

## Town of BROOKLINE

### Proposed Impact Fee Schedules (for Public Hearing, January 22, 2004)

#### A. Impact Fee Schedule – Captain Samuel Douglas Academy

**I. Variables.** Variables may be re-assessed by the Planning Board on an annual basis, or periodically as better information becomes available, after public hearing. The following is a residential impact fee.

1.	Total Project Cost (principal and interest)	\$8,793,563.98
2.	Principal only	\$5,367,912.00
3.	State of NH reimbursement for capital projects (30% of principal)	\$1,610,373.60
4.	Net Debt (# 1 - # 3)	\$7,183,190.30
5.	Current Enrollment (2003-2004)	198
6.	Total Capacity	300
7.	Future demand capacity (#6 - #5)	102
8.	Cost per student (based on total students: #4 / #6)	\$23,943.97
9.	<b>Total Impact Future Demand (#8 x #7)</b>	\$2,442,284.94
10.	CSDA students per housing unit	.12
11.	<b>Impact Fee per Housing Unit (#10 x #8)</b>	<b>\$2,873.28</b>

**II. Credits.** Credits are estimated in order to factor out the amount in taxes a unit subject to an impact fee is likely to pay for the portion of project cost that is likely to be financed through impact fees. The Planning Board may adjust the calculation of credits on an annual basis if changes are made to the variables located above in section I.

1.	Total assessed valuation of Brookline, 2003:	\$406,476,988
2.	Total residential buildings and land, 2003:	\$386,508,200
3.	Average residential assessment (#2 / 1,478 housing units)	\$261,507.58
4.	Total impact future demand (#9 above / total assessed valuation)	.0060
5.	Credit per Housing Unit (#4 x #3)	\$1,569.04

**III. Calculation of Fee.** The Planning Board may adjust the calculation of credits on an annual basis if changes are made to the variables located above in section I and resulting changes to section II.

1.	Impact Fee per Housing Unit	\$2,873.28
2.	Credit per Housing Unit	\$1,569.04
3.	<b>Net Fee per Housing Unit</b>	<b>\$1,304.24</b>

**IV. Number of Permits to be Issued.** When the impact fee is established, a tally of the number of impact fees that have been paid shall be recorded. The impact fee will automatically be terminated when the total number of permits issued, as herein described, has been reached. The Planning Board may adjust the total number of permits to be issued on an annual basis or when better information becomes available, if changes are made to the variables located in section I.

1.	Average number of units built in Town each year:	40
2.	Number of housing units to be assessed impact fee: 102 future students / .12 CSDA students per unit =	850
3.	Subtract out the number of building permits that have been issued since the school became operational in 1998-1999: 850 - 223 =	<b>627</b>
4.	The total amount to be collected through impact fees: 627 units x \$1,304.24 =	<b>\$817,758.48</b>
5.	The CSDA impact fee will sunset when 627 building permits (on new lots excluding lots of record) have been issued.	

**V. Other exemptions.** In addition to the types of development excluded from a residential impact fee in the zoning ordinance, the following conditions and circumstances shall be precluded from the payment of a CSDA impact fee and shall not be included in the number of permits to be issued:

Elderly housing units developed under the Housing for Older Persons section of the Brookline Zoning Ordinance.

This impact fee shall become effective on \_\_\_\_\_.

## B. Impact Fee Schedule – **New Ambulance Facility**

**I. Variables.** Variables may be re-assessed by the Planning Board on an annual basis, or periodically as better information becomes available, after public hearing. The following is a residential impact fee.

### Assumptions:

- The current ambulance facility is 3,011 sq.ft., the new facility will be 5,426.5 sq.ft.
- It is assumed that this increase in space will accommodate the Town's population through the life of the bond (*20 year bond*) Since the number of housing units in 20 years is estimated at 2,358 (1,478 in 2003 plus 880 (20 years x 44 units per year), and since the size of the planned facility is 5,426.5 sq.ft., it can be assumed that the amount of ambulance space needed per housing units is 2.30 sq.ft. (facility sq.ft. / future number of housing units).

1.	Total amount of ambulance space needed to accommodate the current number of housing units (1,478 units x 2.30 sq.ft.) =	3,399.40 sq.ft.
2.	Amount of the new facility to accommodate new growth: 3,399.40 sq.ft. / 5,426.5 sq.ft. = .626 1.00 (entire demand) - .626 (proportion existing demand) = .374 or	37.4%
3.	Total project cost:	\$1,392,500.00
4.	Project cost attributable to new development (#3 x #2)	\$520,795.00
5.	Approx. 85.7% of all ambulance calls are attributable to residences. Therefore the <b>total impact future demand</b> = #4 x 85.7% =	\$446,321.32
6.	Impact fee per unit (#5 / 880 future units) =	<b>\$507.18</b>

**II. Credits.** Credits are estimated in order to factor out the amount in taxes a unit subject to an impact fee is likely to pay for the portion of project cost that is likely to be financed through impact fees. The Planning Board may adjust the calculation of credits on an annual basis if changes are made to the variables located above in section I.

1.	Total assessed valuation of Brookline, 2003:	\$406,476,988
2.	Total residential buildings and land, 2003:	\$386,508,200
3.	Average residential assessment (#2 / <b>1,478</b> housing units)	<b>\$261,507.58</b>
4.	Total impact future demand (#5 above / total assessed valuation)	.00109
5.	Credit per Housing Unit (#4 x #3)	<b>\$ 285.04</b>

**III. Calculation of Fee.** The Planning Board may adjust the calculation of credits on an annual basis if changes are made to the variables located above in section I and resulting changes to section II.

1.	Impact Fee per Housing Unit	<b>\$507.18</b>
2.	Credit per Housing Unit	<b>\$285.04</b>
3.	<b>Net Fee per Housing Unit</b>	<b>\$222.14</b>

**IV. Number of Permits to be Issued.** When the impact fee is established, a tally of the number of impact fees that have been paid shall be recorded. The impact fee will automatically be terminated when the total number of permits issued, as herein described, has been reached. The Planning Board may adjust the total number of permits to be issued on an annual basis or when better information becomes available, if changes are made to the variables located in section I.

1.	Impact Fee per housing unit	\$222.14
2.	Life of the bond	20 years
3.	880 new housing units to be built over the life of the facility and to be charged ambulance impact fee.	
4.	The total amount to be collected through impact fees: 880 units x \$222.14 =	\$195,483.20
5.	The ambulance facility impact fee will sunset when <b>880</b> building permits (on new lots excluding lots of record) have been issued from 2/01/04.	

**V. Other exemptions.** In addition to the types of development excluded from a residential impact fee in the zoning ordinance, the following conditions and circumstances shall be precluded from the payment of an ambulance facility impact fee and shall not be included in the number of permits to be issued:

Commercial and Industrial.

This impact fee shall become effective on \_\_\_\_\_.