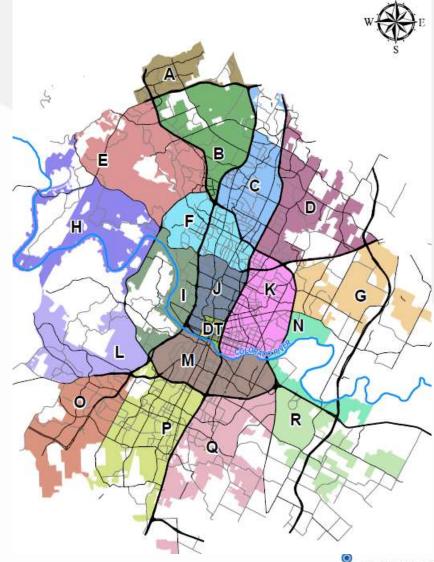
- Impact Fee Service Areas
  - Funds collected within a service area must be spent on projects within the same service area within 10 years
  - Water (Service Area: Citywide)
  - Sewer (Service Area: Citywide)
  - Street (Service Area: 6 miles)
    - Limited to Corporate Limits for roadways; Cannot include ETJ





## Impact Fee Basics: Service Areas

- Strategy
  - Downtown
  - Loop Theme
  - Highway Boundaries





# **Land Use Assumptions**





#### **LUA Overview**

- Goal: Identify 10-year growth in service units
- For SIF, service units are trips, which are generated based on different land use characteristics:
  - Residential trips number of dwelling units
  - Employment trips amount of commercial square footage (by type)
- Base year = 2017
- ATD coordinating with Austin Water on LUA
  - AW currently preparing Water/Wastewater Impact Fee Study

#### Land Use: W/WW versus SIF

#### **AW W/WW Impact Fee**

- Different Service Areas
  - COA boundaries (ETJ, Full Purpose)
- Service Unit: Meter
- Served Population/Employees
- 2015 Base Year

#### ATD SIF

- Service Area limit to Full and Limited-Purpose Jurisdiction
- Service Unit: Vehicle-Mile
- All dwelling units and amount of commercial square footage
- 2017 Base Year





#### **Base Year Estimates**

- Data collected and processed at parcel level
- Parcel-level estimates aggregated up to DTI polygon level and checked against Austin Water estimates for consistency
- Overall city-wide comparison
- 2015 estimates scaled up to 2017 by building permits

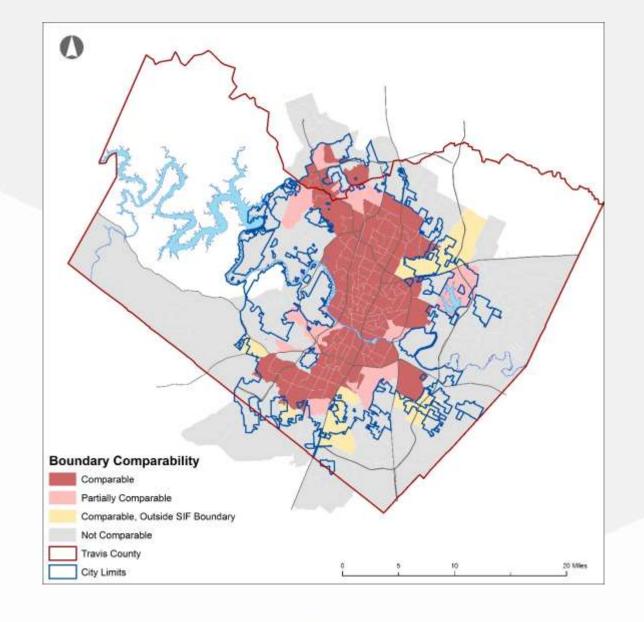




#### **DTI Comparability**

## Of the 230 DTI polygons:

- 130 completely overlap SIF study boundary and are comparable
- 9 partially overlap SIF study boundary and Comparable
- 13 not comparable, inside SIF study boundary
- 78 not comparable, outside SIF boundary

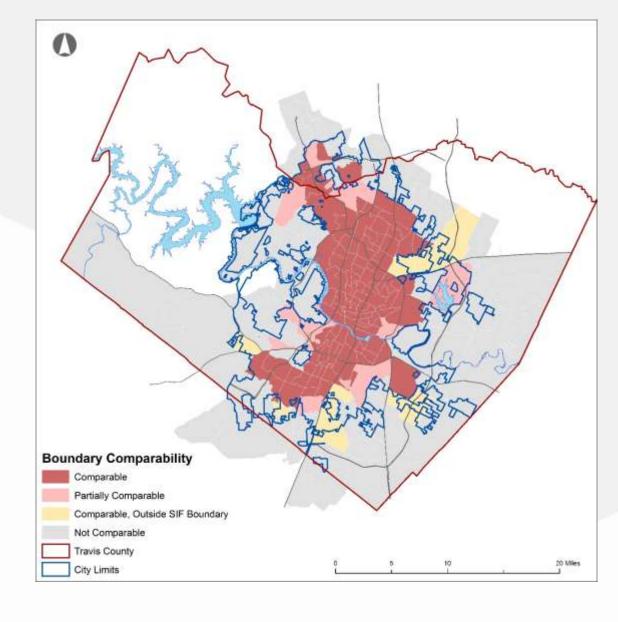






### **AW Comparison**

	Residential (Dwelling Units)		Employment (Jobs)	
	Austin Water	SIF 2015	Austin Water	SIF 2015
1-1 Comparable DTI Polygon Area	316,619	321,239	468,090*	466,160
CoA Full and Limited Purpose	-	379,082	626,594*	616,961



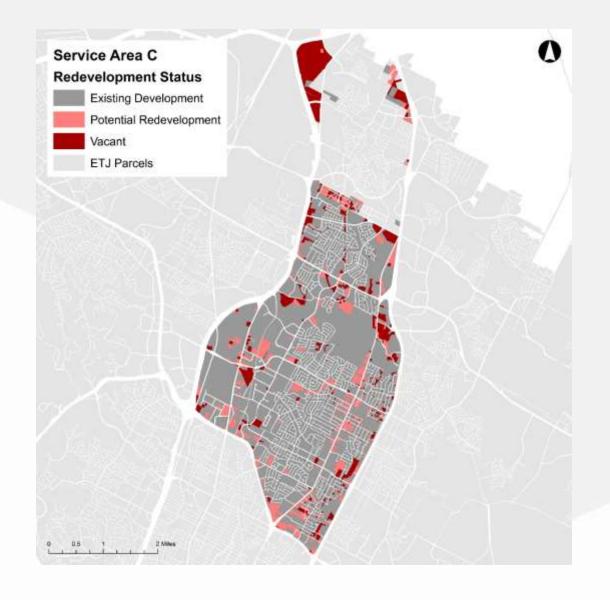




<sup>\*</sup> Employment on non-employment parcels removed from total.

#### Ten Year Growth (2027)

- Parcels are identified as candidates for future growth.
  - Candidates are vacant, or have a land value greater than their improvement value
- Future year densities and development attractiveness scores assigned to candidate parcels.
- Growth assigned to candidate parcels based on 10-year "caps" and growth rates adapted from AW forecast.







# Schedule





#### Schedule: Discussion

- Do we want subcommittees for deeper dive into key milestones
  - Service Areas: Today
  - Land Use Assumptions: March May
  - Capital Improvements Plan: June August
  - Overall Assumptions: September
  - Ordinance and Policy November January
- How often to meet?





#### **Schedule: Actions**

- Service Area Feedback
- Next Milestone Land Use





# Questions



