

Law Enforcement Impact Fee Study Update

Board of County Commissioners
Public Hearing

January 15, 2013

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Presentation Outline

- **Background**
- **Study Update**
- **Impact Fee Summary**
- **Requested Action**

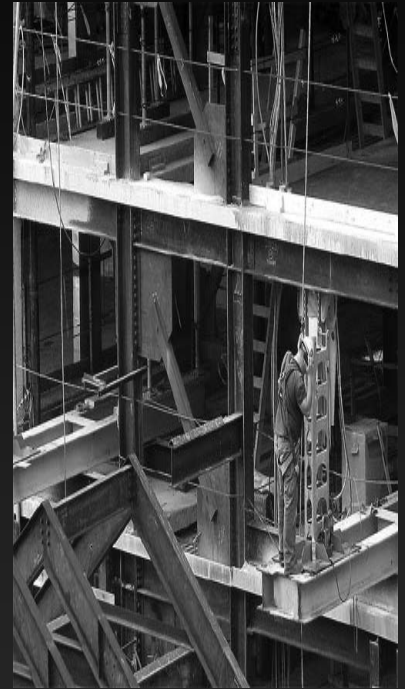




Background

Definition:

Impact Fees are one-time assessments charged by local governments to new development to fund a proportionate share of capital improvements attributed to that development.





Background (continued)

Impact Fees

- Fire/Rescue Services (October 30, 2012)
- Law Enforcement (January 15, 2013)
- Roads (November 13, 2012)
- Parks and Recreation (October 30, 2012)
- Schools (June 7, 2011)





Background (continued)

- **Payment due at building permit**
- **For Capital Expenditures only**
- **Parks/Recreation and School Impact Fees are charged to residential uses only**
- **Require Periodic Review**
- **Ordinance Increasing Fee requires 90-day notice**
- **Law Enforcement Impact Fee Study Methodology is not changing**



Background (continued)

Review Process

- **Development Advisory Board (DAB)**
- **LPA Worksession**
- **LPA Public Hearing**
- **BCC Public Hearing (Ordinance)**



Study Update

Basic Impact Fee Calculation

Calls per Land Use Type (e.g. SF Unit)	Multiplied by the Capital Cost per Call (<i>building space and vehicles</i>)	Less Credit for Debt Payments
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Study Update (continued)

Building Cost Comparison

	2005	Proposed Study	Increase	% Change
Building Sq. Feet	235,641	339,569	103,928	44%
Cost per Sq. Foot	\$170	\$212	\$42	25%
Total Cost	\$40,058,970	\$71,988,542	\$31,929,572	80%



Study Update (continued)

Vehicle Cost Comparison

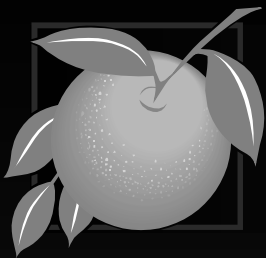
	2005	Proposed Study	Increase	% Change
Total Vehicles	1,234	1,975	741	60%
Total Vehicle Cost	\$32,573,782	\$70,046,069	\$37,472,287	115%



Study Update (continued)

Net Capital Cost per call for Service

Building Cost	\$71,988,542
Vehicle and Equipment Cost	\$70,046,069
Total Capital Cost	\$142,034,611
<i>Less Eligible Outstanding Debt</i>	<i>\$13,769,305</i>
Net Capital Cost	\$128,265,306
Annual Calls-for Service	513,693
Net Capital Cost per Call-for-Service	\$250



Study Update (continued)

Changes in Calls for Service

Land Use Type	Units of Development	2005 Calls for Service	2010 Calls for Service	Total Change in Calls	2005 Units	Current Units	Total Unit Growth	2005 Calls per Unit	Current Calls per Unit
Single Family Detached	Dwelling	187,625	190,678	3,053	168,800	175,966	7,166	1.11	1.08
Multi-Family/Mobile-Home	Dwelling	32,853	127,522	94,669	94,711	103,082	8,371	0.35	1.24
Hotel/Motel	Rooms	25,286	37,807	12,521	44,871	69,747	24,876	0.56	0.54
Commercial/Retail	1,000 sq. ft.	66,895	105,515	38,620	37,795	53,317	15,522	1.77	1.98
Office/Institutional	1,000 sq. ft.	19,758	35,261	15,503	44,888	80,455	35,567	0.44	0.44
Manufacturing	1,000 sq. ft.	2,829	5,178	2,349	10,402	10,953	551	0.27	0.47
Warehousing	1,000 sq. ft.	9,812	10,329	517	36,123	45,306	9,183	0.27	0.23
Schools (Private Only)	1,000 sq. ft.	526	1,403	877	4,021	10,868	6,847	0.13	0.13
TOTAL		345,584	513,693	168,109	441,611	549,695	108,084		

1. The 2005 Orange County Law Enforcement Impact Fee report consolidates Manufactured Homes and Multifamily, while this report separates the two categories. This chart shows remains consistent with the 2005 methodology in order to show call and development growth.



Study Update (continued)

Calls by Land Use Type

Land Use ¹	Unit of Development	Calls for Service ²	Existing Units	Calls/Unit
Single Family Detached	Dwelling	190,678	175,966	1.08
Multifamily	Dwelling	107,805	84,371	1.28
Manufactured Home	Dwelling	19,717	18,711	1.05
Hotel/Motel	Room	37,807	69,747	0.54
Commercial/Retail	1,000 Sq. Ft.	105,515	53,317	1.98
Office/Institutional	1,000 Sq. Ft.	35,261	80,455	0.44
Manufacturing	1,000 Sq. Ft.	5,178	10,953	0.47
Warehousing	1,000 Sq. Ft.	10,329	45,306	0.23
Schools (Private Only)	1,000 Sq. Ft.	1,403	10,868	0.13
Total Calls		513,693		

1. Categories of land use by type are consistent with 2005 Law Enforcement Impact Fee Update except for separating Multifamily and Manufactured Homes into two categories, as discussed with Orange County.

2. 2010 Calls for service provided by the Orange County Sheriff's Office and coded by land use by type.



Study Update (continued)

Capital Cost and Calls Comparison

	2005 Study	Proposed Study	Increase Decrease	% Change
Building Cost	\$40,058,970	\$71,988,542	\$31,929,572	80%
Vehicle Cost	\$32,573,782	\$70,046,069	\$37,472,287	115%
Total Capital Cost	\$72,632,752	\$142,034,611	\$69,401,859	96%
Eligible Debt	\$12,424,416	\$13,769,305	\$1,344,889	11%
Net Capital Cost	\$60,208,336	\$128,265,306	\$68,056,970	113%
Annual Calls for Service	345,584	513,693	168,109	49%
Net Capital Cost per Call	\$174	\$250	\$75	43%



Study Update (continued)

Proposed Fee Based on Calls for Service in Associated Land Use

Land Use	Unit	2005 Fee ¹	Current Fee ²	Proposed Fee	Change ³	% Change ³
Single Family Detached	Dwelling	\$193	\$156	\$271	\$78	40%
Multifamily	Dwelling	\$61	\$49	\$319	\$258	423%
Manufactured Homes	Dwelling	\$61	\$49	\$263	\$202	331%
Hotel/Motel	Room	\$98	\$79	\$135	\$37	38%
Commercial/Retail	1,000 Sq. Ft.	\$308	\$249	\$494	\$186	60%
Office/Institutional	1,000 Sq. Ft.	\$77	\$62	\$109	\$32	42%
Manufacturing	1,000 Sq. Ft.	\$47	\$38	\$118	\$71	151%
Warehousing	1,000 Sq. Ft.	\$47	\$38	\$57	\$10	21%
Schools (Private Only)	1,000 Sq. Ft.	\$23	\$19	\$32	\$9	40%

1. Fees calculated in the 2005 Orange County Law Enforcement Impact Fee Study.

2. Current fees include annual indexing at a 2.5% rate as indicated in the Orange County Code, Part II, Chapter 23, Article II – Law Enforcement Impact Fee, Section 23-29. Included is a temporary 25% reduction for any building permit issued between May 13, 2011 and March 31, 2012.

3. This indicates change from the maximum supportable 2005 fee calculation.



Impact Fee Summary

Single Family Residence:

	Prior Fee	Prior Fee @ 75%	New Fee*	Difference between New Fee and Prior Fee	Difference between New Fee and Prior Fee @ 75%
Law	\$208	\$156	\$271	\$63	\$115
Fire	\$223	\$167	\$270	\$47	\$103
Roads	\$3,825	2,868	\$2,924	(\$901)	\$56
Parks	\$1,391	\$1,043	\$972	(\$419)	(\$71)
Schools**	\$13,041	\$6,525	\$6,525	(\$6,516)	\$0
Total	\$18,688	\$10,759	\$10,962	(\$7,726)	\$203

*Various Effective Dates

**Prior Fee @ 51% (not @ 75%)



Impact Fee Summary (cont.)

Multi-Family Residence:

	Prior Fee	Prior Fee @ 75%	New Fee*	Difference between New Fee and Prior Fee	Difference between New Fee and Prior Fee @ 75%
Law	\$66	\$49	\$319	\$253	\$270
Fire	\$195	\$146	\$197	\$2	\$51
Roads	\$2,681	\$2,011	\$1,938	(\$743)	(\$73)
Parks	\$1,003	\$752	\$702	(\$301)	(\$50)
Schools**	\$7,328	\$3,921	\$3,921	(\$3,407)	\$0
Total	\$11,273	\$6,879	\$7,077	(\$4,196)	\$198

*Various Effective Dates

**Prior Fee @ 54% (not @ 75%)



Impact Fee Summary (cont.)

Commercial/Retail (Per 1000 Square Feet):

	Prior Fee	Prior Fee @ 75%	New Fee*	Difference between New Fee and Prior Fee	Difference between New Fee and Prior Fee @ 75%
Law	\$332	\$249	\$494	\$162	\$245
Fire	\$248	\$186	\$297	\$49	\$111
Roads**	\$13,821	\$10,366	\$4,275	(\$9,546)	(\$6,091)
Parks	\$0	\$0	\$0	N/A	N/A
Schools	\$0	\$0	\$0	N/A	N/A
Total	\$14,401	\$10,801	\$5,066	(\$9,335)	(\$5,735)

*Various Effective Dates

**50,000 Sq. ft. or less



Impact Fee Summary (cont.)

Office/Institutional (Per 1000 Square Feet):

	Prior Fee	Prior Fee @ 75%	New Fee*	Difference between New Fee and Prior Fee	Difference between New Fee and Prior Fee @ 75%
Law	\$83	\$62	\$109	\$26	\$47
Fire	\$203	\$152	\$117	(\$86)	(\$35)
Roads**	\$6,989	\$5,242	\$4,180	(\$2,809)	(\$1,062)
Parks	\$0	\$0	\$0	N/A	N/A
Schools	\$0	\$0	\$0	N/A	N/A
Total	\$7,275	\$5,638	\$4,406	(\$2,869)	(\$1,232)

*Various Effective Dates

**50,000 Sq. ft. or less



Impact Fee Summary (cont.)

Hotel/Motel (Per Room):

	Prior Fee	Prior Fee @ 75%	New Fee*	Difference between New Fee and Prior Fee	Difference between New Fee and Prior Fee @ 75%
Law	\$106	\$79	\$135	\$29	\$56
Fire	\$180	\$135	\$149	(\$31)	\$14
Roads	\$2,837	\$2,128	\$1,483	(\$1,354)	(\$645)
Parks	\$0	\$0	\$0	N/A	N/A
Schools	\$0	\$0	\$0	N/A	N/A
Total	\$3,123	\$2,342	\$1,767	(\$1,356)	(\$575)

*Various Effective Dates



Requested Action

- **Finding of Sufficiency with Sec. 30.2 Orange County Code**
 - **Economic Impact**
- **To make a finding of Consistency with the Comprehensive Plan and Approve the Law Enforcement Impact Fee Ordinance and Study. All Districts**

Effective Date of Ordinance: April 22, 2013

Law Enforcement Impact Fee Study Update

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Public Hearing

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Requested Action (cont'd)

- **CIE 1.4.1**
 - **Orange County shall continue to impose impact fees as a means of establishing and paying for future development's proportional cost of the capital improvements.**
- **CIE 1.6.1**
 - **Orange County shall assess impact fees on new development to cover a fair share of capital cost to provide those services to new growth.**



Requested Action (cont'd)

- **CIE 1.6.2**
 - **Impact Fees shall continue to be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies.**



Effective Date(s)

- **Law** **April 22, 2013**
- **Fire** **February 4, 2013**
- **Roads** **February 16, 2013**
- **Parks** **November 5, 2012**
- **Schools** **May 13, 2011**