



Habitat Conservation Plan: Funding Options

Community Services Department
Parks and Natural Resources Division



Funding Mechanism for the Habitat Conservation Plan

Approved Option : Fixed Fee

This option would be a standard fee for all 17,976 lots impacted.

Tiered Fee Scale based on Lot Size		
<u>Lot Size (in acres)</u>	<u>Fee</u>	<u>Number of Affected Parcels</u>
0.00-0.22 acres	\$1,100	5,239
0.23-.49 acres	\$2,200	12,120
.50-1.00 acres	\$5,500	209
1.01-3.00 acres	\$12,800	321
3.01-5.00 acres	\$34,100	22
5.01-20.00 acres	\$76,700	60
20.01-99.99 acres	\$320,000	9
100+ acres	\$1,240,000	4



Fee Schedule Evaluation

- Staff is currently evaluating 2 alternative fee schedule options:
 1. Per acre fee schedule
 - There will no longer be tiers and minimization requirements will be taken into consideration
 2. Density based fee schedule
 - Fee would be based on maximum allowable density of the parcel



Split per Acre Fee Option

- There will no longer be tiers
- Fee will continue to be based on the entire acreage of the parcel
- Parcels over 3 acres with minimization requirements will have a lower cost per acre than those parcels under 3 acres

Preliminary calculations

- 00.00-3.00 acres (previously tiers 1-4) = \$10,200/acre
- 3.01 and above (previously tiers 5-8) = \$5,600/acre
 - This takes into account the required minimization measures (conservation) outlined in the HCP that automatically reduces the available developable acreage on a given parcel

Examples

- $\frac{1}{4}$ acre = \$2,550
- 1 acre = \$10,200
- 5 acres = \$28,000
- 100 acres = \$560,000



Density Based Option Assumptions

- Numbers are based off of residential and agricultural acreage from the Future Land Use Map (FLUM) and Zoning Designations
- Does not include the following:
 - ECAP
 - Commercial
 - DRI's
 - Planned Developments (PD's)
 - Other items



Density Based Option

- 21,624 (Approximate) Units
- 301 acres of properties are zoned ECAP
- 194 acres of properties are zoned CG
- Some of these include DRI properties PD's, and other items



Residential costs not including non-residential component

- \$50.8 million/21,624 (Approximate)Units = \$2,349/unit
- This cost will change based on the non-residential components
- Staff will need to create a conversion table to address this, if this is the scenario used



Staff comments

- This cost will need to be continuously updated and monitored based on acquisitions, Land Use Amendments, Rezonings, Transfers of Density Units, and other items
- Parcels will need to pay the their full density rights regardless of actual development