

DRAFT Discussion Materials

Merced Public Facilities Financing Plan Update

Regional Fee Comparison



The Economics of Land Use

**City of Merced Staff Edits to Show the 2022
Maximum Justified Fee are Shown in Red Text
Boxes--1/21/2022**

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City of Merced

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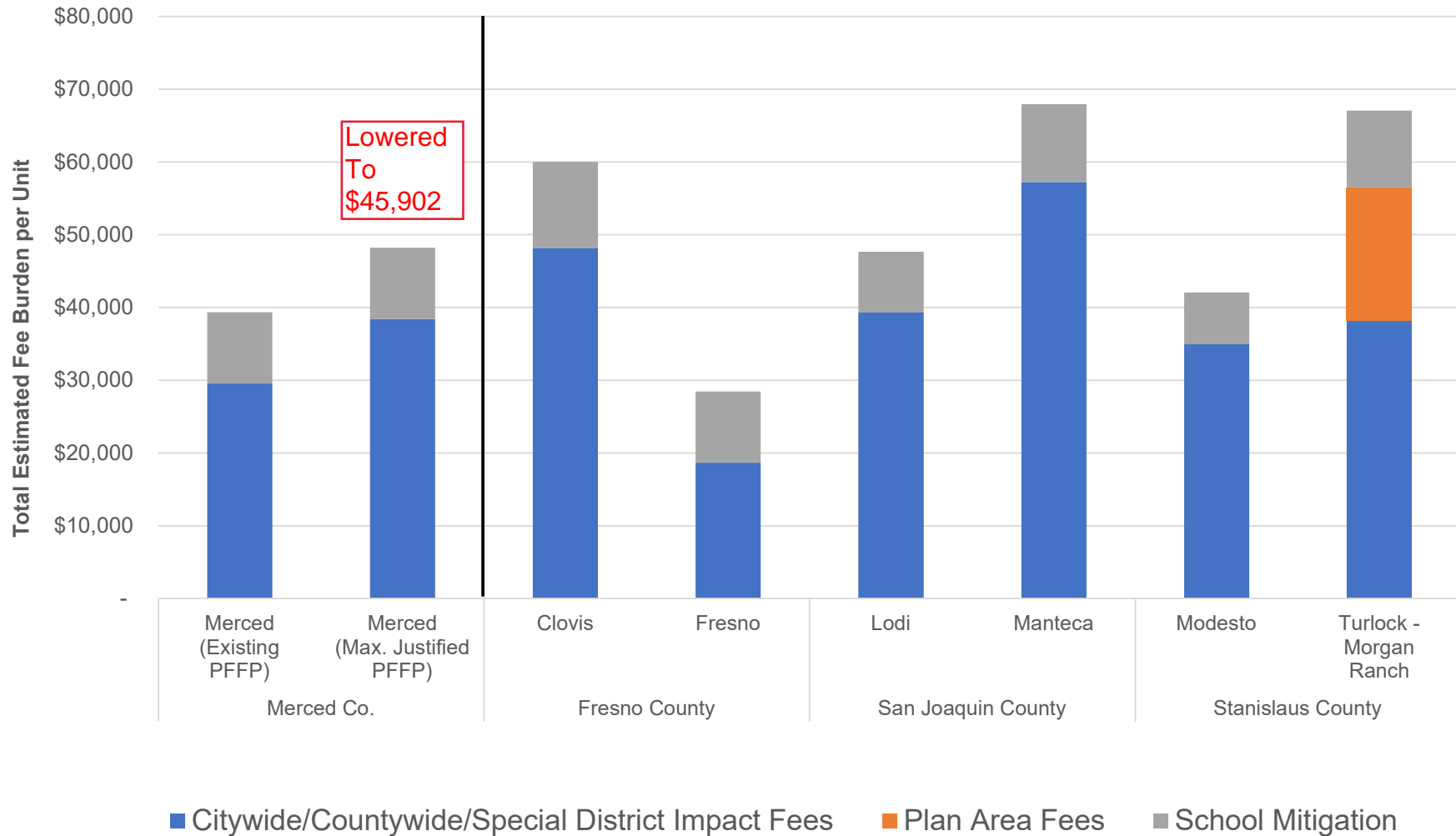
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Figure 1
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Single-Family Residential: 5,500 Lot Sq. Ft.; 2,400 Unit Sq. Ft.; 4 Bedrooms
Summary of Estimated Infrastructure Cost Burden and Feasibility per Unit

Single-Family Residential



sfr figure

Table 1
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Single-Family Residential: 5,500 Lot Sq. Ft.; 2,400 Unit Sq. Ft.; 4 Bedrooms
Summary of Estimated Infrastructure Cost Burden and Feasibility per Unit

Single-Family Residential
Fiscal Year 2020-2021

| Summary of Estimated Infrastructure Costs per Unit | Merced Co. | | Fresno County | | San Joaquin County | | Stanislaus County | |
|---|------------------------------|------------------------------------|------------------|------------------|--------------------|------------------|-------------------|------------------------------|
| | Merced (Existing PFFP) | Merced (Max. Justified PFFP) | Clovis | Fresno | Lodi | Manteca | Modesto | Turlock - Morgan Ranch |
| <i>Detailed Analysis</i> | <i>Table A-1</i> | <i>Table A-2</i> | <i>Table A-3</i> | <i>Table A-4</i> | <i>Table A-5</i> | <i>Table A-6</i> | <i>Table A-7</i> | <i>Table A-8</i> |
| Total Citywide/Countywide/Special District Impact Fees | \$29,552 | \$38,438 | \$48,183 | \$18,687 | \$39,303 | \$57,255 | \$34,935 | \$38,264 |
| Plan Area Fees | - | \$36,110 | - | - | - | - | - | \$18,255 |
| Total School Mitigation | \$9,792 | \$9,792 | \$11,856 | \$9,792 | \$8,352 | \$10,680 | \$7,128 | \$10,536 |
| Estimated Bond Debt of Special Taxes and Assessments (Infrastructure/Facilities) | - | - | - | - | - | - | - | - |
| | | \$45,902 | | | | | | |
| Total Infrastructure Cost per Unit | \$39,344 | \$48,230 | \$60,039 | \$28,479 | \$47,655 | \$67,935 | \$42,063 | \$67,055 |
| Estimated Sales Price [1] | \$390,000 | \$390,000 | \$440,000 | \$380,000 | \$490,000 | \$500,000 | \$430,000 | \$430,000 |
| Total Infrastructure Cost as a % of Est. Sales Price | 10.1% | 12.4% | 13.6% | 7.5% | 9.7% | 13.6% | 9.8% | 15.6% |
| | | 11.8% | | | | | | |

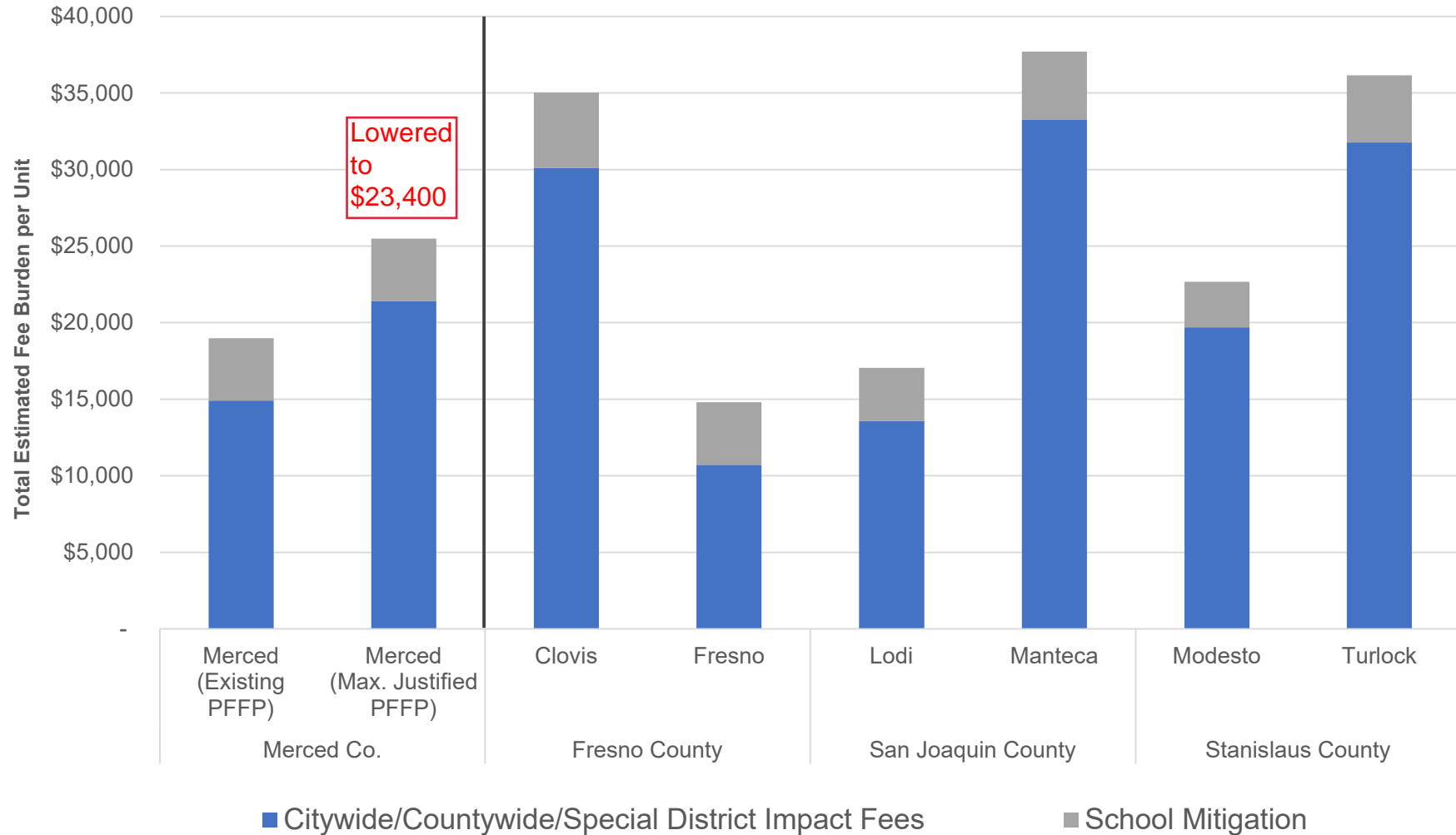
sfr summ

[1] Estimated Sales Prices are based on logarithmic regressions using sales price data sources from The Gregory Group. Sample lot sizes range between 4,000 to 7,000 square feet.

NOTE: The Total Citywide/Countywide/Special District Impact Fees shown above include Building Permit Fees, Sewer and Water Facilities and Connection Fees, Park Fees, and All Other City Fees in Addition to the Public Facilities Impact Fees so It shows the entire fee burden.

Figure 2
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Multi-Family Residential: 1,000 Unit Sq. Ft.; 2 Bedrooms
Summary of Estimated Infrastructure Cost Burden per Unit

Multifamily Residential



mfr figure

Table 2
 City of Merced
 Public Facilities Financing Plan & Impact Fee Program Update
 Multi-Family Residential: 1,000 Unit Sq. Ft.; 2 Bedrooms
 Summary of Estimated Infrastructure Cost Burden per Unit

**Multifamily Residential
 Fiscal Year 2020-2021**

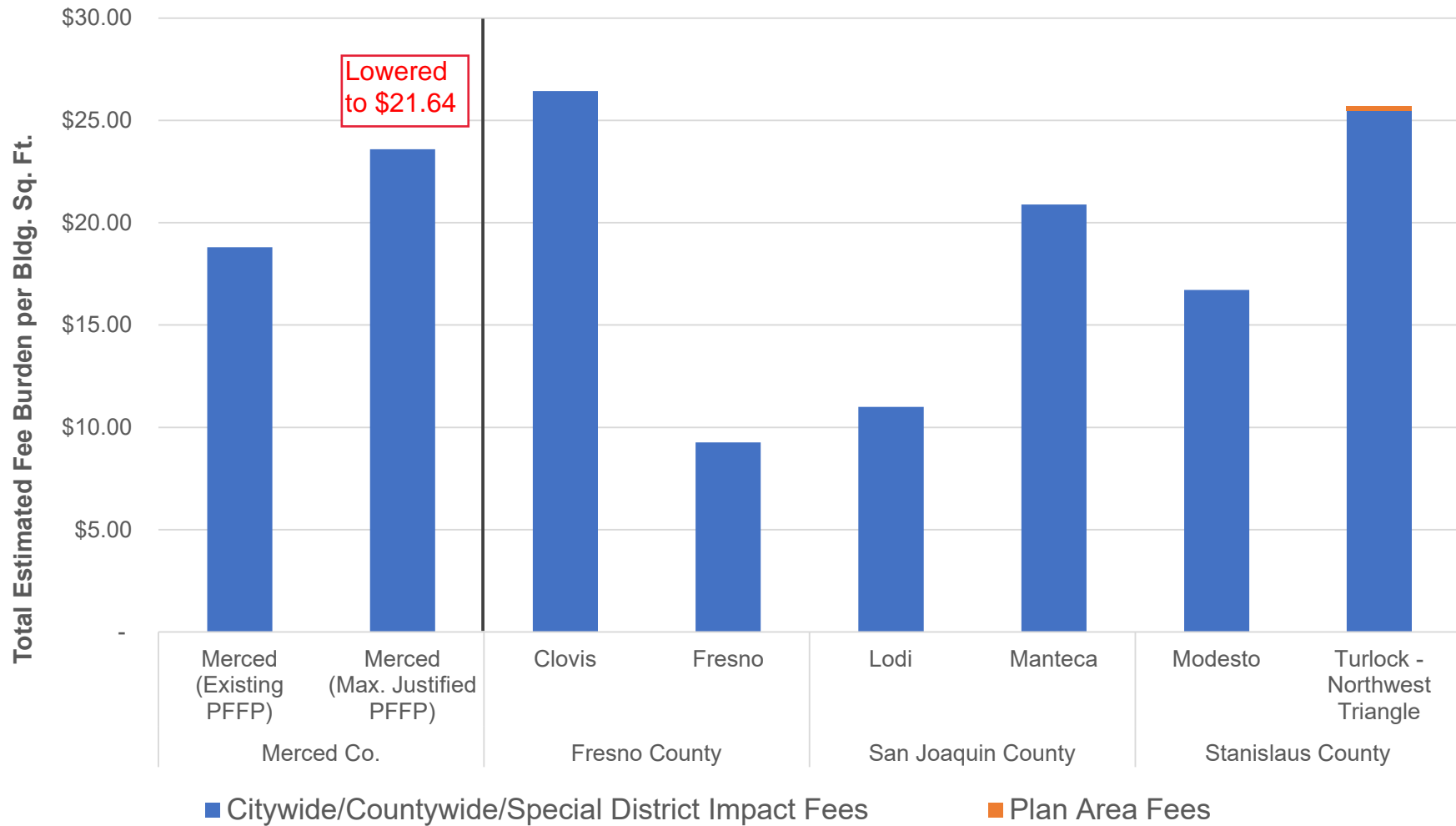
| Summary of Estimated Infrastructure Costs per Unit | Merced Co. | | Fresno County | | San Joaquin County | | Stanislaus County | |
|---|------------------------------|------------------------------------|------------------|------------------|--------------------|------------------|-------------------|------------------|
| | Merced (Existing PFFP) | Merced (Max. Justified PFFP) | Clovis | Fresno | Lodi | Manteca | Modesto | Turlock |
| <i>Detailed Analysis</i> | <i>Table B-1</i> | <i>Table B-2</i> | <i>Table B-3</i> | <i>Table B-4</i> | <i>Table B-5</i> | <i>Table B-6</i> | <i>Table B-7</i> | <i>Table B-8</i> |
| Total Citywide/Countywide/Special District Impact Fees | \$14,906 | \$21,413 | \$30,093 | \$10,724 | \$13,563 | \$33,249 | \$19,694 | \$31,768 |
| Plan Area Fees | - | \$19,320 | - | - | - | - | - | - |
| Total School Mitigation | \$4,080 | \$4,080 | \$4,940 | \$4,080 | \$3,480 | \$4,450 | \$2,970 | \$4,390 |
| Estimated Bond Debt of Special Taxes and Assessments (Infrastructure/Facilities) | - | - | - | - | - | - | - | - |
| Total Infrastructure Cost per Unit | \$18,986 | \$25,493 | \$35,033 | \$14,804 | \$17,043 | \$37,699 | \$22,664 | \$36,158 |
| | | \$23,400 | | | | | | |

mfr summ

NOTE: The Total Citywide/Countywide/Special District Impact Fees shown above include Building Permit Fees, Sewer and Water Facilities and Connection Fees, Park Fees, and All Other City Fees in Addition to the Public Facilities Impact Fees so It shows the entire fee burden.

Figure 3
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Retail: 30,000 Building Sq. Ft.; 0.35 FAR
Summary of Estimated Infrastructure Cost Burden

Retail



retail figure

Table 3
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Retail: 30,000 Building Sq. Ft.; 0.35 FAR
Summary of Estimated Infrastructure Cost Burden

| |
|---|
| Retail Fiscal Year 2020-2021 |
|---|

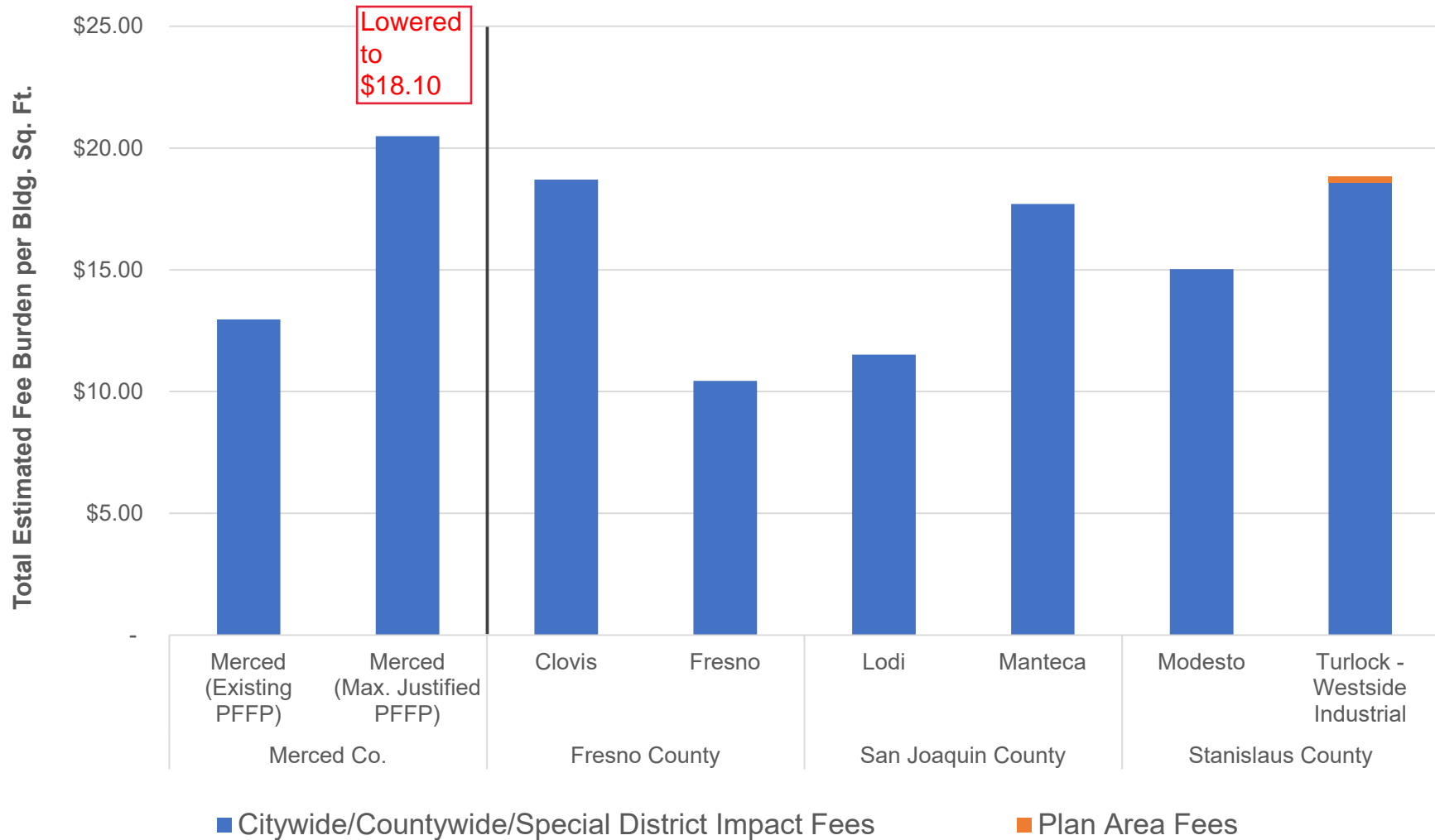
| Summary of Estimated Infrastructure Costs | Merced Co. | | Fresno County | | San Joaquin County | | Stanislaus County | |
|---|------------------------------|------------------------------------|------------------|------------------|--------------------|------------------|-------------------|------------------------------------|
| | Merced (Existing PFFP) | Merced (Max. Justified PFFP) | Clovis | Fresno | Lodi | Manteca | Modesto | Turlock - Northwest Triangle |
| <i>Detailed Analysis</i> | <i>Table C-1</i> | <i>Table C-2</i> | <i>Table C-3</i> | <i>Table C-4</i> | <i>Table C-5</i> | <i>Table C-6</i> | <i>Table C-7</i> | <i>Table C-8</i> |
| Total Infrastructure Cost Burden per Building | | \$649,200 | | | | | | |
| Total Citywide/Countywide/Special District Impact Fees | \$564,297 | \$707,634 | \$793,271 | \$278,043 | \$330,061 | \$626,707 | \$501,396 | \$764,045 |
| Plan Area Fees | - | - | - | - | - | - | - | \$6,556 |
| Estimated Bond Debt of Special Taxes and Assessments | - | - | - | - | - | - | - | - |
| Total Infrastructure Cost Burden per Building | \$564,297 | \$707,634 | \$793,271 | \$278,043 | \$330,061 | \$626,707 | \$501,396 | \$770,601 |
| Total Infrastructure Cost Burden per Bldg. Sq. Ft. | | | | | | | | |
| Total Citywide/Countywide/Special District Impact Fees | \$18.81 | \$23.59 | \$26.44 | \$9.27 | \$11.00 | \$20.89 | \$16.71 | \$25.47 |
| Plan Area Fees | - | - | - | - | - | - | - | \$0.22 |
| Estimated Bond Debt of Special Taxes and Assessments | - | - | - | - | - | - | - | - |
| Total Infrastructure Cost Burden per Bldg. Sq. Ft. | \$18.81 | \$23.59 | \$26.44 | \$9.27 | \$11.00 | \$20.89 | \$16.71 | \$25.69 |
| | | \$21.64 | | | | | | |

retail summ

NOTE: The Total Citywide/Countywide/Special District Impact Fees shown above include Building Permit Fees, Sewer and Water Facilities and Connection Fees, Park Fees, and All Other City Fees in Addition to the Public Facilities Impact Fees so It shows the entire fee burden.

Figure 4
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Office: 100,000 Building Sq. Ft.; 0.33 FAR
Summary of Estimated Infrastructure Cost Burden

Office



office figure

Table 4
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Office: 100,000 Building Sq. Ft.; 0.33 FAR
Summary of Estimated Infrastructure Cost Burden

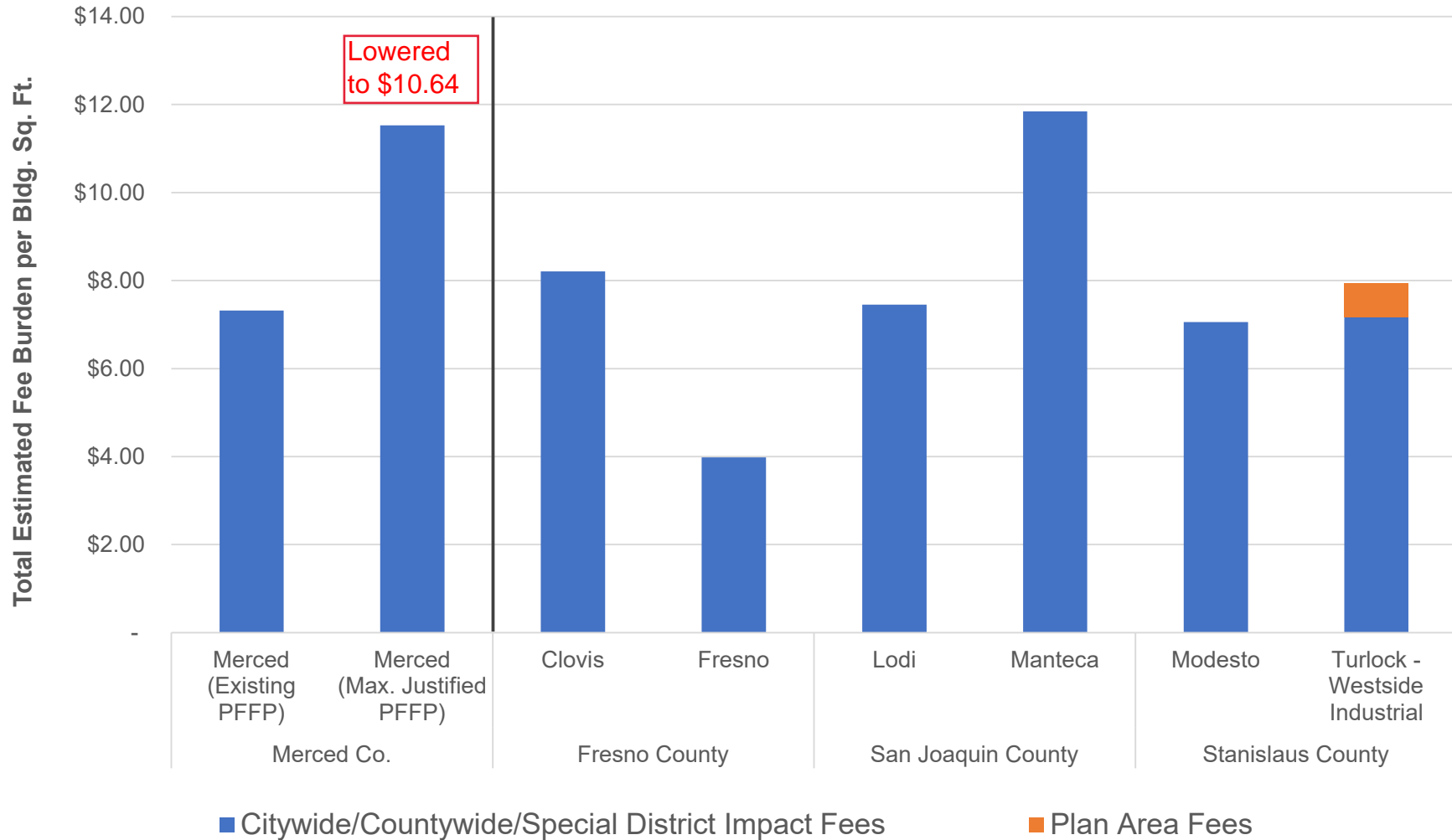
| |
|---|
| Office Fiscal Year 2020-2021 |
|---|

| Summary of Estimated Infrastructure Costs | Merced Co. | | Fresno County | | San Joaquin County | | Stanislaus County | |
|--|------------------------------|------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------------------------|
| | Merced (Existing PFFP) | Merced (Max. Justified PFFP) | Clovis | Fresno | Lodi | Manteca | Modesto | Turlock - Westside Industrial |
| Detailed Analysis | <i>Table D-1</i> | <i>Table D-2</i> | <i>Table D-3</i> | <i>Table D-4</i> | <i>Table D-5</i> | <i>Table D-6</i> | <i>Table D-7</i> | <i>Table D-8</i> |
| Total Infrastructure Cost Burden per Building | | \$1,810,000 | | | | | | |
| Total Citywide/Countywide/Special District Impact Fees | \$1,296,126 | \$2,048,436 | \$1,870,050 | \$1,043,800 | \$1,152,068 | \$1,769,886 | \$1,502,646 | \$1,858,609 |
| Plan Area Fees | - | - | - | - | - | - | - | \$25,116 |
| Estimated Bond Debt of Special Taxes and Assessments | - | - | - | - | - | - | - | - |
| Total Infrastructure Cost Burden per Building | \$1,296,126 | \$2,048,436 | \$1,870,050 | \$1,043,800 | \$1,152,068 | \$1,769,886 | \$1,502,646 | \$1,883,725 |
| Total Infrastructure Cost Burden per Building Sq. Ft. | | | | | | | | |
| Total Citywide/Countywide/Special District Impact Fees | \$12.96 | \$20.48 | \$18.70 | \$10.44 | \$11.52 | \$17.70 | \$15.03 | \$18.59 |
| Plan Area Fees | - | - | - | - | - | - | - | \$0.25 |
| Estimated Bond Debt of Special Taxes and Assessments | - | - | - | - | - | - | - | - |
| Total Infrastructure Cost Burden per Building Sq. Ft. | \$12.96 | \$20.48 | \$18.70 | \$10.44 | \$11.52 | \$17.70 | \$15.03 | \$18.84 |
| | | \$18.10 | | | | | | <i>office summ</i> |

NOTE: The Total Citywide/Countywide/Special District Impact Fees shown above include Building Permit Fees, Sewer and Water Facilities and Connection Fees, Park Fees, and All Other City Fees in Addition to the Public Facilities Impact Fees so It shows the entire fee burden.

Figure 5
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Industrial: 305,000 Building Sq. Ft.; 0.35 FAR
Summary of Estimated Infrastructure Cost Burden

Industrial



industrial figure

Table 5
City of Merced
Public Facilities Financing Plan & Impact Fee Program Update
Industrial: 305,000 Building Sq. Ft.; 0.35 FAR
Summary of Estimated Infrastructure Cost Burden

Industrial
Fiscal Year 2020-2021

| Summary of Estimated Infrastructure Costs | Merced Co. | | Fresno County | | San Joaquin County | | Stanislaus County | |
|--|------------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------------------|
| | Merced (Existing PFFP) | Merced (Max. Justified PFFP) | Clovis | Fresno | Lodi | Manteca | Modesto | Turlock - Westside Industrial |
| Detailed Analysis | <i>Table E-1</i> | <i>Table E-2</i> | <i>Table E-3</i> | <i>Table E-4</i> | <i>Table E-5</i> | <i>Table E-6</i> | <i>Table E-7</i> | <i>Table E-8</i> |
| Total Infrastructure Cost Burden per Building | | \$3,245,200 | | | | | | |
| Total Citywide/Countywide/Special District Impact Fees | \$2,231,667 | \$3,516,418 | \$2,504,080 | \$1,214,249 | \$2,274,154 | \$3,611,753 | \$2,152,760 | \$2,186,681 |
| Plan Area Fees | - | - | - | - | - | - | - | \$234,611 |
| Estimated Bond Debt of Special Taxes and Assessments | - | - | - | - | - | - | - | - |
| Total Infrastructure Cost Burden per Building | \$2,231,667 | \$3,516,418 | \$2,504,080 | \$1,214,249 | \$2,274,154 | \$3,611,753 | \$2,152,760 | \$2,421,292 |
| Total Infrastructure Cost Burden per Building Sq. Ft. | | | | | | | | |
| Total Citywide/Countywide/Special District Impact Fees | \$7.32 | \$11.53 | \$8.21 | \$3.98 | \$7.46 | \$11.84 | \$7.06 | \$7.17 |
| Plan Area Fees | - | - | - | - | - | - | - | \$0.77 |
| Estimated Bond Debt of Special Taxes and Assessments | - | - | - | - | - | - | - | - |
| Total Infrastructure Cost Burden per Building Sq. Ft. | \$7.32 | \$11.53 | \$8.21 | \$3.98 | \$7.46 | \$11.84 | \$7.06 | \$7.94 |
| | | \$10.64 | | | | | | |

industrial summ

NOTE: The Total Citywide/Countywide/Special District Impact Fees shown above include Building Permit Fees, Sewer and Water Facilities and Connection Fees, Park Fees, and All Other City Fees in Addition to the Public Facilities Impact Fees so It shows the entire fee burden.