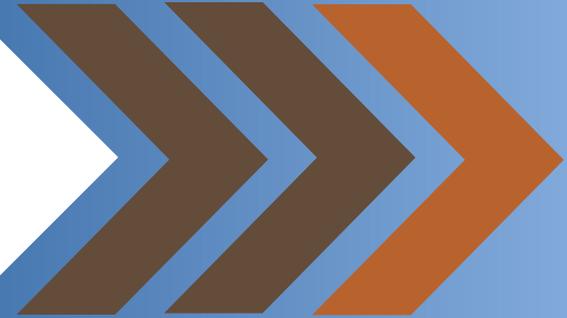




City of Tigard



System Development Charges for Parks and Transportation

Council Workshop
February 17, 2015



 **FCS GROUP**
Solutions-Oriented Consulting



Presentation Agenda

- ◆ River Terrace Funding Strategy Direction
- ◆ SDC Basics
- ◆ SDC Analysis
 - Parks
 - Transportation
- ◆ Credit Policy Issues
 - Current Tigard Practice
 - North Bethany Practice
 - Hybrid Approach



RT Funding Strategy: Parks

Funding Mechanism	Payment Base	Rate	Near Term Funding	Long Term Funding	Total Revenue	New?	If existing fee, does it increase?
City General Fund	Citizens		\$ 250,000	\$ -	\$ 250,000	<input type="checkbox"/>	N/A
SDC- Citywide	Developers	Parks SDCs = \$6,451 perSFD (est. avg.)	\$ 2,000,000	\$ 9,263,400	\$ 11,263,400	<input type="checkbox"/>	No
SDC - RT	Developers	Parks SDCs = \$1,200 perSFD (est. avg.)	\$ -	\$ 2,794,000	\$ 2,794,000	<input checked="" type="checkbox"/>	
Utility Fee	Customers	+/- \$1.11 per month (est. avg.)	\$ -	\$ 3,000,000	\$ 3,000,000	<input checked="" type="checkbox"/>	
G.O. Bond	Citizens	Bond costs \$63/year for \$311,000 median home (est.)	\$ -	\$ 9,100,000	\$ 9,100,000	<input checked="" type="checkbox"/>	
Grants	Other entities		\$ -	\$ 1,024,000	\$ 1,024,000	<input checked="" type="checkbox"/>	
Total			\$ 2,250,000	\$ 25,181,400	\$ 27,431,400		

Source: FCS GROUP.

- ◆ Mix of citywide and RT district overlay SDCs in near-term
- ◆ Uniform citywide fee (base charge) plus RT district overlay charge
- ◆ New citywide parks utility fee and new G.O. bond needed to reduce SDC amounts



RT Funding Strategy: Transportation

Funding Mechanism	Payment Base Rate	Near Term Funding	Long Term Funding	Total Revenue	New?	If existing fee, does it increase?
Fund Transfers	Citizens Avg. \$150,000 a year contributions	\$ 1,000,000	\$ 2,000,000	\$ 3,000,000	<input type="checkbox"/>	N/A
TDT Revenue**	Developers TDT = \$6,323 per dwelling (avg)	\$ -	\$ 3,040,000	\$ 3,040,000	<input type="checkbox"/>	No
SDC - Citywide	Developers \$5,000 per dwelling (avg)	\$ 2,025,000	\$ 6,705,000	\$ 8,730,000	<input checked="" type="checkbox"/>	
SDC - RT	Developers Subdistrict Transportation SDCs = \$467 per dwelling (avg)	\$ 252,000	\$ 835,000	\$ 1,087,000	<input checked="" type="checkbox"/>	
Transportation Utility Fee Surcharge	Citizens within RT \$5/month surcharge	\$ 100,000	\$ 1,300,000	\$ 1,400,000	<input checked="" type="checkbox"/>	
Private Cost***	Developers	\$ 3,700,000	\$ 13,820,000	\$ 17,520,000	<input type="checkbox"/>	N/A
Developers***	Developers	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	<input type="checkbox"/>	N/A
WA County (cost share)	County property to be determined owners/citizens	tbd	tbd	tbd	<input type="checkbox"/>	N/A
ODOT/Metro grants (cost share)	State/Metro citizens	\$ -	\$ 900,000	\$ 900,000	<input type="checkbox"/>	N/A
Total		\$ 11,077,000	\$ 32,600,000	\$ 43,677,000		

** Net after credits.

*** Non-credit eligible; excludes Roy Rogers Road improvements.

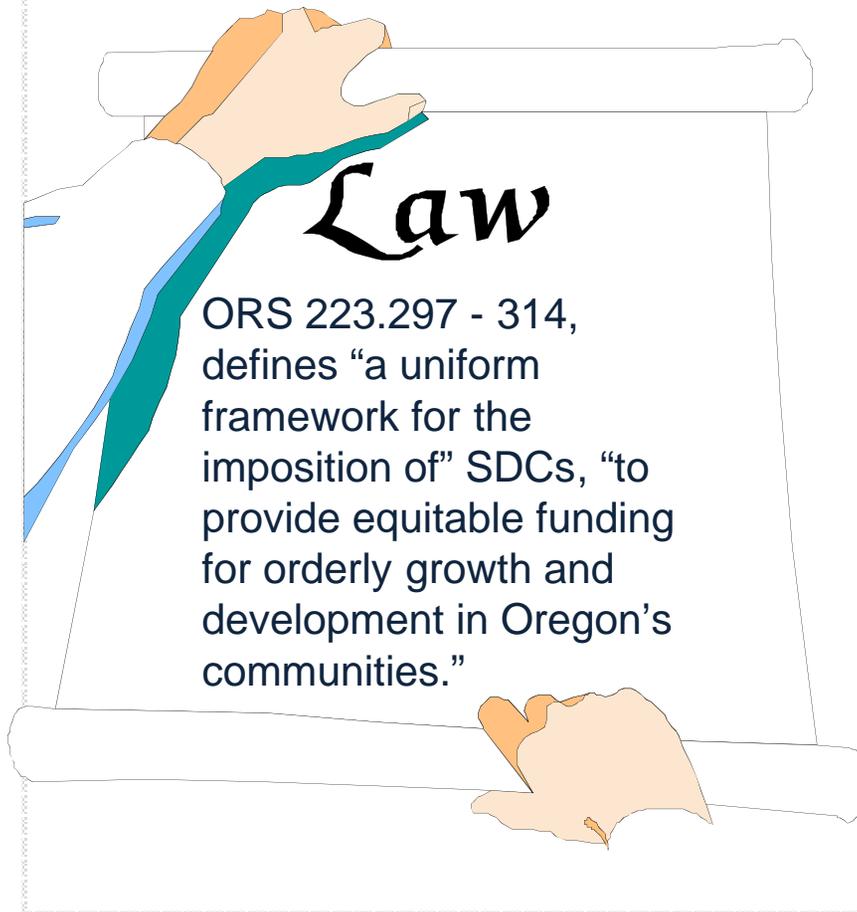
**** Includes TDT credits for Roy Rogers Road improvements.

Source: FCS GROUP.

- ◆ Mix of TDT, citywide and RT district SDCs, RT overlay district transportation utility fee, developer street dedications, and WA County participation
- ◆ Uniform citywide fee (base charge) plus district overlay charge
- ◆ Maintain current Credit policy



SDC Basics: Oregon Law

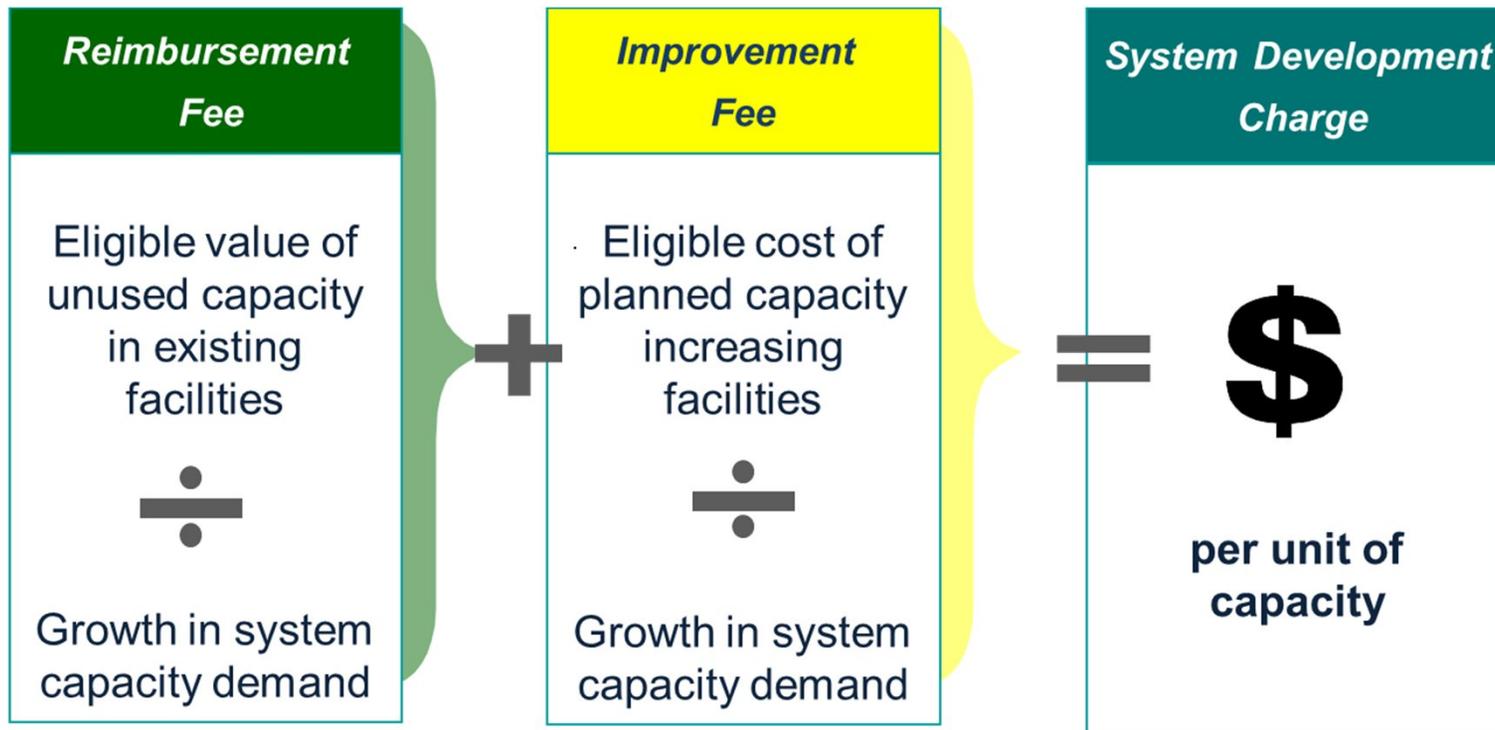


Key Characteristics

1. SDCs are one-time charges, not ongoing rates.
2. SDCs are for capital only, in both their calculation and in their use.
3. Properties which are already developed do not pay SDCs unless they “redevelop.”
4. SDCs include both future and existing cost components.
5. SDCs are for general facilities, not “local” facilities.

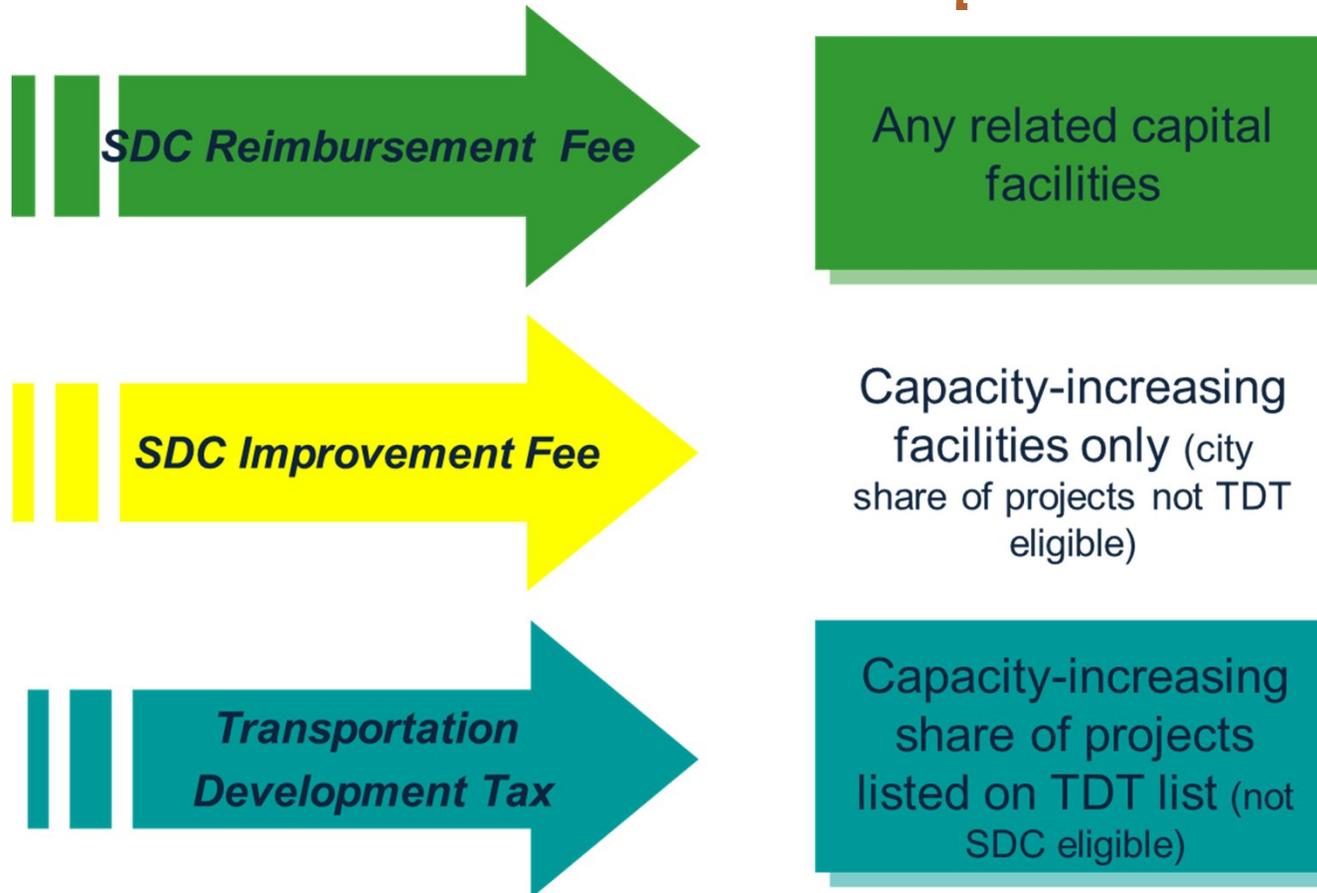


SDC Basics: Methodology





SDC Basics: Allowable Expenditures





Parks SDC Analysis

- ◆ Capital Improvements
- ◆ Improvement fee cost basis
- ◆ Reimbursement fee cost basis
- ◆ Current and Draft SDCs
 - Scenario 1: Discount SDCs per RT Strategy
 - Scenario 2: Full SDCs



Parks Capital Improvements

- ◆ Total capital cost of \$84 M for 25+ projects*
- ◆ \$69.6 M in SDC-eligible project cost (SDC-i cost basis)
- ◆ SDC project cost equates to 82% of total project cost

	# of projects	Total Cost	SDCi Eligible Cost	% SDC Eligible
Projects with Citywide Benefit	25	\$69,520,000	\$60,196,362	
Projects with River Terrace Benefit	note 1	\$14,908,087	\$9,382,597	
Total		\$84,428,087	\$69,578,959	82%

Note 1: 19.25 community park is included with citywide projects. River Terrace projects include: 9.62 acres of neighborhood parks; 8.02 acres of linear parks; 3.01 miles of trails; and 65 acres of natural areas per River Terrace Parks Master Plan, 2014.

* Based on capital projects included in Tigard Parks and Trails master plans, and River Terrace Parks Master Plan.



Parks SDCs: Scenarios

- ◆ Scenario 1: Discount SDCs with grants, new monthly parks utility fee, bonds, developer dedications, and selected project deferrals to close funding gap (\$4.8 M)
 - Option A Districts: Requires \$6,451 per DU (citywide and \$7,671 per DU in RT district overlay).
 - Option B Uniform: Requires uniform citywide SDC of \$6,794 per DU

- ◆ Scenario 2: Full-Cost SDCs with grants, new monthly parks utility fee and bonds (no funding gap)
 - Option A Districts: Requires \$6,601 per DU (citywide and \$10,378 per DU in RT district overlay).
 - Option B Uniform: Requires uniform citywide SDC of \$7,562 per DU



Parks Scenario 1: Discounted SDCs

Scenario 1: Discount SDCs using new utility fee, grants and bond to close funding gap					
	Total	City-wide	River Terrace	SDC-i Option A: Districts (avg.)	SDC-i Option B: Uniform Charge (avg.)
Total Cost (Land & Improvements)	\$ 85,088,087	\$ 70,180,000	\$ 14,908,087		
Less SDC Eligible Revenue**	\$ 60,549,069	\$ 57,489,309	\$ 3,059,760	\$6,451/per DU citywide; \$7,671/per DU in RT overlay	\$6,794 uniform citywide SDC
Remaining Funding Required	\$ 24,539,018	\$ 12,690,691	\$ 11,848,327		
Other Potential Funding Sources					
	Notes				
Grants	\$ 1,024,000		\$ 1,024,000	Potential Metro, State or foundation grants	
Parks Utility Fees (\$1.11/month)	\$ 5,756,000	\$ 1,359,000	\$ 4,397,000	Assumes 100% of RT utility fees, and 75% of citywide fee	
New Citywide Park Bond	\$ 13,000,000	\$ 6,572,673	\$ 6,427,327	Equates to levy of \$0.20 per \$1,000 AV; or \$63/year for average homeowner	
Total Other Funding	\$ 19,780,000	\$ 7,931,673	\$ 11,848,327		
Net Funding Gap***	\$ (4,759,018)	\$ (4,759,018)	\$ -		
* Total project costs to complete long-range capital improvements consistent with River Terrace and other citywide planning documents. ** SDC revenue adjusted to exclude remaining bond principal and include administrative costs.					
** Funding Gap Sources:	Percent of gap	Amount	Notes		
Delay project construction	50%	\$ (2,379,509)	City could re-establish capital		
Await non-local grants	20%	\$ (951,804)			
Require developer dedications	10%	\$ (475,902)	This may limit development		
City GO Bond(s)	0%	\$ -			
City Fund Transfers	0%	\$ -			
City Parks Utility Fee Increase	20%	\$ (951,804)	Requires +/- \$1.32/month parks		
Total	100%	\$ (4,759,018)			

Amounts shown are estimated average SDC-i charges; actual charges will vary by dwelling type



Parks Scenario 2: Full-Cost SDCs

Scenario 2: Full-Cost SDCs and new parks utility fee and bonds to close funding gap				SDC-i Option A: Districts (avg.)	Option B: Uniform Charge (avg.)
	Total	City-wide	River Terrace		
Total Cost (Land & Improvements)*	\$ 85,088,087	\$ 70,180,000	\$ 14,908,087	\$6,601/per DU citywide; \$10,378/per DU in RT overlay	\$7,562 uniform citywide SDC
Less SDC Eligible Revenue**	\$ 66,528,423	\$ 57,145,826	\$ 9,382,597		
Remaining Funding Required	\$ 18,559,664	\$ 13,034,174	\$ 5,525,490		
Other Potential Funding Sources				Notes	
Grants	\$ 1,024,000		\$ 1,024,000	Potential Metro, State or foundation grants	
Parks Utility Fees (\$1.11/month)	\$ 5,756,000	\$ 1,359,000	\$ 4,397,000	Assumes 100% of RT utility fees, and 75% of citywide fee revenue to be allotted to RT projects	
New Citywide Park Bond	\$ 12,803,664	\$ 11,675,174	\$ 1,128,490	Equates to levy of \$0.20 per \$1,000 AV; or \$63/year for average homeowner	
Total Other Funding	\$ 18,559,664	\$ 13,034,174	\$ 5,525,490		
Net Funding Gap	\$ -	\$ -	\$ -		

Amounts shown are estimated average SDC-i charges; actual charges will vary by dwelling type

* Total project costs to complete long-range capital improvements consistent with River Terrace and other citywide planning documents. ** SDC revenue adjusted to exclude remaining bond principal and include administrative costs.



Parks SDC-r: Reimbursement Fee

- ◆ Tigard's existing parks facilities investment includes \$13.5 M in excess capacity
- ◆ This supports per capita SDC-r fees citywide of \$502 per resident and \$132 per job
- ◆ Equates to additional charge of \$1,278 per new SFD and \$951 per new multifamily dwelling unit

Reimbursement Fee	Single SDC
Cost Basis	
Cost by facility type	
Community parks	\$ 11,979,666
Open space	1,489,040
Total	\$ 13,468,705
Allocation to residential growth:	
Community parks	\$ 9,910,685
Open space	1,231,871
Total allocation to residential growth	\$ 11,142,556
Allocation to non-residential growth:	
Community parks	\$ 2,068,981
Open space	257,169
Total allocation to non-residential growth	\$ 2,326,149
Adjustments and Allocation Summaries	
Adjustments:	
Compliance costs	\$ -
Donated or grant-funded assets	(533,974)
Remaining debt service	(80,621)
Fund balance	-
Total adjustments	\$ (614,595)
Allocation to residential growth:	
Facilities	\$ 11,142,556
Adjustments	(508,450)
Total allocation to residential growth	\$ 10,634,106
Allocation to non-residential growth:	
Facilities	\$ 2,068,981
Adjustments	(106,145)
Total allocation to non-residential growth	\$ 1,962,835
Calculated SDCs	
Residential reimbursement fee per capita	\$ 502
Non-residential reimbursement fee per employee	\$ 132



Parks SDCs: Current and Draft charges

Current

Current Tigard Parks & Trails SDC-i	
SDC Type	SDC-I Current
SDC per single family dwelling	\$ 6,451
SDC per multifamily dwelling	\$ 5,156
Non-residential SDC per employee	\$ 446

Draft SDC-i update scenarios

Scenario 1: Discounted SDC-i per RT Strategy				
SDC Type	Option A: Districts			Option B
	Citywide Base SDC	RT Overlay	RT Total SDC-i*	Citywide Uniform SDC-i
SDC per single family dwelling	\$ 7,007	\$ 1,263	\$ 8,270	\$ 7,380
SDC per multifamily dwelling	\$ 5,212	\$ 940	\$ 6,151	\$ 5,489
Non-residential SDC per employee	\$ 675		\$ 675	\$ 664

Scenario 2: Full SDC-i Amount				
SDC Type	Option A: Districts			Option B
	Citywide Base SDC	RT Overlay	RT Total SDC-i*	Citywide Uniform SDC-i
SDC per single family dwelling	\$ 7,154	\$ 3,591	\$ 10,745	\$ 8,196
SDC per multifamily dwelling	\$ 5,322	\$ 2,671	\$ 7,993	\$ 6,097
Non-residential SDC per employee	\$ 689		\$ 689	\$ 737

Draft SDC-r proposal

Proposed Parks & Trails Reimbursement SDC-r	
SDC Type	SDC-r
SDC per single family dwelling	\$ 1,278
SDC per multifamily dwelling	\$ 951
Non-residential SDC per employee	\$ 132



Transportation SDC Analysis

- ◆ Capital Improvement Assumptions
- ◆ Improvement fee cost basis
- ◆ Reimbursement fee cost basis
- ◆ Current and Draft SDCs
 - Scenario 1: Discount SDCs in line with RT Strategy
 - Scenario 2: Full SDCs
 - Option A: partial credits allowed per current policy
 - Option B: full credits allowed per N. Bethany policy
 - Option C: hybrid credit approach



Transportation Capital Improvements

- ◆ \$625.3 M in total project capital costs (91 projects) expected by year 2035 in City of Tigard*
- ◆ \$282.2 M in SDC-eligible project costs, equates to about 51% of city total cost share
- ◆ SDC-eligible projects are adjusted to exclude WA County TDT funds
- ◆ Expected Tigard cost shares are adjusted to account for anticipated ODOT and County funding
- ◆ Base case assumes current Tigard credit policy

* Based on long-term capital projects included in Tigard Transportation System Plan, Metro Regional Transportation Plan, and Washington County TDT Appendix C.



SDC Eligible Capital Improvements

A: Total Project Costs within City of Tigard								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Triangle	-	-	-	-	-	3,040,000	-	3,040,000
River Terrace	-	-	37,850,000	500,000	-	1,800,000	-	40,150,000
Other in City	425,091,850	54,500,000	29,000,000	-	15,000,000	30,990,000	17,500,000	572,081,850
Total	425,091,850	54,500,000	76,850,000	500,000	15,000,000	35,830,000	17,500,000	625,271,850

B: Total ODOT/County Funded Project Costs								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Triangle	-	-	-	-	-	-	-	-
River Terrace	-	-	-	-	-	-	-	-
Other in City	48,500,000	4,800,000	-	-	-	-	-	53,300,000
Total	48,500,000	4,800,000	-	-	-	-	-	53,300,000

C: Total Private Non-Creditable Project Costs								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Triangle	-	-	-	-	-	-	-	-
River Terrace	-	-	19,647,000	-	-	-	-	19,647,000
Other in City	-	-	-	-	-	-	-	-
Total	-	-	19,647,000	-	-	-	-	19,647,000

D: Total City Project Costs [A - B - C = D]								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Triangle	-	-	-	-	-	3,040,000	-	3,040,000
River Terrace	-	-	18,203,000	500,000	-	1,800,000	-	20,503,000
Other in City	376,591,850	49,700,000	29,000,000	-	15,000,000	30,990,000	17,500,000	518,781,850
Total	376,591,850	49,700,000	57,203,000	500,000	15,000,000	35,830,000	17,500,000	552,324,850



Transportation Capital Improvements

D: Total City Project Costs [A - B - C = D]								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Triangle	-	-	-	-	-	3,040,000	-	3,040,000
River Terrace	-	-	18,203,000	500,000	-	1,800,000	-	20,503,000
Other in City	376,591,850	49,700,000	29,000,000	-	15,000,000	30,990,000	17,500,000	518,781,850
Total	376,591,850	49,700,000	57,203,000	500,000	15,000,000	35,830,000	17,500,000	552,324,850

E: Total SDC-Eligible Project Costs								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Triangle	-	-	-	-	-	395,000	-	395,000
River Terrace	-	-	14,622,750	-	-	-	-	14,622,750
Other in City	187,926,804	34,891,013	9,669,378	-	5,250,000	5,515,760	13,882,267	257,135,222
Total	187,926,804	34,891,013	34,292,128	-	5,250,000	5,910,760	13,882,267	282,152,972

F: Total TDT-Eligible Project Costs								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Triangle	-	-	-	-	-	-	-	-
River Terrace	-	-	3,509,750	-	-	-	-	3,509,750
Other in City	97,154,918	2,508,987	16,620,622	-	-	3,731,740	3,542,733	123,559,000
Total	97,154,918	2,508,987	20,130,372	-	-	3,731,740	3,542,733	127,068,750

G: Non-TDT/SDC Eligible City Costs [D - E - F = G]								
Project Location	Arterial	Arterial/Collector	Collector	Street	Bridge	Bike/Ped	TSM	Total
Downtown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Triangle	-	-	-	-	-	2,645,000	-	2,645,000
River Terrace	-	-	70,500	-	-	1,800,000	-	1,870,500
Other in City	91,510,128	12,300,000	2,710,000	-	9,750,000	21,742,500	75,000	138,087,628
Total	91,510,128	12,300,000	2,780,500	-	9,750,000	26,187,500	75,000	142,603,128



Transportation SDCs: Scenarios

- ◆ Scenario 1: Discount SDCs with grants, County/ODOT funding, utility fees, developer funding, city fund transfers and project deferrals to close funding gap (\$420 M)
 - Option A Districts: Requires \$5,000 per DU (citywide and \$5,497 per DU in RT district overlay).
 - Option B Uniform: Requires uniform citywide SDC of \$5,131 per DU

- ◆ Scenario 2: Full-Cost SDCs with grants, County/ODOT funding, utility fees, developer funding, city fund transfers and project deferrals. Generates additional \$240 M. Reduces gap to \$180 M
 - Option A Districts: Requires \$14,671 /DU citywide; \$20,447 /DU in RT district; \$19,296 /DU in Downtown; \$14,785 /DU in Triangle.
 - Option B Uniform: Requires uniform citywide SDC of \$16,100 per DU



TSDC-i Scenario 1: Discounted SDCs

	Total	City-wide	Downtown	Triangle	River Terrace	SDC-i Option A: Districts (avg.)	SDC-i Option B: Uniform Charge (avg.)
Total Cost (Land & Improvements)*	\$ 625,271,850	\$ 572,081,850	\$ 10,000,000	\$ 3,040,000	\$ 40,150,000		
Less SDC Eligible Revenue	\$ 45,729,684	\$ 22,385,127	\$ 7,534,826	\$ 2,098,494	\$ 13,711,236	\$5,000/per DU citywide; \$5,497/per DU in RT overlay	\$5,131 uniform citywide SDC
Remaining Funding Required	\$ 579,542,166	\$ 549,696,723	\$ 2,465,174	\$ 941,506	\$ 26,438,764		
Other Potential Funding Sources							
						Notes	
TDT Revenue	\$ 84,388,993	\$ 79,490,550	\$ 2,465,174	\$ 941,506	\$ 1,491,764	Based on current TDT	
ODOT/County/Developer Funded	\$ 72,947,000	\$ 53,300,000			\$ 19,647,000	Possible regional funding solutions in future	
Grants	\$ 900,000				\$ 900,000	Metro or state grants available	
City Fund Transfers	\$ -				\$ 3,000,000		
Transp. Utility Fee Surcharge (\$5/month RT only)	\$ 1,400,000				\$ 1,400,000	\$5/month TUF fee overlay in RT District	
Other	\$ -						
Total Other Funding	\$ 159,635,993	\$ 132,790,550	\$ 2,465,174	\$ 941,506	\$ 26,438,764		
Remaining Funding Required**	\$ (419,906,173)	\$ (416,906,173)	\$ -	\$ -	\$ -		
* Total project costs to complete long-range capital improvements consistent with River Terrace and other citywide planning documents. Assumes City's current credit policy.							
** Possible alternatives:							
			Percent of gap	Funding Required		Notes	
Delay project construction			50%	\$ (209,953,087)		City could reestablish capital	
Await non-local contributions (ODOT/County/Grants)			15%	\$ (62,985,926)		Requires new	
Require developer dedications (may be credit eligible)			15%	\$ (62,985,926)		This may limit development	
City GO Bond(s)			0%	\$ -			
City Fund Transfers			5%	\$ (20,995,309)		Equates to about \$1M per year	
City TUF increase			15%	\$ (62,985,926)		increase citywide	
			100%	\$ (419,906,173)			

Amounts shown are estimated average SDC-i charges; actual charges will vary by dwelling type



TSDC-i Scenario 2: Full-Cost SDCs

Scenario 2: Full TSDCs with current credit policy						SDC-i Option A: Districts (avg.)	SDC-i Option B: Uniform Charge (avg.)
	Total	City-wide	Downtown	Triangle	River Terrace		
Total Cost (Land & Improvements)*	\$ 625,271,850	\$ 572,081,850	\$ 10,000,000	\$ 3,040,000	\$ 40,150,000	City base SDC = \$14,671/DU; RT SDC = \$20,448/DU; Downtown = \$19,296/DU; Triangle = \$14,786/DU	\$16,100 uniform citywide SDC
Less SDC Eligible Revenue	\$ 282,152,972	\$ 257,135,222	\$ 10,000,000	\$ 395,000	\$ 14,622,750		
Remaining Funding Required	\$ 343,118,878	\$ 314,946,628	\$ -	\$ 2,645,000	\$ 25,527,250		
Other Potential Funding Sources						Notes	
TDT Revenue	\$ 84,388,993	\$ 78,154,988		\$ 2,653,756	\$ 3,580,250	Based on current TDT	
ODOT/County/Developer Funded	\$ 72,947,000	\$ 53,300,000	\$ -	\$ -	\$ 19,647,000	Possible regional funding solutions in future	
Grants	\$ 900,000				\$ 900,000	Metro or state grants available	
City Fund Transfers	\$ 3,000,000	\$ 3,000,000					
Transp. Utility Fee Surcharge (River Terrace District)	\$ 1,400,000				\$ 1,400,000	\$5/month TUF fee overlay in RT District	
	\$ -						
Total Other Funding	\$ 162,635,993	\$ 134,454,988	\$ -	\$ 2,653,756	\$ 25,527,250		
Remaining Funding Required**	\$ (180,482,885)	\$ (180,491,640)	\$ -	\$ 8,756	\$ -		
* Total project costs to complete long-range capital improvements consistent with River Terrace and other citywide planning documents							
** Possible alternatives:							
			Percent of gap	Amount	Notes		
Defer project construction			50%	\$ (90,241,442)	City could re-establish capital		
Await non-local contributions (ODOT/County/Grants)			10%	\$ (18,048,288)	May require new		
Await developer dedications (may be credit eligible)			15%	\$ (27,072,433)	This may limit development activity		
City GO Bond(s)			0%	\$ -			
City Fund Transfers			0%	\$ -			
City TUF increase			25%	\$ (45,120,721)	Requires +/- \$8.80 month TUF		
			100%	\$ (180,482,885)			

Amounts shown are estimated average SDC-i charges; actual charges will vary by dwelling type



TSDC-i Analysis: Scenario 2

- Scenario 2 Calculations: Full Cost Recovery

Preliminary Tigard TSDC Calculations by District				
Improvement Fee Calculations (unadjusted)	SDC Eligible Project Costs Related to Growth	Growth in Peak Vehicle Trips	TSDCi Fee per Peak Vehicle Trip	TSDCi Fee per Single-Family Residence
Alt. 1: Area-specific SDCs				
City of Tigard (base charge)	\$257,135,222	9,908	\$25,952	\$14,671
River Terrace Overlay	\$14,622,750	1,431	\$10,217	\$5,776
Total River Terrace SDC				\$20,448
Downtown Overlay	\$10,000,000	1,222	\$8,181	\$4,625
				\$19,296
Tigard Triangle Overlay	\$395,000	1,954	\$202	\$114
				\$14,786
Alt. 2: Uniform improvement fee (citywide)				
	\$282,152,972	9,908	\$28,477	\$16,099

Source: Previous tables. * Costs stated in 2014 dollars. ** growth share based on person trip growth expected between 2014 and 2035.

Note: costs exclude potential TSDC reimbursement fee and administration fee options.



Transportation TDT and SDCs: Current and Draft

Current TDT

Current Transportation TDT	
Development Type	TDT Current
Charge per single family dwelling	\$ 8,036
Charge per multifamily dwelling	\$ 4,806
Charge per Retail (000 sf)*	\$ 11,034
Charge per Non-Retail (000 sf)*	\$ 8,433

* Retail TDT rate represents ITE code #820 shopping center; Non-retail SDC rate represents ITE code #710 general office.

Draft SDC-i scenarios

Scenario 1: Discounted SDC-i per RT Strategy with current credit policy						
Development Type	TDT Current	Option A: Districts				Option B
		Citywide Base SDC-i	River Terrace SDC-i overlay	Downtown SDC-i overlay	Tigard Triange SDC-i overlay	Citywide Uniform SDC-i
Charge per single family dwelling	\$ 8,036	\$ 5,691	\$ 6,256	\$ -	\$ -	\$ 5,420
Charge per multifamily dwelling	\$ 4,806	\$ 3,403	\$ 3,742	\$ -	\$ -	\$ 3,242
Charge per Retail (000 sf)*	\$ 11,034	\$ 5,935	\$ 7,465			\$ 7,443
Charge per Non-Retail (000 sf)*	\$ 8,433	\$ 8,705	\$ 10,949			\$ 5,688

Scenario 2: Full SDC-i Amount with current credit policy						
Development Type	TDT Current	Option A: Districts				Option B
		Citywide Base SDC-i	River Terrace SDC-i overlay	Downtown SDC-i overlay	Tigard Triange SDC-i overlay	Citywide Uniform SDC-i
Charge per single family dwelling	\$ 8,036	\$ 16,698	\$ 23,272	\$ 21,962	\$ 16,828	\$ 18,323
Charge per multifamily dwelling	\$ 4,806	\$ 9,987	\$ 13,918	\$ 13,135	\$ 10,064	\$ 10,958
Charge per Retail (000 sf)*	\$ 11,034	\$ 17,415	\$ 27,770	\$ 23,652	\$ 17,554	\$ 25,159
Charge per Non-Retail (000 sf)*	\$ 8,433	\$ 25,542	\$ 40,729	\$ 34,689	\$ 25,746	\$ 19,228

Draft SDC-r proposal

Draft Transportation Reimbursement	
Development Type	Citywide SDC-r
Charge per single family dwelling	\$ 100
Charge per multifamily dwelling	\$ 60
Charge per Retail (000 sf)*	\$ 160
Charge per Non-Retail (000 sf)*	\$ 235

Total charges will include TDT & SDCs



Credit Policy issues



ORS 223 requirement. Credits against the improvement fee must be provided for the construction of a capital improvement that is:

- ◆ required as a condition of development,
- ◆ identified in an adopted capital facilities plan, and
- ◆ either off-site or, if on-site; and is required to provide more capacity than needed by the development in question.



Credit Policy Issues

Local governments can vary policies that impact credit value and SDC amounts, such as:

- ◆ allowing credits to exceed what would have been required to serve development that requires the facility
- ◆ transferability of credits
- ◆ consistency with established credit policies
- ◆ Buy back of credits

Current Tigard Practice 	North Bethany Practice 	Hybrid Approach 
Credit for exceeding "local development requirements"	100% credit for actual cost of project: \$24.4M gap increase = RT SDC increase +/- \$5,200 / DU	Apply 75% max credit cap allowance on RT Blvd. cost: \$11.6M gap increase = RT SDC increase +/- \$3,000/DU



Discussion and Next Steps

- ◆ Confirm Preferred Scenario and Credit Policy
- ◆ Draft SDC Methodology Report
- ◆ Public Input
- ◆ Council Workshop in March
- ◆ SDC Adoption Hearing in April

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