

# Development Fee Framework Status Report

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## Community and Economic Development Committee

April 22, 2024

Item (d)5

Jerad Ferguson, *Principal Planner*, PBCE



*Planning, Building and  
Code Enforcement*

# Background



2019

Concept of  
*“Universal  
Development Fee”*  
introduced

Shift to concept of  
*“Framework”*



February 2021

Changes to IHO  
changes include Fee  
Framework  
Geography



January 2022

Working Group  
established to  
further work on  
Fee Framework



June 2022

Report to CED  
introduced concept  
of Council Policy



June 2023

Council Adopted  
Housing Element  
included item P-10  
*“Standardize and  
Streamline Permitting,  
Fees, Applications”*

# Concept and Established Outcomes

- Aligning fees in Framework gives holistic view of City added costs
- Facilitate housing production by making costs more transparent and predictable
- Not proposing increases or decreases to fees or change legal structure

## Development Fee Framework Outcomes

Objective	Simplify the administration and calculation of major residential development fees and taxes to provide transparency and certainty to the public and development community.
Goal #1	Adoption of a Council Policy to memorialize the Development Fee Framework elements and parameters.
Goal #2	Develop a webpage and other resources that disclose current fee structures and are organized by geography that can be used to estimate City development costs (fees and taxes) quickly and easily.

# Common Elements

## Metric of Calculation



## Development Geography



## Timing of Payment



## Development Typology





# Proposed Work Plan (Phase 1)

Working Group Reestablished with bimonthly meetings	April 2024
Develop initial draft of the Council Policy and establish the webpage	May 2024 – October 2024
Initial Draft of Council Policy and Public Outreach	October 2024 – December 2025
Revisions to Council Policy based review and feedback	January 2025 – February 2025
Draft Policy presented to City Council	March 2025

# "Parks Fee" Study



## Purpose

- Assess land values to set the base of park fees
- Consider establishing a commercial park impact fee
- Evaluate credits that offset the fee



## Possible Outcomes

- Maximum park fees that can legally be adopted
- New formulas for calculation
- Alignment with the Framework



## Status

- Additional fiscal analysis needed
- Fiscal analysis expected in spring/summer 2024



## Next Steps

- On hold – market does not support fee increases
- Complete policy work with an equity lens
- Study if a Citywide program can distribute fees to areas with greatest need

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