CDD Fees Update

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Tonight’s Presentation . . .

- **General background information regarding the fees update.**
- **Staff work on the fees update as of the end of January.**
- **Tasks still to be completed.**
- **Remaining Timeline.**
- **Questions?**

General Background . . .

- **Chapter 18 of the County's Code (Zoning) is our focus this evening.**
- **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 January . . .

- **Developed tentative calculations for updates to existing fees, using the 2008 Board-adopted policy. (Increases are around 10%).**
- **Identified services related to architectural review => 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 January (Cont.) . . .

- **Examined other Virginia jurisdictions' development-related fees in order to determine if updated levels, and new proposals, are reasonable.**
  - **Looked at Fairfax and Montgomery (technology fees), Alexandria (ARB-type fees), and Charlottesville.**
  - **Will examine fees in Hanover, Henrico, James City County, and Roanoke County.**
- **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.**

Staff Work as of January (Cont.) . . .

- **Roughly 650 webpage visits, but only one comment, as of January 29th. Deadline for comments is February 26, 2021.**
- **Outreach, Part II: January 19th – met with reps from the Blue Ridge Home Builders Assoc., Free Enterprise Forum, Southern Development, and Gr. 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 affordable housing => case studies.**
  - **Question about cost recovery percentage. Same for new fees as for old?**

Remaining Work . . .

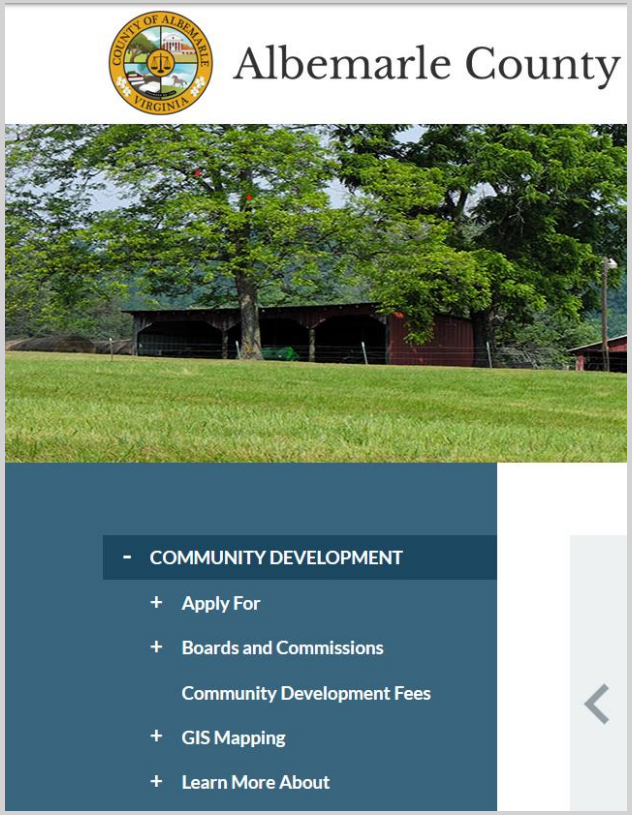
- **Completion of case studies – examine impact on housing costs.**
- **Survey fees in Hanover, Henrico, James City County, and Roanoke County for purposes of comparison.**
- **Document cost recovery percentage for *proposed* fees. Note: No change in recovery percentage for existing fees.**
- **Potential revisions to recommended fee updates.**

Remaining Timeline . . .



For Additional Information, Please visit . . .

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



Deadline for leaving comments is February 26, 2021

Questions?

Reserve Slides

Cost Recovery Percentage – Existing Fees

(1.1) $R_t = F_t/C_t$

Where R_t = The cost recovery percentage at time t;

F_t = The sum of all existing CDD fees at time t; and

C_t = The sum of all existing CDD costs associated with F_t at time t.

Now assume that, between time t and time t+1, costs increase by some multiplier, call it M. If we adjust all existing fees upward by M, the result is that, at time t+1:

(1.2) $R_{t+1} = MF_t/MC_t = F_t/C_t = R_t$

This result means that, as long as we multiply both the numerator and denominator on the right-hand side of equation (1.1) by the same inflation factor, the cost recovery percentage remains *identical* between the two periods.