



CITY CLERK'S OFFICE  
*Agenda* DATE 1/4/17 TIME 9:30a  
SERVED BY Reed Liming  
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## ***Capital Improvements Advisory Committee***

**Thursday, January 12, 2017**

**3:00 p.m.**

**City Hall, 200 Lincoln Avenue, 1<sup>st</sup> Floor  
City Councilors Conference Room**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – **Meeting of October 13, 2016**
5. DISCUSSION / ACTION ITEMS
  - A. **Impact Fees Annual Report for 2016**
6. INFORMATION ITEMS
  - A. **Quarterly Financial Summary and Permit Report (October - December, 2016)**
  - B. **Las Soleras – Impact Fee Credit Agreement Status Update**
7. MATTERS FROM THE COMMITTEE / STAFF
8. MATTERS FROM THE FLOOR
9. NEXT QUARTERLY MEETING DATE (**Thursday, April 13, 2017, 3:00 p.m.**)
10. ADJOURN

**Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6520, five (5) working days prior to meeting date.**

For questions regarding this agenda, please contact the Long Range Planning Division at 955-6610.

**MINUTES OF THE**  
**CITY OF SANTA FE**  
**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

**January 12, 2017**

**1. CALL TO ORDER**

A regular meeting of the City of Santa Fe Capital Improvements Advisory Committee was called to order by Ted Swisher, Chair at 3:04 p.m. on this date in the City Councilors' Conference Room, 1<sup>st</sup> Floor, City Hall, Santa Fe, New Mexico.

**2. ROLL CALL**

Roll call indicated a quorum was present as follows:

**MEMBERS PRESENT:**

Ted Swisher, Chair  
Rex Givens  
Edmundo Lucero  
Kim Shanahan  
Marg Veneklasen

**MEMBERS ABSENT:**

Marshall Thompson  
Rick Martinez  
Neva Van Peski  
1 vacancy

**STAFF PRESENT:**

Reed Liming, Long Range Planning Division Director  
Lisa Martinez, Director, Land Use Department

**OTHERS PRESENT:**

Jo Ann G. Valdez, Stenographer

**3. APPROVAL OF AGENDA**

**Mr. Shanahan moved to approve the Agenda as published. Mr. Lucero seconded the motion. The motion passed unanimously by voice vote.**

**4. APPROVAL OF MINUTES:**

- Meeting of October 13, 2016

Mr. Givens moved to approve the Minutes of the October 13, 2016 meeting as submitted. Ms. Veneklasen seconded the motion. The motion passed unanimously by voice vote.

**5. DISCUSSION AND ACTION ITEMS**

**A. Impact Fees Annual Report for 2016**

(Copies of the Impact Fees Annual Report for 2016 {*Exhibit 5A*} were distributed in the Members' Packets.)

Mr. Liming said this is something that is done every year as required by ordinance.

Mr. Liming reviewed *Exhibit 5A* noting that it lists the projects approved during 2016, which includes the Southside Transit Center. This was recommended for approval by this Committee and approved by City Council. The amount approved was \$1,144,585.45 and this will come out of the Roads Impact Fee account.

Mr. Lucero asked if the Transit Center is under construction and is it under contract.

Mr. Liming said no, the Center is not under construction and he does not know if it is under contract or not.

Mr. Shanahan noted that the funding for the Transit Center went to the Public Works Department and it has been a while and nothing has been done. He asked how the Committee tracks the progress on the projects that have been approved.

Mr. Liming said he tracks them and he will follow up on the progress of the Southside Transit Center. If a project is not completed, the monies will be returned. He noted that there was one Public Works project where they did not use the entire amount that was allocated and these monies were returned.

Mr. Liming reported on the available balances as of January 1, 2017, as follows:

Roads	\$1,153,105.14
Parks	\$ 375,430.54
Fire/EMS	\$ 97,154.67
Police	\$ <u>137,247.42</u>
Total	\$1,762,937.77

Mr. Liming reviewed the Permit Summary noting that 152 permits were issued for single family homes.

Mr. Swisher asked if Mr. Liming knew how many permits for single family homes were issued last year or if he has an idea of what the average is.

Mr. Liming said 2015 was the lowest year in decades in terms of single family home permits. He said 198 permits for single family homes were issued last year (2016). There were no permits issued for multi-family units in 2016.

Ms. Martinez noted that the numbers for 2011 were high. She asked Mr. Liming if he knows the reason for this.

Mr. Liming said he does not know but Wal-Mart it could be part of it.

Mr. Liming noted that the Impact Fees Annual Report includes a *10-Year Impact Fee Revenue Summary* so they can see a comparison on the amount of impact fee revenue collected year by year over the previous 10 years. He said in 2006, the City brought in the most revenue from impact fees. An asterisk has been placed on the years when the residential impact fees were waived by City Council or residential impact fees were set at 50% by City Council.

Mr. Liming said he added a paragraph about the 2016 Impact Fee revenues. The second paragraph of this section states: *"In the upcoming years, impact fees revenues may be somewhat lower relative to the number of actual permits, as the development of Las Soleras ramps up. Las Soleras has a roads impact fee credit agreement which will be extended to new commercial buildings (i.e. Presbyterian Hospital) that will have the effect of exempting the new permits from paying road impact fees in exchange for the developers constructing some of the major roads in the master planned area. In addition, Pulte's new residential development in Las Soleras will be exempt from paying Park impact fees for each new resident in exchange for a public park developed and dedicated to the city by Pulte."*

Mr. Liming said this will be discussed further under agenda item 6B.

Mr. Liming mentioned that he included a statement about the effect that impact fees have on housing prices based on a study that Ms. Van Peski conducted. The study found that on average impact fees increased dwelling prices by less than 1%. The statement reads: *"However, the percentage increase was not the same in all price ranges. At higher dwelling prices, the percentage increase tended to be lower because impact fees are a smaller part of the total cost of the house. The relationship between price and impact fees can be used to eliminate a typical effect for dwellings in various price ranges. This is an average relationship, which will not hold for all houses in that price range. Although the dollar amount of impact fees tends to increase as dwelling price increases, some very small but expensive houses may have smaller impact fees than larger but less expensive because the fees are based, in part, on square footage."*

Mr. Liming referred to pages 4 and 5 of the Impact Fees Annual Report for 2016 noting that page 5 includes a history of the projects and monies that were spent from impact fees for each project. A total of \$14.4 million in impact fee monies have been spent on various projects over the last 12 years.

Mr. Liming noted that he attached a copy of the Fee Schedule for Impact Fees.

Chair Swisher asked for a motion to approve the Impact Fees Annual Report for 2016 and to pass it on to City Council.

**Ms. Veneklasen moved to approve the Impact Fees Annual Report for 2016 and pass it on to City Council. Mr. Lucero seconded the motion. The motion passed unanimously by voice vote.**

**6. INFORMATION ITEMS**

**A. Quarterly Financial Summary and Permit Report  
(October-December 2016)**

[Copies of the Quarterly Financial Summary & Permit Report {*Exhibit 6A*} were distributed in the Members' packets.]

Mr. Liming reviewed Exhibit 6A noting that in the last quarter (October through December 2016), the City brought in a total of \$138,722.00 in impact fees: \$118,131.00 in Roads impact fees; \$8,984.00 in Parks impact fees; \$3,433.00 in Police impact fees and \$8,174.00 in Fire impact fees. The available balances in the various funds as of January 1, 2017, are as follows: Roads Fund: \$1,153,105.14; \$375,430.54 for Parks Fund; \$137,247.42 for Police Fund and \$97,154.67 in the Fire Fund, for a total of \$1,762,937.77 in Impact Fees.

Mr. Givens suggested that Mr. Liming include an asterisk to include what the Park at Pulte subdivision is worth in terms of impact fees.

Mr. Liming agreed to add this to the Financial Summary and said this will be discussed further down on the agenda.

Mr. Liming said the second part of this report includes the permits that came in during the last quarter. He said this has been revised based on the Committee's suggestion at the last meeting. He indicated that he cannot put in a subdivision name because the City's software does not require that. He briefly reviewed the report.

Mr. Shanahan requested that Mr. Liming add a glossary of what the codes/initials stand for, i.e. SFDX.

Mr. Liming agreed to do that.

**B. Las Soleras – Impact Fee Credit Agreement Status Update**

Mr. Liming referred to the last three pages of the packet that had to do with the Impact Fee Credit Agreement with Las Soleras. These include "*Exhibit C of the Road Impact Fee Credit Amount for Cerrillos Road between Chamiso and Las Soleras approved by the Governing Body on August 30, 2011; Estimated Future Road Impact Fee Credit Amounts; Las Soleras-Road Impact Fee Credit Worksheet; and the Residential Permit Activity -Pulte (Las Soleras) Park Impact Fees waived in exchange for Park Development Dedication Land Development Code 14-8.15 (c)(6).*" Please see Exhibit "6B" for the specifics of this presentation.

The Developers of Las Soleras, Beckner Road Entities, Inc. received Road Impact Fee Credits in the amount of \$625,353.00. These credits were approved by the Governing Body when it approved the Road Impact Fee Credit Agreement (Las Soleras) at the August 30, 2011

City Council meeting. A copy of the executed agreement is in file in the City Clerk's office and has been placed in the "Las Soleras-Road Impact Fee Credit Tracking" folder.

Mr. Liming explained that the developers must complete the road projects before they are eligible for impact fee credits and it must go back to City Council for final approval (after the road has been accepted by the City). He noted that they have \$90,388 remaining in Road Impact Fee credits.

Mr. Liming said a traffic study was conducted on the traffic that is generated off (non) site. These percentages are reflected in Exhibit "6B".

Mr. Lucero asked who did the study.

Mr. Liming said a private firm conducted the study.

Mr. Shanahan asked if the credits can only be used for roads and did the City only waive impact fees for roads.

Mr. Liming said yes.

Mr. Lucero said they are receiving over a potential of \$6 million in future impact fee credits and how does the City benefit from that.

Mr. Shanahan said this gives the developers incentives to build roads within the City.

Mr. Liming said they will also be improving Richards Avenue.

Ms. Martinez added that they also donated 28 acres of land for a park.

#### **7. MATTERS FROM THE COMMITTEE / STAFF**

There were no matters from the Committee/staff.

#### **8. MATTERS FROM THE FLOOR**

There were no matters from the floor.

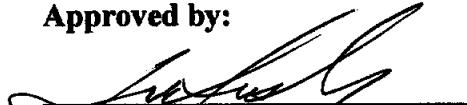
#### **9. NEXT QUARTERLY MEETING DATE:**

The next quarterly meeting is scheduled for April 13, 2017 at 3:00 p.m. The following two meetings are scheduled for: July 13, 2017 and October 12, 2017. However, there are monthly meeting dates reserved between the quarterly meeting dates in the event that City staff submits a request to use impact fee funds for a project.

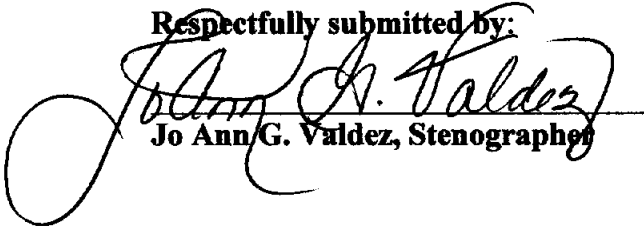
**10. ADJOURNMENT**

Having no further business to discuss, Mr. Lucero moved to adjourn the meeting, and seconded by Ms. Veneklasen, the meeting adjourned at 4:00 p.m.

**Approved by:**

  
**Ted Swisher, Chair**

**Respectfully submitted by:**

  
**Jo Ann G. Valdez, Stenographer**

EXHIBIT

5A

# **City of Santa Fe**

## ***IMPACT FEES ANNUAL REPORT*** (Summary of 2016 impact fee activity)

Respectfully Submitted By:  
**The Capital Improvements Advisory Committee**

Staff: Reed Liming  
955-6610



## **Impact Fee Account & Permit Summary**

### **Background**

The city currently assesses and collects impact fees for four capital improvement categories: **Roads, Parks, Fire/EMS and Police**. The city completed the state-mandated 5-year update of the Impact Fee Program and adopted the *Impact Fee Capital Improvement Plan 2020* using the services of Duncan Associates (Austin, TX), a qualified impact fee consulting firm. The city's next 5-year update will be required in 2020.

**2016 Projects Approved** - The following is a summary of the impact fee project approved during 2016:

<b>Project Description</b>	<b>Impact Fee Account</b>	<b>Fee Amount Approved</b>	<b>Dept/ Division</b>
Southside Transit Center Loop	Roads	\$1,144,585.45	CIP Facilities Div.

**Account Balances** – After accounting for all project encumbrances, the following balances are available for the various impact fee categories as of January 1, 2017:

<b>Fee Category</b>	<b>January 1, 2017 Balance Available</b>
Roads	\$ 1,153,105.14
Parks	\$ 375,430.54
Fire/EMS	\$ 97,154.67
Police	\$ 137,247.42
<b>TOTAL</b>	<b>\$ 1,762,937.77</b>

### **Permit Summary**

During 2016, the following types and numbers of permits were assessed and paid impact fees:

<b>Permit Type</b>	<b>Total</b>
• Single Family Homes	152
• Mobile Homes	9
• Condominiums	0
• Guest Houses	24
• Mixed Use / Live Work Units	2
• Offices (includes additions)	4
• Retail stores (includes additions)	2
• Institutional (churches, schools)	0
• Other (industrial, recreational, educ.)	2
<b>Total</b>	<b>195</b>

## ***10-Year Impact Fee Revenue Summary***

The following table shows the amount of impact fee revenue collected over the last ten years:

### ***IMPACT FEE REVENUE COLLECTED***

<u>Categories</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012*</u>	<u>2013*</u>	<u>2014**</u>	<u>2015**</u>	<u>2016</u>	<u>10-Year Total</u>
Roads	1,268,469	969,257	762,060	457,564	1,148,575	240,731	514,255	573,441	841,862	516,786	7,293,000
Parks	454,788	236,879	158,131	151,422	95,588	0	0	58,292	47,618	119,391	1,322,109
Fire/EMS	145,190	63,931	57,919	29,153	112,034	14,159	8,695	57,443	24,440	38,583	551,547
Police	46,694	23,514	18,620	9,053	41,993	4,943	14,262	52,100	58,068	16,336	285,583
TOTALS	\$1,915,141	\$1,293,581	\$996,730	\$647,192	\$1,398,190	\$259,833	\$537,212	\$741,276	\$971,988	\$691,096	\$9,452,239

\* Residential Impact Fees were waived by City Council ordinance 2012-2.

\*\* Residential Impact Fees were set at 50% by City Council ordinance 2014-8.

## ***Fee Reduction for Residential Impact Fees***

In January 2014, the City Council amended the residential fee reduction from a total fee waiver of 100% to a 50% waiver through February 26, 2016. On February 27, 2016 the 50% residential fee waiver "sunset" (expired). No reduction in impact fees is currently in place.

## ***Affordable Housing – Impact Fees Waived***

In addition, 11 affordable single-family home permits had no impact fees assessed because the City does not collect impact fees for affordable housing.

## ***2016 Impact Fee Revenues***

The City collected \$691,096 in impact fee revenue during 2016. The decrease from 2015 may have been due primarily to Road Impact Fee credits and Park Impact Fee exemptions in the Las Soleras master plan area. Total impact fee funds available at the end of 2016 were \$1,762,937.77. Most of this was in the "Roads" account, which contained \$1,153,105.14 available for new projects.

In the upcoming years, impact fee revenues may be somewhat lower relative to the number of actual permits, as the development of Las Soleras ramps up. Las Soleras has a roads impact fee credit agreement which will be extended to new commercial buildings (i.e. Presbyterian Hospital) that will have the effect of exempting the new permits from paying road impact fees in exchange for the developers constructing some of the major roads in the master planned area. In addition, Pulte's new residential development in Las Soleras will be exempt from paying Park impact fees for each new residence in exchange for a public park developed and dedicated to the city by Pulte.

## ***Effect of Impact Fees on Housing Prices***

According to the Association of Realtors' MLS listings, the median sale price of single-family homes sold in the City was \$308,700 in 2016 after reaching a high of \$360,000 in 2006. Impact fees are set according to the size of the house, not according to the price of the house. The city currently charges a residential impact fee of \$3,303 for a single-family house of 1,501-2,000 square feet. Assuming that the entire impact fee plus, and up to 50% more of the value of the fee is "passed on" to the home buyer in the final cost of the house, (see "Report to the City Council on the Effect of Impact Fees in 2005 on Housing Prices" by Neva Van Peski, page 3) then impact fees increase the cost of a house by approximately 1.5% for lower housing-priced homes (e.g. \$200,000-\$300,000) and increase the cost of a higher-priced home (e.g. homes priced near \$1,000,000) by perhaps 0.5% (one half of one percent) in the Santa Fe market.

## ***REPORT TO THE CITY COUNCIL ON THE EFFECT OF IMPACT FEES IN ON HOUSING PRICES***

### ***Introduction and Summary of Results***

The impact fee ordinance requires that annual reports be made to the Council on "...the effects of impact fees on new housing prices and new affordable housing as well as any perceived inequities in implementing the plan or imposing the impact fee". This report deals with the first part of this requirement, the effect in 2005 on new housing prices and new affordable housing of the new impact fees that went into effect in 2004.

The "effect of impact fees on housing prices" is one of those concepts that are easy to express but difficult to measure. The measurement problems stem partly from the difficulty of defining how the impact should be measured, and partly from lack of data. *Definition problems:* The effect of impact fees on price depends on both supply and demand. If demand is inelastic (that is, not much affected by price) the increase in impact fees will show up largely as a change in the *price* of housing, with very little change in the number of units sold. When there is a strong market for new houses, such as existed in 2005, the demand curve can be expected to be fairly inelastic. This means that the increase in impact fees is more likely to cause an increase in new house prices rather than a reduction in the number of new houses built and/or sold. For purposes of this report, we will simply *assume* that the demand curve in 2005 was completely inelastic. Because of the strength of the real estate market in Santa Fe in 2005, this is a defensible assumption for this year. An inelastic demand curve means that the increase in the price of housing due to impact fees is equal to the full amount of the fees plus an adjustment factor which is required because some components of selling price (interest, sales costs, gross profit) are calculated as a percentage add-on to a builder's other costs (land, design and construction costs, impact and other fees). Gross receipts tax is added to the impact fee thus adjusted to arrive at the full increase in the price paid by the buyer caused by impact fees.

*Data problems:* In order to calculate the ratio of impact fees to housing prices, we need to know, for each dwelling unit on which impact fees are assessed, two items of information, only one of which is available to us:

- New impact fees (available from city files)
- Price of the dwelling unit (not available)

For the report made last year, covering 2004 data, a price was estimated for each of the dwellings on which the new impact fees were assessed. For each dwelling, location in one of four areas was determined, and the estimated price was based on average land prices at that location, an estimate of square footage prices at that location, and an estimate of other costs assumed to vary by location. This effort was not repeated for 2005 data. Instead, the relationship between impact fees and price calculated in the earlier study was assumed to continue to hold in 2005, a year in which the housing market continued to be strong, as it was in 2004.

The study found that on average impact fees increased dwelling prices by less than 1%. However, the percentage increase was not the same in all price ranges. At higher dwelling prices, the percentage increase tended to be lower because impact fees are a smaller part of the total cost of the house. The relationship between price and impact fees can be used to estimate a typical effect for dwellings in various price ranges. This is an average relationship, which will not hold for all houses in that price range. Although the dollar amount of impact fees tends to increase as dwelling price increases, some very small but expensive houses may have smaller impact fees than larger but less expensive houses because the fees are based, in part, on square footage.

Table 1 shows an estimate of the effect of impact fees on price in various price ranges, based on average relationships calculated for the 2004 study. For purposes of this table, the Gross Receipts tax was assumed to be an average of the tax in the first half and in the second half of 2005.

<b>Table 1. Estimated New Impact Fees in 2005</b>				
<b>for Houses in Different Price Ranges</b>				
Price Excluding Impact Fee	Typical Impact Fee in Dollars	Effect of Impact Fee on Price	Price Including Impact Fee	Percent Price Increase due to Impact Fee
\$200,000	\$2,105	\$3,141	\$203,141	1.57%
\$300,000	\$2,255	\$3,365	\$303,365	1.12%
\$400,000	\$2,405	\$3,589	\$403,589	0.90%
\$500,000	\$2,555	\$3,813	\$503,813	0.76%
\$600,000	\$2,705	\$4,036	\$604,036	0.67%
\$700,000	\$2,855	\$4,260	\$704,260	0.61%
\$800,000	\$3,005	\$4,484	\$804,484	0.56%
\$900,000	\$3,155	\$4,708	\$904,708	0.52%
\$1,000,000	\$3,305	\$4,932	\$1,004,932	0.49%

### ***Impact Fees Applied and Waived in 2005***

In 2005 there were 441 building permits issued for new dwelling units on which the new impact fees that went into effect in 2004 were assessed. An additional 203 dwellings would have been subject to the new fees, but had impact fees waived because they were defined as Low Priced Dwelling Units. In order for impact fees to be waived or reimbursed, two conditions must be met.

1. The price of the dwelling must not exceed the price that a four-person household making 80% or less of the area median income (AMI) could afford. This price changes annually and is calculated by HUD for each Metropolitan Standard Area (MSA).

2. The dwelling must be sold to a buyer whose income has been certified to be 100% or less of the median for the number of people who will live in the house. Median income also changes annually and is calculated by HUD.

Of the 203 permits issued for Low Priced Dwelling Units in 2005 which were exempted from impact fees, some were issued to non-profit developers; some were issued to for-profit developers who provided affordable housing as part of the Housing Opportunity Program (HOP); some, such as those in Nava Ade and Tierra Contenta, were issued in accordance with an agreement with the city; and some permits were issued for single units to be built by owners.

FY 04/05	\$ 45	39,000
FY 05/06	\$ 1,685,772	1,685,772
FY 06/07	\$ 2,020,000	2,020,000
FY 07/08	\$ 3,435,000	3,435,000
FY 08/09	\$ 1,803,210	1,803,210
FY 09/10	\$ 343,786	343,786
FY 10/11	\$ 1,286,000	1,286,000
FY 11/12	\$ 196,842	196,842
FY 12/13	\$ 1,480,000	1,480,000
FY 13/14	\$ 737,000	737,000
FY 14/15	\$ 168,040	168,040
FY 15/16	\$ 1,470,578	1,470,578
FY 16/17		
FY 17/18		
FY 18/19		
FY 19/20		
FY 20/21		
<b>TOTAL</b>	<b>\$</b>	<b>14,435,228</b>

**TOTAL \$ 14,435,228**

**PROJECTS FUNDED BY IMPACT FEES**

<b>YEAR</b>	<b>PROJECT</b>	<b>AMOUNT</b>
<b>FY 15/16</b>	Residential Reduction Study (Consultant)	\$ 7,500
	Cerrillos Road Phase IIC	\$ 318,493
	Southside Transit Center Loop	\$ 1,144,585
	<b>Total</b>	<b>\$ 1,470,578</b>
<b>FY 16/17</b>		
<b>FY 17/18</b>		
<b>FY 18/19</b>		
<b>FY 19/20</b>		
<b>FY 20/21</b>		

### FEE SCHEDULE

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
<b>Single-Family Detached/Heated Living Area</b>						
1,500 sq. ft. or less	Dwelling	\$1,894	\$967	\$154	\$64	\$3,079
1,501-2,000 sq. ft.	Dwelling	\$2,064	\$1,010	\$161	\$68	\$3,303
2,001-2,500 sq. ft.	Dwelling	\$2,141	\$1,108	\$176	\$74	\$3,499
2,501-3,000 sq. ft.	Dwelling	\$2,245	\$1,163	\$186	\$78	\$3,672
3,001 sq. ft. or more	Dwelling	\$2,377	\$1,238	\$197	\$83	\$3,895
Accessory Dwelling	Dwelling	\$947	\$483	\$77	\$32	\$1,539
Multi-Family	Dwelling	\$1,299	\$945	\$150	\$63	\$2,457
<b>Nonresidential</b>	<b>G.F.A.</b>					
Retail/Commercial	1,000 sq. ft.	\$4,006	\$0	\$269	\$113	\$4,388
Office	1,000 sq. ft.	\$2,402	\$0	\$126	\$53	\$2,581
Industrial	1,000 sq. ft.	\$1,856	\$0	\$55	\$23	\$1,934
Warehouse	1,000 sq. ft.	\$968	\$0	\$24	\$10	\$1,002
Mini-Warehouse	1,000 sq. ft.	\$375	\$0	\$22	\$9	\$406
Public/Institutional	1,000 sq. ft.	\$1,460	\$0	\$113	\$48	\$1,621

- (4) The *land use director* shall determine the fee to be collected as a condition of construction *permit* approval based on the applicable fee schedule in Subsection 14-8.14(E)(3) above and the provisions of this Subsection 14-8.14(E)(4), or on the basis of an independent fee calculation study pursuant to Subsection 14-8.14(F).
- (a) The determination of the appropriate land use category shall be based on the following.
- (i) Single-Family Detached means a *single-family dwelling*, which may consist of a *manufactured home* or *mobile home*.
  - (ii) Multi-Family means a *multiple-family dwelling*.

*Italicized words defined in Article 14-12*

**City of Santa Fe**  
**Quarterly Report for Impact Fees FY 16/17**

	<b>Roads</b>	<b>Parks</b>	<b>Police</b>	<b>Fire</b>	<b>Total</b>
<b>Funds</b>	<b>2720</b>	<b>2721</b>	<b>2722</b>	<b>2723</b>	<b>Impact</b>
<b>Revenue</b>	<b>21720</b>	<b>21721</b>	<b>21722</b>	<b>21723</b>	<b>Fees</b>
<b>Expense</b>	<b>22784</b>	<b>22786</b>	<b>22787</b>	<b>22788</b>	
<b>1st Quarter</b>					
<b>Beginning Available Balance 07/01/16</b>	<b>\$ 879,992.14</b>	<b>\$ 309,152.54</b>	<b>\$ 128,867.42</b>	<b>\$ 77,198.67</b>	<b>\$ 1,395,210.77</b>
Impact Fee Revenue	154,982.00	57,294.00	4,947.00	11,782.00	229,005.00
Interest Accrued					
Expenses					
Obligated Projects					
<b>Available Balance as of 10/1/16</b>	<b>\$ 1,034,974.14</b>	<b>\$ 366,446.54</b>	<b>\$ 133,814.42</b>	<b>\$ 88,980.67</b>	<b>\$ 1,624,215.77</b>
<b>2nd Quarter</b>					
Impact Fee Revenue	\$ 118,131.00	\$ 8,984.00	\$ 3,433.00	\$ 8,174.00	\$ 138,722.00
Interest Accrued					
Expenses					
Obligated Projects					
<b>Available Balance as of 1/1/17</b>	<b>\$ 1,153,105.14</b>	<b>\$ 375,430.54</b>	<b>\$ 137,247.42</b>	<b>\$ 97,154.67</b>	<b>\$ 1,762,937.77</b>
<b>3th Quarter</b>					
Impact Fee Revenue					
Interest Accrued					
Expenses					
Obligated Projects					
<b>Available Balance as of 4/1/17</b>					
<b>4th Quarter</b>					
Impact Fee Revenue					
Interest Accrued					
Expenses					
Obligated Projects					
<b>Available Balance as of 7/1/17</b>					



YEAR	PERMIT	DATE	FEE CODE	FEE	ADDRESS	CONTACT	CONTRACTOR
16	3015 SFDT	161209	+(2001-2500)/SFD ROADS	\$710.00	1505 CALLE PRECIOSA	JAMES BORREGO	BORREGO CONSTRUCTION INC
16	3015 SFDT	161209	+(2001-2500)/SFD POLICE	\$74.00	1505 CALLE PRECIOSA	JAMES BORREGO	BORREGO CONSTRUCTION INC
16	3015 SFDT	161209	+(2001-2500)/SFD PARKS	\$1,108.00	1505 CALLE PRECIOSA	JAMES BORREGO	BORREGO CONSTRUCTION INC
16	3015 SFDT	161209	+(2001-2500)/SFD FIRE	\$176.00	1505 CALLE PRECIOSA	JAMES BORREGO	BORREGO CONSTRUCTION INC
	3015 Total			\$2,068.00			
16	2979 NGHID	161208	+(ACCESSORY)/SFD ROADS	\$947.00	5492 AGUA FRIA	DIAZ, JESUS	DIAZ AND SONS CONSTRUCTION
16	2979 NGHID	161208	+(ACCESSORY)/SFD PARKS	\$483.00	5492 AGUA FRIA	DIAZ, JESUS	DIAZ AND SONS CONSTRUCTION
16	2979 NGHID	161208	+(ACCESSORY)/SFD FIRE	\$77.00	5492 AGUA FRIA	DIAZ, JESUS	DIAZ AND SONS CONSTRUCTION
16	2979 NGHID	161208	+(ACCESSORY)/SFD POLICE	\$32.00	5492 AGUA FRIA	DIAZ, JESUS	DIAZ AND SONS CONSTRUCTION
	2979 Total			\$1,539.00			
16	2973 SFDT	161215	+(2001-2500)/SFD ROADS	\$2,141.00	4694 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2973 SFDT	161215	+(2001-2500)/SFD POLICE	\$74.00	4694 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2973 SFDT	161215	+(2001-2500)/SFD FIRE	\$176.00	4694 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
	2973 Total			\$2,391.00			
16	2972 SFDT	161215	+(1501-2000)/SFD POLICE	\$68.00	4690 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2972 SFDT	161215	+(1501-2000)/SFD ROADS	\$2,064.00	4690 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2972 SFDT	161215	+(1501-2000)/SFD FIRE	\$161.00	4690 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
	2972 Total			\$2,293.00			
16	2970 SFDT	161215	+(2501-3000)/SFD ROADS	\$2,245.00	4703 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2970 SFDT	161215	+(2501-3000)/SFD FIRE	\$186.00	4703 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2970 SFDT	161215	+(2501-3000)/SFD POLICE	\$78.00	4703 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
	2970 Total			\$2,509.00			
16	2922 NGHID	161230	+(ACCESSORY)/SFD ROADS	\$947.00	9 CHAPARRAL	AURELIO CORTEZ	HOMEOWNER
16	2922 NGHID	161230	+(ACCESSORY)/SFD PARKS	\$483.00	9 CHAPARRAL	AURELIO CORTEZ	HOMEOWNER
16	2922 NGHID	161230	+(ACCESSORY)/SFD FIRE	\$77.00	9 CHAPARRAL	AURELIO CORTEZ	HOMEOWNER
16	2922 NGHID	161230	+(ACCESSORY)/SFD POLICE	\$32.00	9 CHAPARRAL	AURELIO CORTEZ	HOMEOWNER
	2922 Total			\$1,539.00			
16	2911 NGHID	161123	+(ACCESSORY)/SFD ROADS	\$947.00	601 CALLE DE LEON	STEVE DURAN	STEVE DURAN TILE
16	2911 NGHID	161123	+(ACCESSORY)/SFD PARKS	\$483.00	601 CALLE DE LEON	STEVE DURAN	STEVE DURAN TILE
16	2911 NGHID	161123	+(ACCESSORY)/SFD FIRE	\$77.00	601 CALLE DE LEON	STEVE DURAN	STEVE DURAN TILE

16	2674 SFDT	161114	+(0-1500)SFD POLICE	\$64.00	1569 KACHINA RIDGE	LISA SPROUL	THE VIRGINIAN
16	2674 SFDT	161114	+(0-1500)SFD ROADS	\$1,894.00	1569 KACHINA RIDGE	LISA SPROUL	THE VIRGINIAN
16	2674 SFDT	161114	+(0-1500)SFD PARKS	\$967.00	1569 KACHINA RIDGE	LISA SPROUL	THE VIRGINIAN
16	2674 SFDT	161114	+(0-1500)SFD FIRE	\$154.00	1569 KACHINA RIDGE	LISA SPROUL	THE VIRGINIAN
	<b>2674 Total</b>			<b>\$3,079.00</b>			
16	2652 SFDX	161117	+(3001-MORE)SFD ROADS	\$2,377.00	659 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
16	2652 SFDX	161117	+(3001-MORE)SFD PARKS	\$1,238.00	659 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
16	2652 SFDX	161117	+(3001-MORE)SFD FIRE	\$197.00	659 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
16	2652 SFDX	161117	+(3001-MORE)SFD POLICE	\$83.00	659 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
	<b>2652 Total</b>			<b>\$3,895.00</b>			
16	2651 SFDT	161107	+(2501-3000)SFD ROADS	\$2,245.00	657 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
16	2651 SFDT	161107	+(2501-3000)SFD PARKS	\$1,163.00	657 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
16	2651 SFDT	161107	+(2501-3000)SFD FIRE	\$186.00	657 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
16	2651 SFDT	161107	+(2501-3000)SFD POLICE	\$78.00	657 PALACE	HUNTER REDMAN	TRUE NORTH BUILDERS
	<b>2651 Total</b>			<b>\$3,672.00</b>			
16	2649 SFDT	161103	+(1501-2000)SFD POLICE	\$68.00	5231 VIA DEL CIELO	MARTINEZ, MARCI	PALO DURO HOMES INC
16	2649 SFDT	161103	+(1501-2000)SFD ROADS	\$2,064.00	5231 VIA DEL CIELO	MARTINEZ, MARCI	PALO DURO HOMES INC
16	2649 SFDT	161103	+(1501-2000)SFD PARKS	\$1,010.00	5231 VIA DEL CIELO	MARTINEZ, MARCI	PALO DURO HOMES INC
16	2649 SFDT	161103	+(1501-2000)SFD FIRE	\$161.00	5231 VIA DEL CIELO	MARTINEZ, MARCI	PALO DURO HOMES INC
	<b>2649 Total</b>			<b>\$3,303.00</b>			
16	2643 SFDT	161206	+(1501-2000)SFD POLICE	\$68.00	3054 CALLE NUEVA VIST/ GRAHAM, ALEX		MTV ENTERPRISES LLC
16	2643 SFDT	161206	+(1501-2000)SFD ROADS	\$2,064.00	3054 CALLE NUEVA VIST/ GRAHAM, ALEX		MTV ENTERPRISES LLC
16	2643 SFDT	161206	+(1501-2000)SFD PARKS	\$1,010.00	3054 CALLE NUEVA VIST/ GRAHAM, ALEX		MTV ENTERPRISES LLC
16	2643 SFDT	161206	+(1501-2000)SFD FIRE	\$161.00	3054 CALLE NUEVA VIST/ GRAHAM, ALEX		MTV ENTERPRISES LLC
	<b>2643 Total</b>			<b>\$3,303.00</b>			
16	2614 SFDX	161201	+(3001-MORE)SFD ROADS	\$2,377.00	755 RIDGE CANYON	SUTTON, MURRAY	NATIVE SON BUILDER LLC
16	2614 SFDX	161201	+(3001-MORE)SFD PARKS	\$1,238.00	755 RIDGE CANYON	SUTTON, MURRAY	NATIVE SON BUILDER LLC
16	2614 SFDX	161201	+(3001-MORE)SFD FIRE	\$197.00	755 RIDGE CANYON	SUTTON, MURRAY	NATIVE SON BUILDER LLC
16	2614 SFDX	161201	+(3001-MORE)SFD POLICE	\$83.00	755 RIDGE CANYON	SUTTON, MURRAY	NATIVE SON BUILDER LLC
	<b>2614 Total</b>			<b>\$3,895.00</b>			
16	2601 SFDT	161101	+(1501-2000)SFD POLICE	\$68.00	715 GREGORY	CHRISTOPHER PURI SCHMITT & ASSOC.	

16	2538 SFDX	161215	+(2501-3000)SFD POLICE	\$78.00	4712 LAS PLAZUELAS	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
	2538 Total			\$2,509.00			
16	2526 SFDT	161104	+(2001-2500)SFD ROADS	\$2,141.00	333 KEARNY	NANCY GILORTEANI	GILORTEANU DESIGN
16	2526 SFDT	161104	+(2001-2500)SFD POLICE	\$74.00	333 KEARNY	NANCY GILORTEANI	GILORTEANU DESIGN
16	2526 SFDT	161104	+(2001-2500)SFD PARKS	\$1,108.00	333 KEARNY	NANCY GILORTEANI	GILORTEANU DESIGN
16	2526 SFDT	161104	+(2001-2500)SFD FIRE	\$176.00	333 KEARNY	NANCY GILORTEANI	GILORTEANU DESIGN
	2526 Total			\$3,499.00			
16	2504 SFDT	161123	+(2501-3000)SFD ROADS	\$2,245.00	635 GARCIA	JACK ROBINSON	MCDOWELL CONSTRUCTION
16	2504 SFDT	161123	+(2501-3000)SFD PARKS	\$1,163.00	635 GARCIA	JACK ROBINSON	MCDOWELL CONSTRUCTION
16	2504 SFDT	161123	+(2501-3000)SFD FIRE	\$186.00	635 GARCIA	JACK ROBINSON	MCDOWELL CONSTRUCTION
16	2504 SFDT	161123	+(2501-3000)SFD POLICE	\$78.00	635 GARCIA	JACK ROBINSON	MCDOWELL CONSTRUCTION
	2504 Total			\$3,672.00			
16	2434 SFDT	161103	+(1501-2000)SFD POLICE	\$88.00	5244 VIA DEL CIELO	ALEX GRAHAM	MTV ENTERPRISES LLC
16	2434 SFDT	161103	+(1501-2000)SFD ROADS	\$2,084.00	5244 VIA DEL CIELO	ALEX GRAHAM	MTV ENTERPRISES LLC
16	2434 SFDT	161103	+(1501-2000)SFD PARKS	\$1,010.00	5244 VIA DEL CIELO	ALEX GRAHAM	MTV ENTERPRISES LLC
16	2434 SFDT	161103	+(1501-2000)SFD FIRE	\$161.00	5244 VIA DEL CIELO	ALEX GRAHAM	MTV ENTERPRISES LLC
	2434 Total			\$3,303.00			
16	2423 SFDT	161006	+(1501-2000)SFD POLICE	\$88.00	4715 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2423 SFDT	161006	+(1501-2000)SFD ROADS	\$2,084.00	4715 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2423 SFDT	161006	+(1501-2000)SFD FIRE	\$161.00	4715 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
	2423 Total			\$2,293.00			
16	2421 SFDT	161006	+(1501-2000)SFD POLICE	\$88.00	4733 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2421 SFDT	161006	+(1501-2000)SFD ROADS	\$2,084.00	4733 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2421 SFDT	161006	+(1501-2000)SFD FIRE	\$161.00	4733 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
	2421 Total			\$2,293.00			
16	2420 SFDT	161006	+(1501-2000)SFD POLICE	\$88.00	4737 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2420 SFDT	161006	+(1501-2000)SFD ROADS	\$2,084.00	4737 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
16	2420 SFDT	161006	+(1501-2000)SFD FIRE	\$161.00	4737 HOJAS VERDES	DILTZ, PATRICIA	PULTE DEVELOPMENT OF NEW MEXIC
	2420 Total			\$2,293.00			
16	2390 NGHD	161102	+(ACCESSORY)SFD ROADS	\$947.00	621 FRANKLIN	eric bideman	WINGSPAN CONSTRUCTION LLC



## EXHIBIT C

**Current Road Impact Fee Credit Amount for Cerrillos Road between Chamiso and Las Soleras Approved by the Governing Body on August 30, 2011**

LOCATION OF IMPROVEMENTS	COST OF IMPROVEMENTS	NON SITE GENERATED TRAFFIC %	IMPACT FEE CREDIT AMOUNT
CERRILLOS FROM CHAMISO TO LAS SOLERAS	\$ 845,072 (Final)	74.0%	\$ 625,353 (Final)
<b>TOTAL IMPACT FEE CREDIT</b>			<b>\$ 625,353</b>

**Estimated Future Road Impact Fee Credit Amounts**

LOCATION OF IMPROVEMENTS	COST OF IMPROVEMENTS	NON SITE GENERATED TRAFFIC %	IMPACT FEE CREDIT AMOUNT
CERRILLOS FROM CHAMISO TO BECKNER	\$ 1,560,486 (Estimated)	77.0%	\$ 1,201,574 (Estimated)
RICHARDS FROM BECKNER TO GOV. MILES	\$ 2,061,571 (Estimated)	77.0%	\$ 1,587,409 (Estimated)
RICHARDS FROM GOV. MILES TO RODEO	\$ 2,639,638 (Estimated)	80.0%	\$ 2,111,710 (Estimated)
GOV. MILES/DANCING GROUND INTERSECTION	\$ 536,303 (Estimated)	47.5%	\$ 254,744 (Estimated)
BECKNER ROAD FROM CERRILLOS TO LAS SOLERAS	\$ 3,143,761 (Estimated)	14.5%	\$ 455,845 (Estimated)
BECKNER ROAD FROM LAS SOLERAS TO RICHARDS	\$ 5,497,599 (Estimated)	17.3%	\$ 951,085 (Estimated)
<b>TOTAL POTENTIAL FUTURE IMPACT FEE CREDITS (Not to Exceed Amounts)</b>			<b>\$ 6,562,368</b>

# LAS SOLERAS - ROAD IMPACT FEE CREDIT WORKSHEET

The Developers of Las Soleras, Beckner Road Equities, Inc., received Road Impact Fee Credits in the amount of \$625,353.00. These credits were approved by the Governing Body when it approved the ROAD IMPACT FEE CREDIT AGREEMENT (Las Soleras) at the August 30, 2011 City Council meeting. A copy of the executed agreement is on file in the City Clerks office and has also been placed in the "Las Soleras - Road Impact Fee Credit Tracking" folder on the M-drive.

**TRACKING TABLE - Available Las Soleras ROAD Impact Fee Credits**

Date	Las Soleras Action (Enter a description)	City Action (Enter a description)	Starting Balance (Before Assignment)	Assignment Request		Current Balance (After Assignment)
				1	Amount	
2/7/12	E-Mail request from Beckner Road Equities, Inc. to assign a portion of available credits to Permit #11-1991 (McDonald's Corp.) & Permit #11-2181 (Murphy Oil USA, Inc.)	City confirmed assignment to Permit #11-1991 & Permit #11-2181 on 2/7/12 (see 2/7/12 letter on M-drive)	\$ 625,353.00	1	\$ 53,427.00	\$ 571,926.00
5/18/12	State Employees Credit Union E-Mail request from Beckner Road Equities, Inc. to assign a portion of available credits to Permit #12-639	City confirmed assignment to Permit #12-639 on 5/18/12 (see 5/18/12 letter on M-drive)	\$ 571,926.00	2	\$ 24,214.00	\$ 547,712.00
7/6/12	Murphy Oil USA, Inc. E-Mail request from Beckner Road Equities, Inc. to assign additional available credits to Permit #11-2181	City confirmed additional assignment to Permit #11-2181 on 7/6/12 (see 7/6/12 letter on M-drive)	\$ 547,712.00	3	\$ 5,346.00	\$ 542,366.00
4/30/13	Starbucks E-Mail request from Beckner Road Equities, Inc. to assign a portion of available credits to Permit #13-782	City confirmed assignment to Permit #13-782 on 4/30/13 (see 4/30/13 letter on M-drive)	\$ 542,366.00	4	\$ 23,500.00	\$ 518,866.00
3/11/14	Veterans Affairs Clinic E-Mail request from Beckner Road Equities, Inc. to assign a portion of available credits to Permit #14-226	City confirmed assignment to Permit #14-226 on 3/11/14 (see 3/11/14 letter on M-drive)	\$ 518,866.00	5	\$ 30,381.00	\$ 488,485.00
	Dollar Tree Stores, Inc. E-mail request from Beckner Road Equities, Inc. to assign a portion of available credits to Permit #16-_____		\$ 488,485.00	6	\$42,063	\$446,422.00
	Presbyterian / Santa Fe Medical Center E-mail request from Beckner Road Equities, Inc. to assign a portion of available credits to Permit #16-_____		\$ 446,422.00	7	\$356,034.00	\$90,388

01/11/2017

**Residential Permit Activity - Pulte (Las Soleras)**  
**Park Impact Fees waived in exchange for Park Development Dedication**  
**Land Development Code 14-8.15(C)(6)**

Single Family	Park Fee / Unit								
≤ 1,500	\$ 967						0	\$ -	
1,501 - 2,000	\$ 1,010					4	12	\$ 12,120	
2,001 - 2,500	\$ 1,108				1	1	23	\$ 25,484	
2,501 - 3,000	\$ 1,163	3	1	4			8	\$ 9,304	
≥ 3,001	\$ 1,238	14	6	1			3	\$ 3,714	
Multi-Family	\$ 945	4	2		2	1	0	\$ 3,714	
		46	\$ 54,336						
		2016							
		2017							
		2018							