

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
ESTABLISHING THE AVERAGE PER-ACRE LAND VALUES AND
PARKLAND IN LIEU FEE SCHEDULE FOR NEW RESIDENTIAL
DEVELOPMENT IN ACCORDANCE WITH CHAPTER 17.35
("PARK AND RECREATIONAL LAND") OF TITLE 17
("DEVELOPMENT") OF THE CODE OF THE CITY OF SANTA
CLARA**

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the City of Santa Clara is the Government entity responsible for providing public parks, recreation and open space facilities within the City of Santa Clara; and,

WHEREAS, the 2010-2035 General Plan includes a goal that new parks, open space and recreation be provided with new development so that existing facilities are not overburdened; and,

WHEREAS, the report entitled "Public Facilities Impact Fee Study" ("Nexus Study") dated June 25, 2014, prepared by Willdan Financial Services, Inc. was reviewed by Council in June 2014; and,

WHEREAS, on July 15, 2014, the City Council adopted Ordinance No. 1928, which added Chapter 17.35 to the City Code, and requires new residential development to provide adequate community and neighborhood park land for active recreational uses, and/or under certain conditions to pay a fee in lieu of parkland dedication; and,

WHEREAS, on February 24, 2015, the City Council adopted Ordinance No. 1937, adding duplex dwellings to the types of developments subject to the parkland dedication requirement, and removing the one (1) acre minimum for a developer to receive credit for private open space; and,

WHEREAS, on January 31, 2018, the Parks & Recreation Facilities Condition Assessment Report (Kitchell 2017) was completed that provided an inventory of all City parks and recreation assets and the associated valuation of asset replacement costs (the cost to build park site and building improvements), and on April 24, 2018 was reviewed, noted and filed by City Council; and,

WHEREAS, on April 24, 2018, the City Council, pursuant to Chapter 17.35, reviewed the annual professional appraisal report used to determine the fair market value of property in the City based on a survey of land values and sales records with a valuation date of December 31, 2017, and the valuation report was made available to the public for review and comment as posted on the City website on March 9, 2018, and no comments were received by March 23, 2018; and,

WHEREAS, on April 24, 2018, the City Council held a noticed public hearing to consider the City's Proposed Municipal Fee Schedule including Fees due in lieu of parkland dedication, at which time Council extended additional time for all interested persons to comment specifically on the Fees due in lieu of parkland dedication; and,

WHEREAS, on June 11, 2018, City staff met with members of the community, and on June 27, 2018 met with developers, to review comments related to the City reports containing the calculations of land valuation and the park improvement replacement cost valuations; and,

WHEREAS, on January 4, 2019, the Santa Clara Park and Recreation Facilities Impact Fee Study Update Administrative Draft (Willdan, 2019) was reviewed during a public comment period between January 14 and February 26, 2019, including two meetings with City staff held on January 22, 2019 and February 26, 2019; and,

WHEREAS, on March 27, 2019 and April 3, 2019, a notice of public hearing on the proposed fee schedule and land valuation was published in the Santa Clara Weekly, a newspaper of general circulation; and on April 9, 2019, the City Council continued the item to their May 21, 2019 meeting; and, on May 21, 2019 the City Council continued the item to August 2019; and

WHEREAS, on August 14, 2019 and on August 21, 2019, a notice of the August 27, 2019 public hearing on the proposed fee schedule and land valuation was published in the Weekly, a newspaper of general circulation; and

WHEREAS, on August 27, 2019 the City Council pursuant to Chapter 17.35, reviewed the Santa Clara Park and Recreation Facilities Impact Fee Study Update dated April 9, 2019, including the professional land valuation appraisal report with a valuation date of December 31, 2017 and the

park improvements replacement costs as well as other items, incorporating adjustments where warranted and appropriate, and Council now wishes to use the Nexus Study Update for calculating the fees due in lieu of parkland dedication and to adopt the updated fee schedule; and,

WHEREAS, the fees established by this resolution are derived from, are based upon, and do not exceed the costs of providing capital park and recreation land and facilities necessitated by the new residential development for which fees are levied; and,

WHEREAS, on August 27, 2019 the City Council held a public hearing to consider the proposed fee schedule and land valuation, at which time all interested persons were given an opportunity to give testimony and provide evidence.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. Findings and Purpose. That the City Council hereby finds and declares that:

A. New residential subdivisions and new non-subdivided residential projects generate impacts and demands for public services, facilities, and neighborhood and community parkland, and have a significant effect on the use and availability of park and recreation space and facilities, and that the limited open space and recreation amenities provided by these residential developments are insufficient to meet the needs.

B. It is the City's intent and desire (General Plan Goals & Policies: 5.9.1-G3, -G4; 5.9.1-P14, -P18, -P20) to require that such developments contribute their fair share of land, facilities, or amenities or contribute public costs toward the purchase, development and/or improvement of park and recreational facilities.

C. The imposition of impact fees is one of the customary methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development in order to promote and protect the public health, safety and welfare.

D. The provisions of this Resolution are enacted pursuant to the Charter, the City of Santa Clara General Plan and sections 66000-66025, 66477, and 66479 of the California Government Code (the “Mitigation Fee Act” and the “Quimby Act”), as may be applicable.

E. The report entitled “Public Facilities Impact Fee Study” (“Nexus Study”) dated June 25, 2014, prepared by Willdan Financial Services, Inc. and reviewed by Council in June 2014, set forth a reasonable methodology and analysis for the determination of the impact of development on the need for and costs for additional capital parks and recreation facilities improvements in the City.

F. The report entitled “Santa Clara Park and Recreation Facilities Impact Fee Update Study” (“Nexus Study Update”) dated April 9, 2019, prepared by Willdan Financial Services, Inc. and reviewed by Council on May 21 and August 27, 2019, updated the analysis for the determination of the impact of development on the need for and the costs for additional capital parks and recreation facilities improvements in the City.

G. Pursuant to Government Code Section 66016, the City made data available regarding the costs, or estimated costs, to provide services and proposed parkland dedication standards for the public facility impact fees by posting the draft Nexus Study Update prepared by Willdan Financial Services, Inc., on the City’s Website on April 9, 2019 and previously provided the land valuation appraisal report and addenda prepared by the Schmidt-Prescott Group dated February 22, 2018 (“Appraisal Report”) on the City’s website on March 9, 2018, and the park improvement replacement costs contained in the Facility Condition Assessment Report (“Kitchell 2017”) on the City Website in January 2018, which dates are all at least fourteen (14) days before the Council public hearing on August 27, 2019.

H. After careful consideration, including review of documentary evidence and additional information submitted in the administrative review process, the City Council finds the imposition of impact fees to finance major public park and recreational land acquisition,

development and rehabilitation, as revised using the values set forth in the Nexus Study Update Report, is in the public interest and general welfare of the City and its residents, is equitable, and does not impose an undue burden on new development.

2. Calculation of Fees.

A. That the Nexus Study Update calculates the parks fees that would fund the fair share cost to new development for additional capital parks and recreational facilities and improvements. The Nexus Study is based on the General Plan planning horizon of 2010-2035 and estimates the future residential population needs for parkland and recreational facilities. The Nexus Study Update determines a fair share of future planned public facilities using the “system plan” method to assure that new development doesn’t pay for existing service deficiencies. The Nexus Study Update uses the “existing inventory” method to calculate the maximum parks fee. This method sets the fee that will fund the expansion of park facilities at the same standard that currently serves existing residents. The Nexus Study Update provides a reasonable methodology to determine the impacts and costs of new residential development. The City may adopt development impact fees up to the legally justified amounts in the Nexus Study Update (100% cost recovery).

B. Pursuant to Santa Clara City Code Chapter 17.35, the maximum amount of the fees due in lieu of required parkland dedication shall be determined by the fair market value of the amount of land that would otherwise be required to be dedicated and using the average per acre land value for property in the City of Santa Clara for each of the three existing ZIP Codes in the City (95050, 95051, 95054), for each of the Dwelling Unit Categories (Single Family, Multi-family) on an annual basis in a Council resolution.

C. An independent real estate appraisal firm, The Schmidt-Prescott Group, was retained to provide a “Fair Market Value” opinion (valuation date of December 31, 2017) conforming to Uniform Standards of Professional Appraisal Practice and using the City’s supplemental instructions for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The data set included all property

types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial/Retail, Industrial, Lots and Land. Excluded were transactions considered not “arms-length”, having encumbered or clouded title, environmentally impaired sites, or more than three (3) years old. An inflation factor was computed and applied to comparable sales over one year old based on reasonable and rational considerations such as sales and rental trends or other appropriate methods. The weighted average of each property type was based on the percentage of land area in the sales transactions.

D. Based on the findings of the Appraisal Report, the average per acre land value for each ZIP Code area as of December 31, 2017, is: \$3.738 million per acre (\$85.81/sf) in 95050; \$3.993 million per acre (\$91.67/sf) in 95051; and, \$4.035 million per acre (\$92.63/sf) in 95054. If a developer objects to this determination of fair market value, the developer may elect to have the value established by appraisal, in conformance with City Code Section 17.35.040(b)(2).

E. Per acre Park Improvement Value. In 2017, an independent asset inventory evaluation firm, Kitchell CEM, was retained by the City to provide a complete asset inventory and facility condition assessment of all parks and recreation assets in the City for inclusion in the City’s Enterprise Asset Management System and geo-database for lifecycle asset management (GIS-Lucity), and conforming to the industry standards used a reasonable methodology to determine the replacement cost for all existing assets and from which a condition index could be calculated (Kitchell Report dated February 21, 2018). The report was available on the City website, reported at the Parks & Recreation Commission, and noted and filed by the City Council on April 24, 2018. The total replacement cost of park assets inventoried in existing parks is the basis from which the system determines a reasonable estimate of the average per acre value of park improvements. The cost to provide an asset or set of assets in a park (“park improvements”) is found to be the same as the current replacement cost of an asset such that a new park will provide the same level of service to new residents as received by existing

residents in the park system as a whole, but no greater. Following stakeholder meetings on the June 11, 2018 and June 27, 2018, adjustments were made (subtracted) in the inventory's costs for non-standard park facilities and buildings. The City then further reviewed actual construction bid prices for recent park construction projects in the City of Santa Clara, and contracted with an independent construction cost estimator to review the existing park inventory cost data. Based on these analyses and findings, the reasonable average cost per acre for park improvements was determined and found to be \$1.335 million per acre.

F. Parkland Dedication Standard. In calculation of parkland dedication or fees due in lieu thereof, new residential developments subject to the Mitigation Fee Act will use the existing parkland ratio of 2.6 acres per thousand residents; and, new residential subdivisions subject to the Quimby Act will use the City parkland standard of 3.0 acres of property for each one thousand residents for public park and recreational facilities.

G. Dwelling Unit Categories and Density. In calculation of parkland dedication or fees due in lieu thereof, the types of dwelling units and average density factors (U.S. Census Bureau, 2017 American Community Survey) are: (1) Multiple Family Dwelling equals 2.40 persons per household; and, (2) Single-Family Dwelling equals 2.98 persons per household.

H. In conformance with City Code Section 17.35.050, in subdivisions of over fifty (50) parcels of land, in condominium developments of more than fifty (50) dwelling units, and in residential developments not involving a subdivision, a combination of land dedication and fee payment may be required. Developments of fifty (50) units or less will be required to pay an in-lieu fee.

I. In conformance with City Code Section 17.35.070, developers will submit a written request with the project application for any eligible credits requested against the amount of parkland dedication or the amount of the in-lieu fee. The developer will work with the Director of Parks & Recreation on the proposed credits and project's park, recreation and green space conditions. The Approving Authority must make findings that the on-site parks and recreation amenities meet the Code's standards. For housing developments of which 100% of the units are

affordable or for senior citizens authorized by the California Civil Code or the Federal Fair Housing Amendments Act, the Approving Authority must make findings that the development complies with all other provisions of the section and that providing the additional credit would serve the public interest.

3. Schedule of Fees.

A. Pursuant to Ordinances Nos. 1928 and 1937, fees subject to the Quimby Act and the Mitigation Fee Act are provided in Table A, Table B, and Table C, attached hereto and incorporated herein by this reference.

B. Fee Policy. On October 14, 2014, Council adopted Resolution No. 14-8174 that set fees due in lieu of parkland dedication at 100% cost recovery for Fiscal Year (FY) 2014-15 based on land valuation from calendar year 2013. In FY2015-16, fees remained unchanged due to the recent adoption of the ordinance and fees. On June 7, 2016 Council reviewed and adopted supplemental valuation instructions for use in the calculation of the fees. On August 23, 2016 Council adopted Resolution No. 16-8358 that set fees due in lieu of parkland dedication at 100% of cost recovery based upon land valuation date of December 31, 2015 for FY2016-2017. On May 8, 2017, Council adopted Resolution No. 17-8427 that set fees due in lieu of parkland dedication at 100% of cost recovery based upon land valuation date of December 31, 2016 for FY2017-18. In FY 2018-19, fees remained unchanged due to an extensive review and public comment periods. For FY 2019-20, fees were prepared for Council review to achieve 100% cost recovery over a period of time by phasing in the park improvement component of the fee 25% per year for three years and are based upon the Nexus Study Update dated April 9, 2019, including but not limited to the current parkland inventory, land valuation (valuation date of 12-31-2017) and park improvements valuation (valuation date 2018). For FY 2020-21 and FY 2021-22, the land valuation component will be subject to the land appraisals with valuation dates of 12-31-2019 and 12-31-2020. Pursuant to Ordinances Nos. 1928 and 1937, projects subject to the Quimby Act and the Mitigation Fee Act, will provide for parkland (and/or its corresponding fee calculated and due in lieu of land dedication) according to the Quimby Act or Mitigation Fee Act as

appropriate, and will provide for park improvements (and/or its corresponding fee calculated and due in lieu of improvements) according to the Mitigation Fee Act or its corresponding fee due in lieu of improvements.

C. Implementation Schedule. For development projects subject to the Quimby Act, the proposed fees will be imposed on development projects with applications deemed complete on or after August 28, 2019 (immediately). For development projects subject to the Mitigation Fee Act, the proposed fees will be imposed on development projects with applications deemed complete on or after October 27, 2019 (60 days after adoption of Resolution). For development project applications deemed complete prior to this date, the existing fees will apply as adopted in FY2017-18 (Resolution No. 17-8427).

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ___ DAY OF _____, 2019, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:
NOES:	COUNCILORS:
ABSENT:	COUNCILORS:
ABSTAINED:	COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Attachment A. Table A — Parkland Dedication In Lieu Fee Schedule - FY2019-20 95050
2. Attachment B. Table B — Parkland Dedication In Lieu Fee Schedule - FY2019-20 95051
3. Attachment C. Table C — Parkland Dedication In Lieu Fee Schedule - FY2019-20 95054

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Attachment A.

Table A														
Park and Recreation Facilities Fee Schedule - Zip Code Area 95050														
			2019			2020			2021			2022		
<i>park improvement value increase=</i>			0.25	\$ 868		0.5	\$ 1,736		0.75	\$ 2,603		1	\$ 3,471	
<i>formula</i>			$C=AxB$	$D=Cx0.02$	$E=C+D$	$C=AxB$	$D=Cx0.02$	$E=C+D$	$C=AxB$	$D=Cx0.02$	$E=C+D$	$C=AxB$	$D=Cx0.02$	$E=C+D$
Land Use	Cost Per Capita	Density	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee
Quimby Act														
<u>Single Family</u>														
Parkland	\$ 11,214	2.98	\$ 33,418	\$ 668	\$ 34,086	\$ 33,418	\$ 668	\$ 34,086	\$ 33,418	\$ 668	\$ 34,086	\$ 33,418	\$ 668	\$ 34,086
Improvements	\$ 3,471	2.98	\$ 2,586	\$ 52	\$ 2,638	\$ 5,172	\$ 103	\$ 5,275	\$ 7,758	\$ 155	\$ 7,913	\$ 10,344	\$ 207	\$ 10,550
Total	\$ 14,685		\$ 36,004	\$ 720	\$ 36,724	\$ 38,590	\$ 772	\$ 39,361	\$ 41,175	\$ 824	\$ 41,999	\$ 43,761	\$ 875	\$ 44,637
<u>Multi-Family</u>														
Parkland	\$ 11,214	2.4	\$ 26,914	\$ 538	\$ 27,452	\$ 26,914	\$ 538	\$ 27,452	\$ 26,914	\$ 538	\$ 27,452	\$ 26,914	\$ 538	\$ 27,452
Improvements	\$ 3,471	2.4	\$ 2,083	\$ 42	\$ 2,124	\$ 4,165	\$ 83	\$ 4,249	\$ 6,248	\$ 125	\$ 6,373	\$ 8,330	\$ 167	\$ 8,497
Total	\$ 14,685		\$ 28,996	\$ 580	\$ 29,576	\$ 31,079	\$ 622	\$ 31,700	\$ 33,161	\$ 663	\$ 33,825	\$ 35,244	\$ 705	\$ 35,949
Mitigation Fee Act														
<u>Single Family</u>														
Parkland	\$ 9,719	2.98	\$ 28,963	\$ 579	\$ 29,542	\$ 28,963	\$ 579	\$ 29,542	\$ 28,963	\$ 579	\$ 29,542	\$ 28,963	\$ 579	\$ 29,542
Improvements	\$ 3,471	2.98	\$ 2,586	\$ 52	\$ 2,638	\$ 5,172	\$ 103	\$ 5,275	\$ 7,758	\$ 155	\$ 7,913	\$ 10,344	\$ 207	\$ 10,550
Total	\$ 13,190		\$ 31,549	\$ 631	\$ 32,179	\$ 34,134	\$ 683	\$ 34,817	\$ 36,720	\$ 734	\$ 37,455	\$ 39,306	\$ 786	\$ 40,092
<u>Multi-Family</u>														
Parkland	\$ 9,719	2.4	\$ 23,326	\$ 467	\$ 23,792	\$ 23,326	\$ 467	\$ 23,792	\$ 23,326	\$ 467	\$ 23,792	\$ 23,326	\$ 467	\$ 23,792
Improvements	\$ 3,471	2.4	\$ 2,083	\$ 42	\$ 2,124	\$ 4,165	\$ 83	\$ 4,249	\$ 6,248	\$ 125	\$ 6,373	\$ 8,330	\$ 167	\$ 8,497
Total	\$ 13,190		\$ 25,408	\$ 508	\$ 25,916	\$ 27,491	\$ 550	\$ 28,041	\$ 29,573	\$ 591	\$ 30,165	\$ 31,656	\$ 633	\$ 32,289

Attachment B.

Table B																
Park and Recreation Facilities Fee Schedule - Zip Code Area 95051																
			2019			2020			2021			2022				
<i>park improvement value increase=</i>			0.25	\$ 868		0.5	\$ 1,736		0.75	\$ 2,603		1	\$ 3,471			
<i>formula</i>			A	B	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D
Land Use	Cost Per Capita	Density	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee		
Quimby Act																
<i>Single Family</i>																
Parkland	\$ 11,979	2.98	\$ 35,697	\$ 714	\$ 36,411	\$ 35,697	\$ 714	\$ 36,411	\$ 35,697	\$ 714	\$ 36,411	\$ 35,697	\$ 714	\$ 36,411		
Improvements	\$ 3,471	2.98	\$ 2,586	\$ 52	\$ 2,638	\$ 5,172	\$ 103	\$ 5,275	\$ 7,758	\$ 155	\$ 7,913	\$ 10,344	\$ 207	\$ 10,550		
Total	\$ 15,450		\$ 38,283	\$ 766	\$ 39,049	\$ 40,869	\$ 817	\$ 41,687	\$ 43,455	\$ 869	\$ 44,324	\$ 46,041	\$ 921	\$ 46,962		
<i>Multi-Family</i>																
Parkland	\$ 11,979	2.4	\$ 28,750	\$ 575	\$ 29,325	\$ 28,750	\$ 575	\$ 29,325	\$ 28,750	\$ 575	\$ 29,325	\$ 28,750	\$ 575	\$ 29,325		
Improvements	\$ 3,471	2.4	\$ 2,083	\$ 42	\$ 2,124	\$ 4,165	\$ 83	\$ 4,249	\$ 6,248	\$ 125	\$ 6,373	\$ 8,330	\$ 167	\$ 8,497		
Total	\$ 15,450		\$ 30,832	\$ 617	\$ 31,449	\$ 32,915	\$ 658	\$ 33,573	\$ 34,997	\$ 700	\$ 35,697	\$ 37,080	\$ 742	\$ 37,822		
Mitigation Fee Act																
<i>Single Family</i>																
Parkland	\$ 10,382	2.98	\$ 30,938	\$ 619	\$ 31,557	\$ 30,938	\$ 619	\$ 31,557	\$ 30,938	\$ 619	\$ 31,557	\$ 30,938	\$ 619	\$ 31,557		
Improvements	\$ 3,471	2.98	\$ 2,586	\$ 52	\$ 2,638	\$ 5,172	\$ 103	\$ 5,275	\$ 7,758	\$ 155	\$ 7,913	\$ 10,344	\$ 207	\$ 10,550		
Total	\$ 13,853		\$ 33,524	\$ 670	\$ 34,195	\$ 36,110	\$ 722	\$ 36,832	\$ 38,696	\$ 774	\$ 39,470	\$ 41,282	\$ 826	\$ 42,108		
<i>Multi-Family</i>																
Parkland	\$ 10,382	2.4	\$ 24,917	\$ 498	\$ 25,415	\$ 24,917	\$ 498	\$ 25,415	\$ 24,917	\$ 498	\$ 25,415	\$ 24,917	\$ 498	\$ 25,415		
Improvements	\$ 3,471	2.4	\$ 2,083	\$ 42	\$ 2,124	\$ 4,165	\$ 83	\$ 4,249	\$ 6,248	\$ 125	\$ 6,373	\$ 8,330	\$ 167	\$ 8,497		
Total	\$ 13,853		\$ 26,999	\$ 540	\$ 27,539	\$ 29,082	\$ 582	\$ 29,664	\$ 31,165	\$ 623	\$ 31,788	\$ 33,247	\$ 665	\$ 33,912		

Attachment C.

Table C																
Park and Recreation Facilities Fee Schedule - Zip Code Area 95054																
			2019			2020			2021			2022				
<i>park improvement value increase=</i>			0.25	\$ 868		0.5	\$ 1,736		0.75	\$ 2,603		1	\$ 3,471			
<i>formula</i>			A	B	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D
Land Use	Cost Per Capita	Density	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee		
Quimby Act																
<i>Single Family</i>																
Parkland	\$12,105	2.98	\$36,073	\$ 721	\$ 36,794	\$36,073	\$ 721	\$ 36,794	\$ 36,073	\$ 721	\$ 36,794	\$ 36,073	\$ 721	\$ 36,794		
Improvements	\$ 3,471	2.98	\$ 2,586	\$ 52	\$ 2,638	\$ 5,172	\$ 103	\$ 5,275	\$ 7,758	\$ 155	\$ 7,913	\$ 10,344	\$ 207	\$ 10,550		
Total	\$15,576		\$38,659	\$ 773	\$ 39,432	\$41,245	\$ 825	\$ 42,070	\$ 43,831	\$ 877	\$ 44,707	\$46,416	\$ 928	\$47,345		
<i>Multi-Family</i>																
Parkland	\$12,105	2.4	\$29,052	\$ 581	\$ 29,633	\$29,052	\$ 581	\$ 29,633	\$ 29,052	\$ 581	\$ 29,633	\$ 29,052	\$ 581	\$ 29,633		
Improvements	\$ 3,471	2.4	\$ 2,083	\$ 42	\$ 2,124	\$ 4,165	\$ 83	\$ 4,249	\$ 6,248	\$ 125	\$ 6,373	\$ 8,330	\$ 167	\$ 8,497		
Total	\$15,576		\$31,135	\$ 623	\$ 31,757	\$33,217	\$ 664	\$ 33,882	\$ 35,300	\$ 706	\$ 36,006	\$ 37,382	\$ 748	\$38,130		
Mitigation Fee Act																
<i>Single Family</i>																
Parkland	\$10,491	2.98	\$31,263	\$ 625	\$ 31,888	\$31,263	\$ 625	\$ 31,888	\$ 31,263	\$ 625	\$ 31,888	\$ 31,263	\$ 625	\$ 31,888		
Improvements	\$ 3,471	2.98	\$ 2,586	\$ 52	\$ 2,638	\$ 5,172	\$ 103	\$ 5,275	\$ 7,758	\$ 155	\$ 7,913	\$ 10,344	\$ 207	\$ 10,550		
Total	\$13,962		\$33,849	\$ 677	\$ 34,526	\$36,435	\$ 729	\$ 37,164	\$ 39,021	\$ 780	\$ 39,801	\$ 41,607	\$ 832	\$42,439		
<i>Multi-Family</i>																
Parkland	\$10,491	2.4	\$25,178	\$ 504	\$ 25,682	\$25,178	\$ 504	\$ 25,682	\$ 25,178	\$ 504	\$ 25,682	\$ 25,178	\$ 504	\$ 25,682		
Improvements	\$ 3,471	2.4	\$ 2,083	\$ 42	\$ 2,124	\$ 4,165	\$ 83	\$ 4,249	\$ 6,248	\$ 125	\$ 6,373	\$ 8,330	\$ 167	\$ 8,497		
Total	\$13,962		\$27,261	\$ 545	\$ 27,806	\$29,344	\$ 587	\$ 29,930	\$ 31,426	\$ 629	\$ 32,055	\$ 33,509	\$ 670	\$34,179		