

KEEPING UP WITH DEMAND

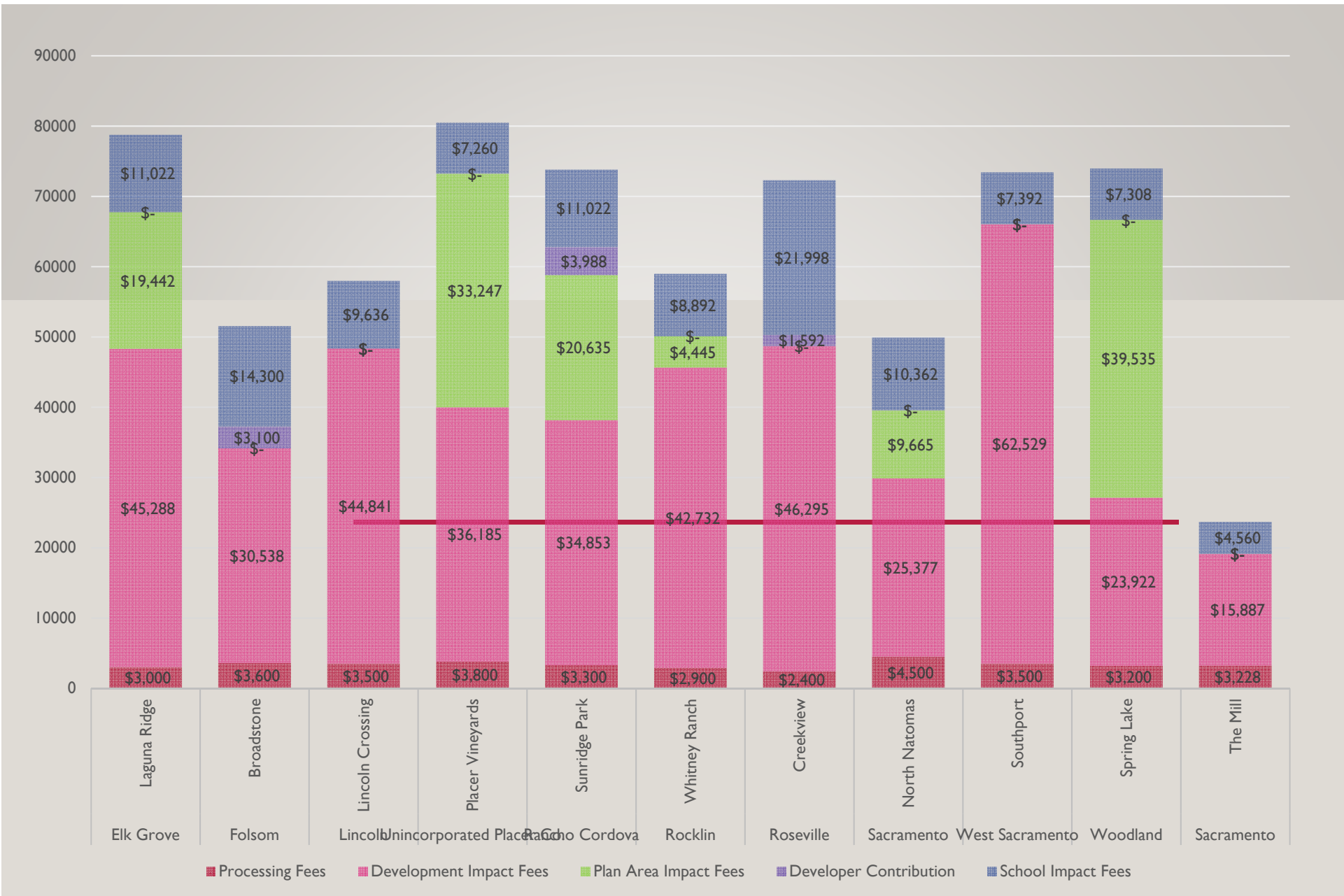
- Introduction
 - Bardis Homes, Mill at Broadway
 - Focus on Infill development
- Key Points
 - Affordability
 - Competing issues
 - Future Planning

AFFORDABILITY

- Rising construction costs
 - Keeps land prices down but home prices up
 - Labor shortages
 - Material increases
- Undue burden on developers
 - Upsize infrastructure
- Increased development fees
 - Differ from jurisdiction to jurisdiction
 - Help dictate what type of project can go into each jurisdiction

City Development Area	Elk Grove Laguna Ridge	Folsom Broadstone	Lincoln Lincoln Crossing	incorporated Placer Vineyards	Rancho Cordova Sunridge Park	Rocklin Whitney Ranch	Roseville Creekview	Sacramento North Natomas	Vest Sacramento Southport	Woodland Spring Lake	Sacramento The Mill
<u>Processing Fees</u>											
Processing Fees	\$ 3,000	\$ 3,600	\$ 3,500	\$ 3,800	\$ 3,300	\$ 2,900	\$ 2,400	\$ 4,500	\$ 3,500	\$ 3,200	\$ 3,228
Total	\$ 3,000	\$ 3,600	\$ 3,500	\$ 3,800	\$ 3,300	\$ 2,900	\$ 2,400	\$ 4,500	\$ 3,500	\$ 3,200	\$ 3,228
<u>Development Impact Fee</u>											
Drainage/Flood	\$ 3,169	\$ 958	\$ 1,060	\$ 279	\$ 3,169	\$	\$ 451	\$ 4,532	\$ 7,998	\$	\$ 1,938
Affordable Housing	\$ 4,132									\$ 1,100	
Child Care									\$ 620		
Library										\$ 49	
Conservation								\$ 2,063		\$ 56	
Police		\$ 555							\$ 1,185	\$ 1,047	
Public Facilities	\$ 2,758	\$ 1,474	\$ 8,163	\$ 4,189	\$ 3,673	\$ 4,187	\$ 3,016	\$ 385	\$ 1,565		\$ 140
Fire	\$ 1,941	\$ 1,003		\$ 1,298	\$ 1,133		\$ 1,165		\$ 1,207	\$ 1,995	
Parks/Open Space		\$ 6,587	\$ 453			\$ 2,696	\$ 6,153	\$ 6,169	\$ 15,430	\$ 3,627	\$ 5,962
Roadway-City	\$ 8,221	\$ 7,546	\$ 3,636		\$ 1,835	\$ 3,774	\$ 6,920	\$ 1,864	\$ 13,579	\$ 5,292	
Roadway-County	\$ 1,206	\$ 1,182	\$ 1,448	\$ 4,587	\$ 1,182	\$ 2,894	\$ 9,275	\$ 1,206			
Sewer-City		\$ 991	\$ 6,444				\$ 345	\$ 162	\$ 3,405		\$ 130
Sewer-Regional	\$ 8,379	\$ 5,523		\$ 8,525	\$ 8,379	\$ 11,207	\$ 7,457	\$ 5,523	\$ 5,523	\$ 5,744	\$ 3,063
Transit		\$ 704								\$ 243	\$ 1,182
Water	\$ 15,482	\$ 4,015	\$ 21,559	\$ 17,307	\$ 15,482	\$ 15,320	\$ 9,435	\$ 3,473	\$ 8,043	\$ 3,269	\$ 3,472
Other			\$ 2,078			\$ 2,654	\$ 2,078		\$ 3,974	\$ 1,500	
Total	\$ 45,288	\$ 30,538	\$ 44,841	\$ 36,185	\$ 34,853	\$ 42,732	\$ 46,295	\$ 25,377	\$ 62,529	\$ 23,922	\$ 15,887
<u>Plan Area Impact Fees</u>											
Plan Area Impact Fees	\$ 19,442			\$ 33,247	\$ 20,635	\$ 4,445	\$	\$ 9,665		\$ 39,535	
Total	\$ 19,442	\$ -	\$ -	\$ 33,247	\$ 20,635	\$ 4,445	\$ -	\$ 9,665	\$ -	\$ 39,535	\$ -
<u>Developer Contribution</u>											
Developer Contribution		\$ 3,100		\$	\$ 3,988	\$	\$ 1,592				
Total	\$ -	\$ 3,100	\$ -	\$ -	\$ 3,988	\$ -	\$ 1,592	\$ -	\$ -	\$ -	\$ -
<u>School Impact Fees</u>											
School Impact Fees	\$ 11,022	\$ 14,300	\$ 9,636	\$ 7,260	\$ 11,022	\$ 8,892	\$ 21,998	\$ 10,362	\$ 7,392	\$ 7,308	\$ 4,560
Total	\$ 11,022	\$ 14,300	\$ 9,636	\$ 7,260	\$ 11,022	\$ 8,892	\$ 21,998	\$ 10,362	\$ 7,392	\$ 7,308	\$ 4,560
Total	\$ 78,752	\$ 51,538	\$ 57,977	\$ 80,492	\$ 73,798	\$ 58,969	\$ 72,285	\$ 49,904	\$ 73,421	\$ 73,965	\$ 23,675





COMPETING ISSUES

“It is clear that we need to change how we approach housing”

- Development process
 - Timing to get to a developable project
- Development burden
 - Costs associated with new development
 - Timing of infrastructure reimbursement
- Social challenges
 - How to provide housing for all demographics and income levels

FUTURE PLANNING

- Development education and labor schools
 - Incentivize developers and subcontractors
- Fast tracked development process
 - Expedited permit and development programs
 - Incentives and penalties associated
- Scaled fee approach
 - Pending development area and project size