

CDD Fees Update

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March 3, 2021

This Afternoon's Presentation . . .

- **General background information regarding the fees update.**
- **Staff work on the fees update as of the end of February.**
- **Comparison of proposed fees with fees in other localities.**
- **Impact of proposed fees on development in Albemarle – case studies.**
- **Remaining Timeline.**
- **Questions?**

General Background . . .

- Fees covered in Chapters 5 (Building), 14 (Subdivisions), 17 (WPO), and 18 (Zoning) of the County Code.
- 2008 BOS policy: Adjust existing fees every two years, based on Board-adopted staff salaries.
- Policy has not been routinely applied – most CDD fees last adjusted in November 2015.
- Lack of increase since then => increasing disparity between CDD revenues and costs.
- Some costs, also, are not currently addressed in the County's Code.

Staff Work as of End of February . . .

- **Developed tentative calculations for updates to existing fees, using the 2008 Board-adopted policy. (Increases are around 10% for most items).**
- **Identified services related to architectural review, inspections, WPO => proposed *new* fees, based on relative time required to do the tasks.**
- **Constructed tentative estimate for a new Technology Fee that would help fund replacement for CountyView (CV) software system.**
 - **CDD uses to CV track development. CV is sixteen years old. New system could be integrated across County departments and could streamline development review process. Would be more user friendly than is CV.**

Staff Work as of End of February (Cont.) . . .

- **Outreach, Part I: Sent emails to A-mail recipients, as well as anyone who has done building and/or planning work with CDD in past two years, alerting them of proposed changes, link to docs, and feedback box.**
- **Roughly 650 webpage visits, but only one comment. Deadline for comments was February 26, 2021.**
- **Outreach, Part II: January 19th – met with reps from the Blue Ridge Home Builders Assoc., Free Enterprise Forum, Southern Development, and Great Eastern; January 21st – met with reps from SELC and the PEC.**
- **Considerations gained from Part II Outreach:**
 - **Group desires fee comparisons with additional jurisdictions.**
 - **Participants wonder about impact on projects => case studies.**
 - **Question about cost recovery percentage. Same for new fees as for old?**

Comparison with Other Localities . . .

- Examined other Virginia jurisdictions' development-related fees in order to determine if updated levels of *existing* fees, and proposed *new* fees, are reasonable.
 - Looked at Fairfax and Montgomery (for technology fee), Alexandria (for ARB-type fees), and Charlottesville (next-door neighbor).
 - Examined general fees in Hanover, Henrico, James City County, and Roanoke County. These localities were identified as comparables.

Comparison with Other Localities (Cont.)

<u>Fee Category</u>	<i>Proposed</i> <u>Albemarle</u> <u>Fee (\$)</u>	<i>Avg. Non-</i> <u>Albemarle</u> <u>Fee (\$)</u>
Bldg. Permit - SFD	1,160.00	670.00
Bldg. Permit - Commercial Bldg.	2,050.00	10,124.60
Site Plan - SFD - Initial	1,580.00	1,304.00
Site Plan - Comm. Bldg. - Initial	3,020.00	806.40
Rezoning App. - Residential	2,958.00	1,792.75
Rezoning App. - Commercial	2,958.00	1,348.05
Subdivision - Prelim. Plat	1,360.00	789.60
Subdivision - Final Plat	1,301.00	598.50
<i>Average of These Fees</i>	<i>2,048.38</i>	<i>2,179.24</i>

Case Studies (Cont.) . . .

- Examined a set of six recent developments in Albemarle.
- Looked at fees that were charged for these projects;
- Staff calculated the levels that would be charged under proposed changes to *existing* fees as well as proposed *new* fees.
- For each of the six developments, determined difference in total actual fees vs. total proposed fees.

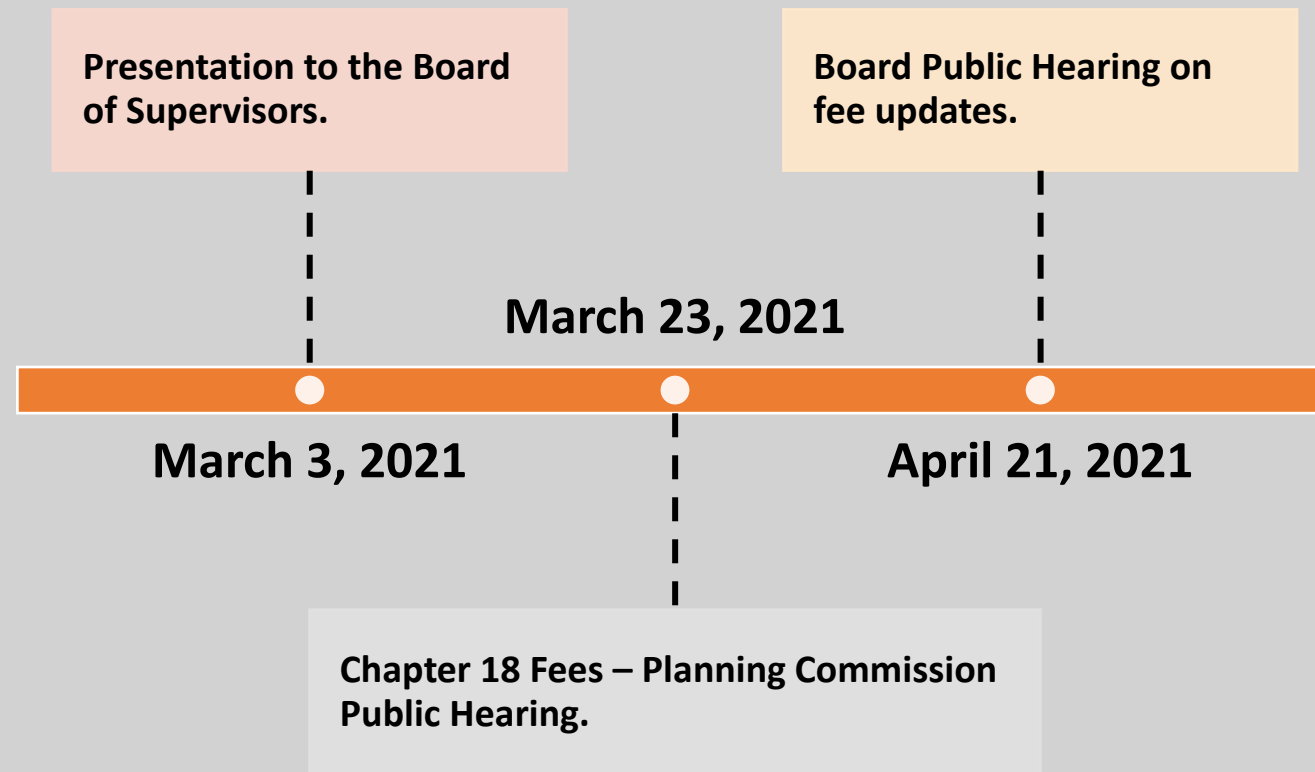
Case Studies (Cont.) . . .

<u>Project</u>	<u>Type</u>	<u>Total Fees (Current)</u>	<u>Total Fees (Proposed)</u>	<u>Increase</u>
999 Rio Road East	Rezoning	\$8,347	\$10,159	\$1,812
1538 Oakencroft Circle	SFD - ca. 2,500 SF	\$2,705	\$3,630	\$925
2704 Poorhouse Road	SFD - ca. 2,500 SF	\$1,129	\$1,844	\$715
810 Stargazer Lane	TH - Affordable	\$934	\$1,403	\$469
601 5th Street Landing	Commercial Bldg.	\$18,586	\$24,272	\$5,687
1576 Avon Street Ext.	Commercial Bldg.	\$17,884	\$23,177	\$5,293

Case Studies (Cont.) . . .


<u>Project</u>	<u>Type</u>	<u>Total Fees (Current)</u>	<u>Total Fees (Proposed)</u>	<u>Increase</u>	<u>Est. or Act. Assess. Val.</u>	<u>Incr. as % of Assess. Val.</u>
999 Rio Road East	Rezoning	\$8,347	\$10,159	\$1,812	\$448,100	0.40%
1538 Oakencroft Circle	SFD - ca. 2,500 SF	\$2,705	\$3,630	\$925	1,071,340	0.09%
2704 Poorhouse Road	SFD - ca. 2,500 SF	\$1,129	\$1,844	\$715	413,000	0.17%
810 Stargazer Lane	TH - Affordable	\$934	\$1,403	\$469	308,700	0.15%
601 5th Street Landing	Commercial Bldg.	\$18,586	\$24,272	\$5,687	2,341,695	0.24%
1576 Avon Street Ext.	Commercial Bldg.	\$17,884	\$23,177	\$5,293	2,366,400	0.22%
					Average =	0.21%

Remaining Timeline . . .




For Additional Information, Please visit . . .

<https://www.albemarle.org/government/community-development/community-development-fees>



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Questions?

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