

Residential SDC Small Homes

City council Work Session
September 12, 2022



Agenda

- Review past work
- Review proposed SDC Fees
- Preview the Path Forward

Summary of Work to Date

- Three Council Work Sessions

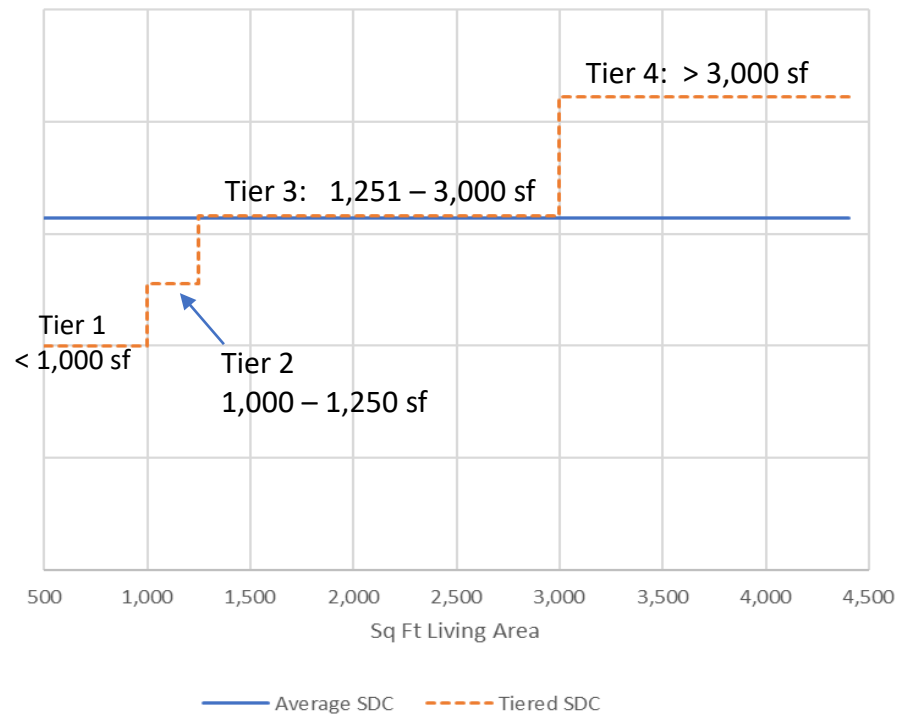
- Dec. 2021 – Reviewed existing SDC methodologies and explored options to scale SDC
- January 2022 – Presented the cost to continue work & develop revised SDC methodologies
- May 2022 – Presented scaled SDC's based on City of Albany data.

SDC Scaling

Home Sizes vs. Impact

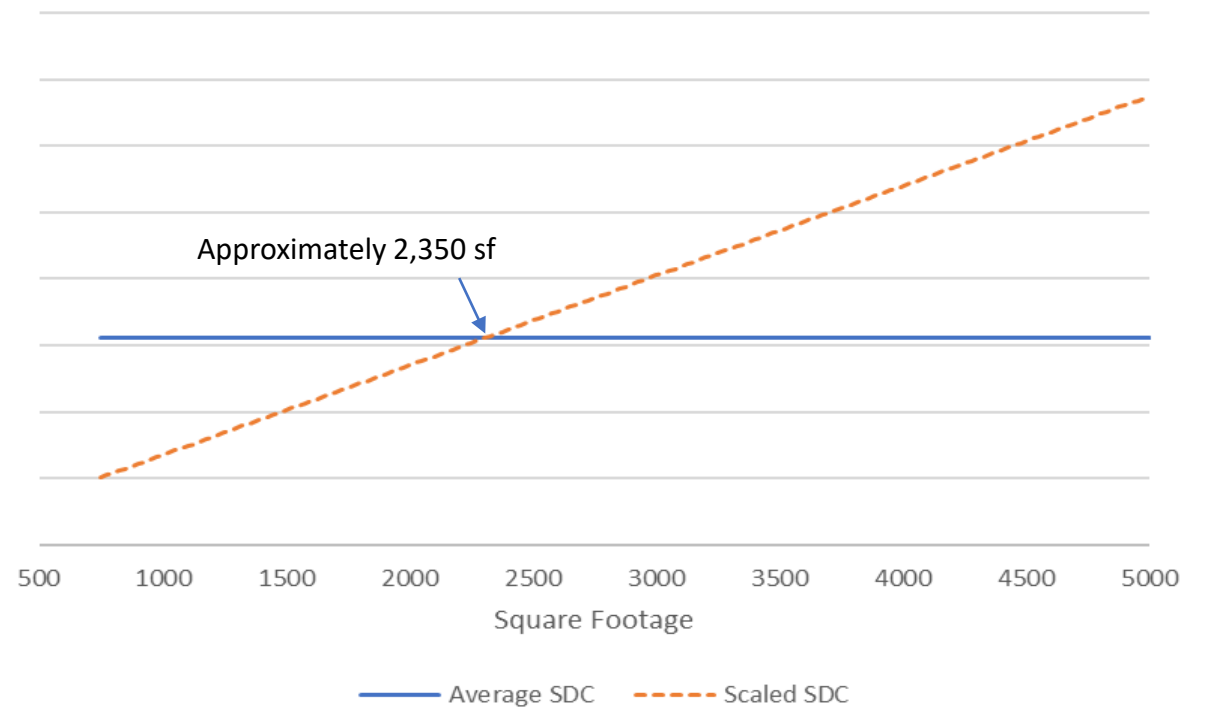
Tiers for Transportation and Wastewater

Tiers for Transportation and Wastewater SDC's



Scale for Water

Scale for Water SDC's



Current Wastewater SDC

per Equivalent Dwelling Unit (EDU) ¹

Wastewater SDC Component	Current Reduced Fee per 1 EDU Phase in Step 3 of 5
SDC-R (reimb. fee)	\$774
SDC-I (impr. fee)	\$4,252
Compliance Fee	\$28
Total Wastewater SDC	\$5,055

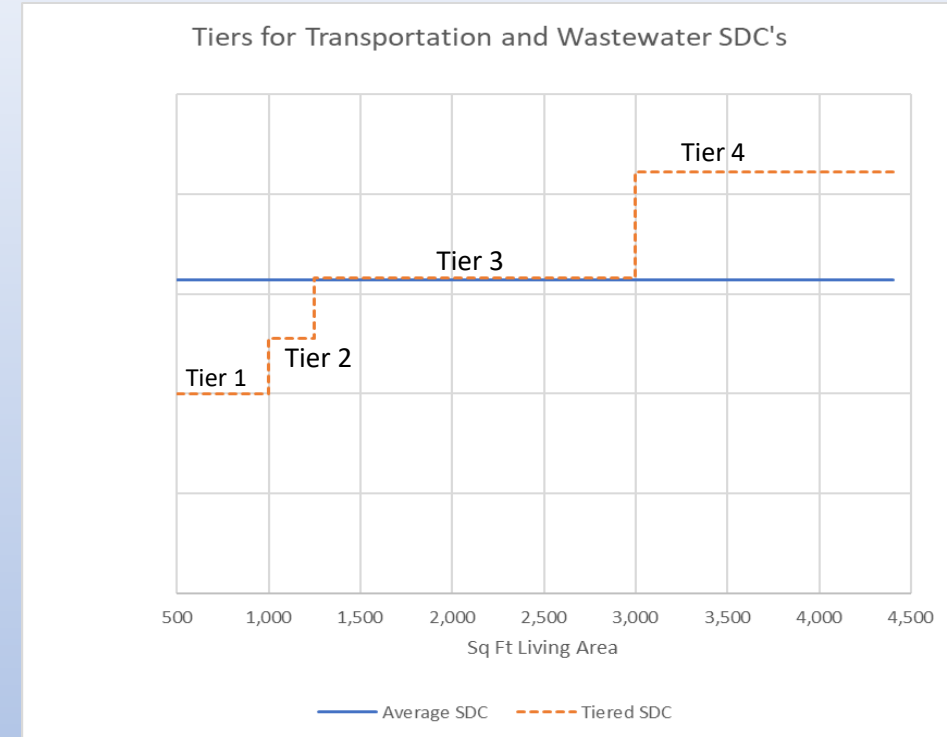
1) EDU is Equal to One Residential Dwelling

2) Indexed to ENR Seattle CCI April 2022

Proposed Wastewater SDC

A Tiered Approach

Residential Wastewater SDC ¹				
Single-Family Tiers / Type	EDU	Max. Allowable	Reduced Fee	Reduced Fee Phase-In Step 3 of 5
Tier 1 (<=1,000 SF)	0.73	\$6,588	\$4,111	\$3,690
Tier 2 (1,000 to 1,250 SF)	0.89	\$8,032	\$5,012	\$4,499
Tier 3 (1,250 to 3,000 SF)	1.0	\$9,024	\$5,631	\$5,055
Tier 4 (>3,000 SF)	1.09	\$9,836	\$6,138	\$5,510
Duplex/Triplex/Fourplex per Dwelling Unit	0.90	\$8,122	\$5,068	\$4,549
Apartment (>4 units) per Dwelling Unit	0.68	\$6,137	\$3,829	\$3,437



1) Indexed to ENR Seattle CCI April 2022

Current Transportation SDC

Per Peak PM Trip for a single-family residence

Transportation SDC Component	Current Reduced Fee For a Single-Family Residence
SDC-R (reimb. fee)	\$686
SDC-I (impr. fee)	\$3,993
Total Transportation SDC per Single-Family Res.	\$4,679

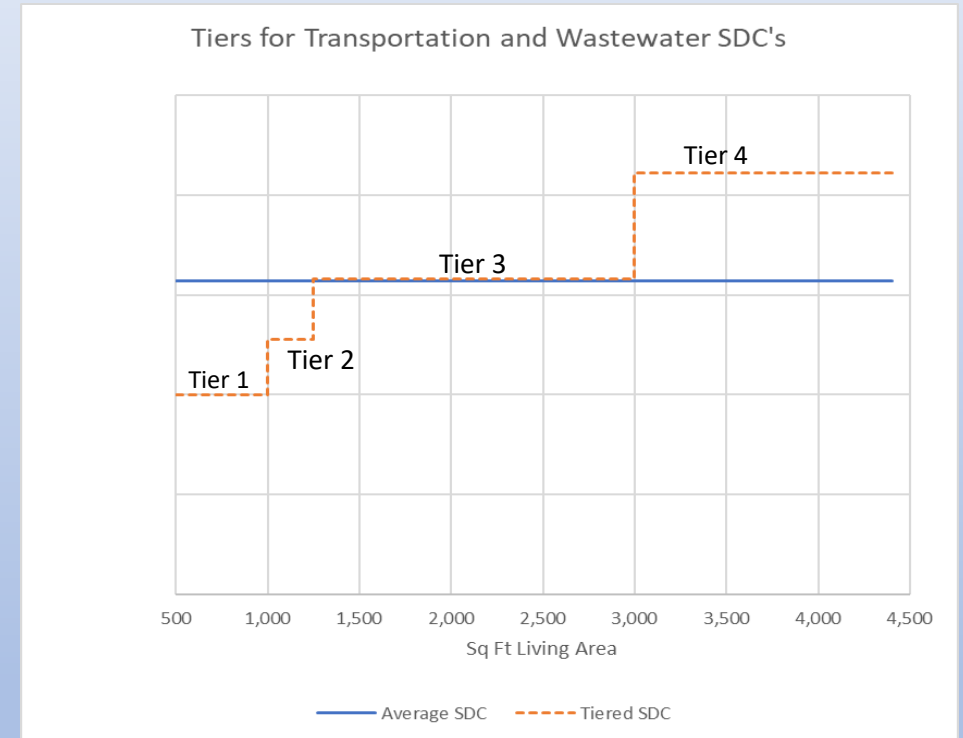
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Proposed Transportation SDC

A Tiered Approach

Single-Family Residential (ITE Code 210)	Max. Allowable Fee ¹	Reduced Fee ¹
Tier 1 (<=1,000 SF)	\$11,779	\$2,937
Tier 2 (1,000 to 1,250 SF)	\$15,173	\$3,783
Tier 3 (1,250 to 3000 SF)	\$18,766	\$4,679
Tier 4 (> 3000 SF)	\$25,155	\$6,272

1) Indexed to ENR Seattle CCI April 2022



Current Water SDC

Per $\frac{3}{4}$ -inch Meter Equivalent

Water SDC Component	Current Fee per $\frac{3}{4}$ -inch Meter Equivalent
SDC-R (reimb. fee)	\$1,344
SDC-I (impr. fee)	\$2,666
Total Water SDC per $\frac{3}{4}$ " Meter Equivalent	\$4,010

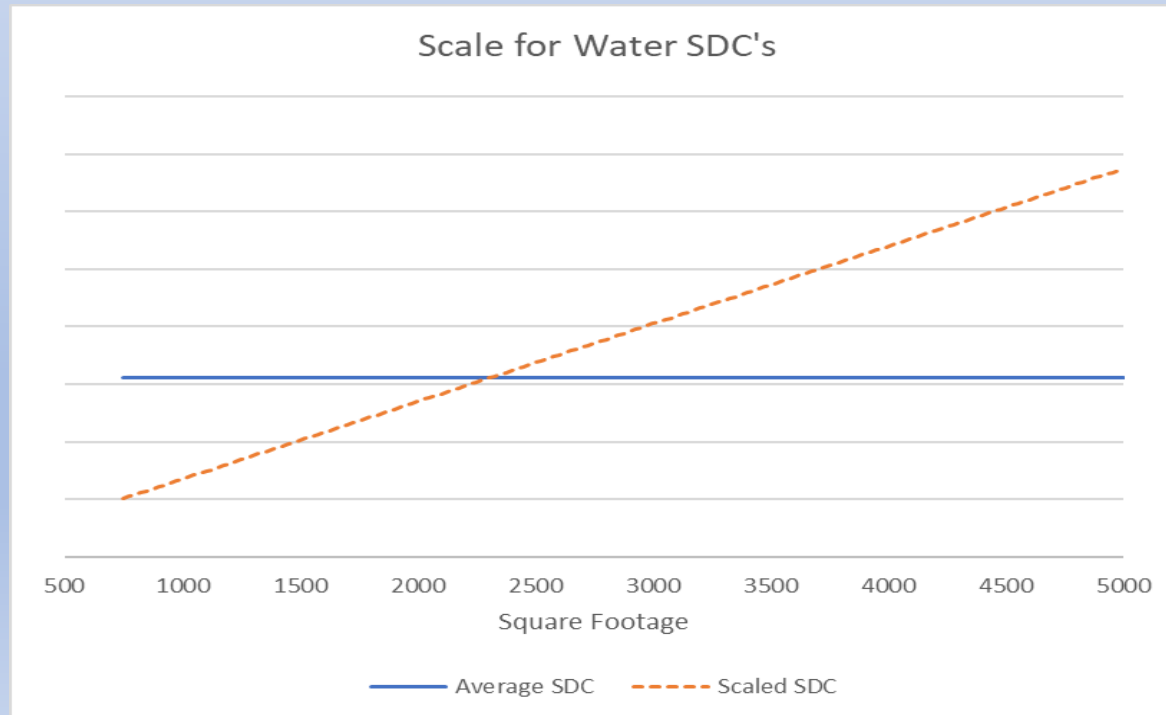
1) Indexed to ENR Seattle CCI April 2022

Proposed Water SDC

A Scaled Approach

Category & Component	Units	Max. Allowable Fee ¹	Max. Allowable Phase-in Step 3 of 5 ¹
Single- Family Residential	Square Feet (SF)	\$1.87/ SF	\$1.69/ SF
Duplex/Triplex/Quadplex	Dwelling Unit	\$2,302	\$2,084
Apartment (>4 units)	Dwelling Unit	\$1,816	\$1,644

1) Indexed to ENR Seattle CCI April 2022



Residential Development Examples

Current vs. Proposed

Residential Development	Current SDC	Proposed SDC	Difference
Single-Family Home <1000 SF	\$13,744	\$8,317	\$5,427 less
Single-Family Home 2350 SF	\$13,744	\$13,706	\$0 Approx. Even
Single-Family Home 3000 SF	\$13,744	\$16,852	\$3,108 More
Duplex	\$23,207	\$18,343	\$4,834 Less
Quadplex	\$46,413	\$36,685	\$9,725 Less

Path Forward

- Two step process to adopt scaled SDC's
 - Sept. 28th Public Hearing to adopt the revised Methodology Reports
 - Max Allowable Fees listed in report
 - Reports are on the City's website (60 days required)
 - October 12th Public Hearing to adopt the revised SDC Fees.
 - Fees Actually Charged for Development