

Parks & Recreation SDC Methodology Update

February 26, 2020

Parks and Recreation System Plan

Picture. Plan. Play.

A Vision and Implementation Plan for
Eugene's Parks and Recreation System



Public Hearing Testimony

- Impact of fee increase on affordable housing- no fee increase for 2 years
- 9% administrative fee
- 2018 bond projects with matching SDC funds
- Impact of fee increase on multi-family housing
- Operational funding availability



2018 Bond Measure

Campbell Community Center

Echo Hollow Pool

Striker Field Park

Santa Clara Community Park

Sheldon Pool

Sports Complex

Amazon Running Trail

Delta Ponds Loop Trail

Suzanne Arlie Ridgeline Trail

Ferndale Park

Mattie Reynolds Park

West Bank Park

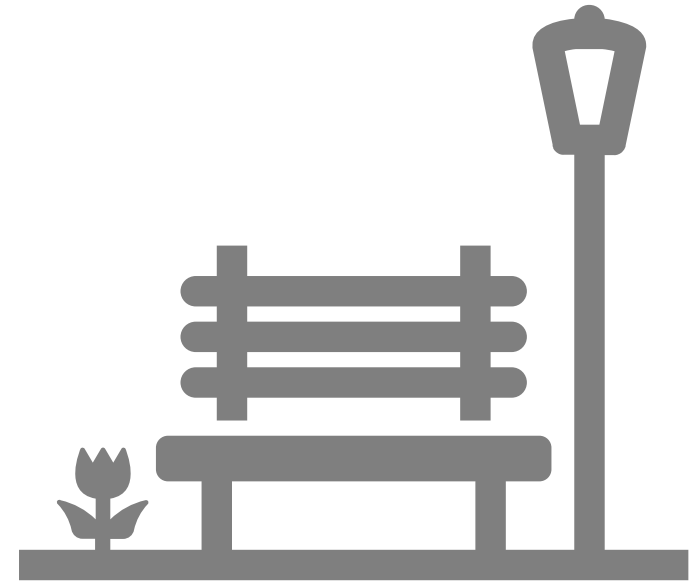


2018 bond projects with SDC matching funds

Recommended Response:

- Adopt components of the proposed methodology and the proposed project list to enable bond-related projects to be eligible for SDC matching funds

**Applies to all fee
implementation options*

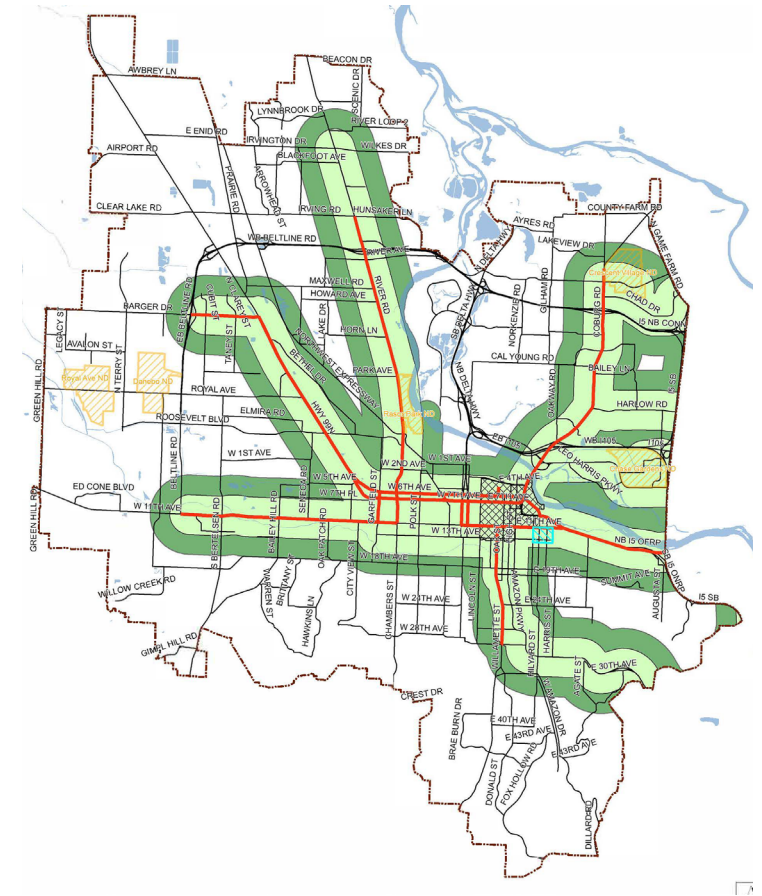


Impact on Multi-family Housing

Recommended Response:

- Eliminate the category for 3+ bedroom multi-family units
- Provide fee adjustments to the 2+ bedroom category that vary with location

**Not applicable to Status Quo option*



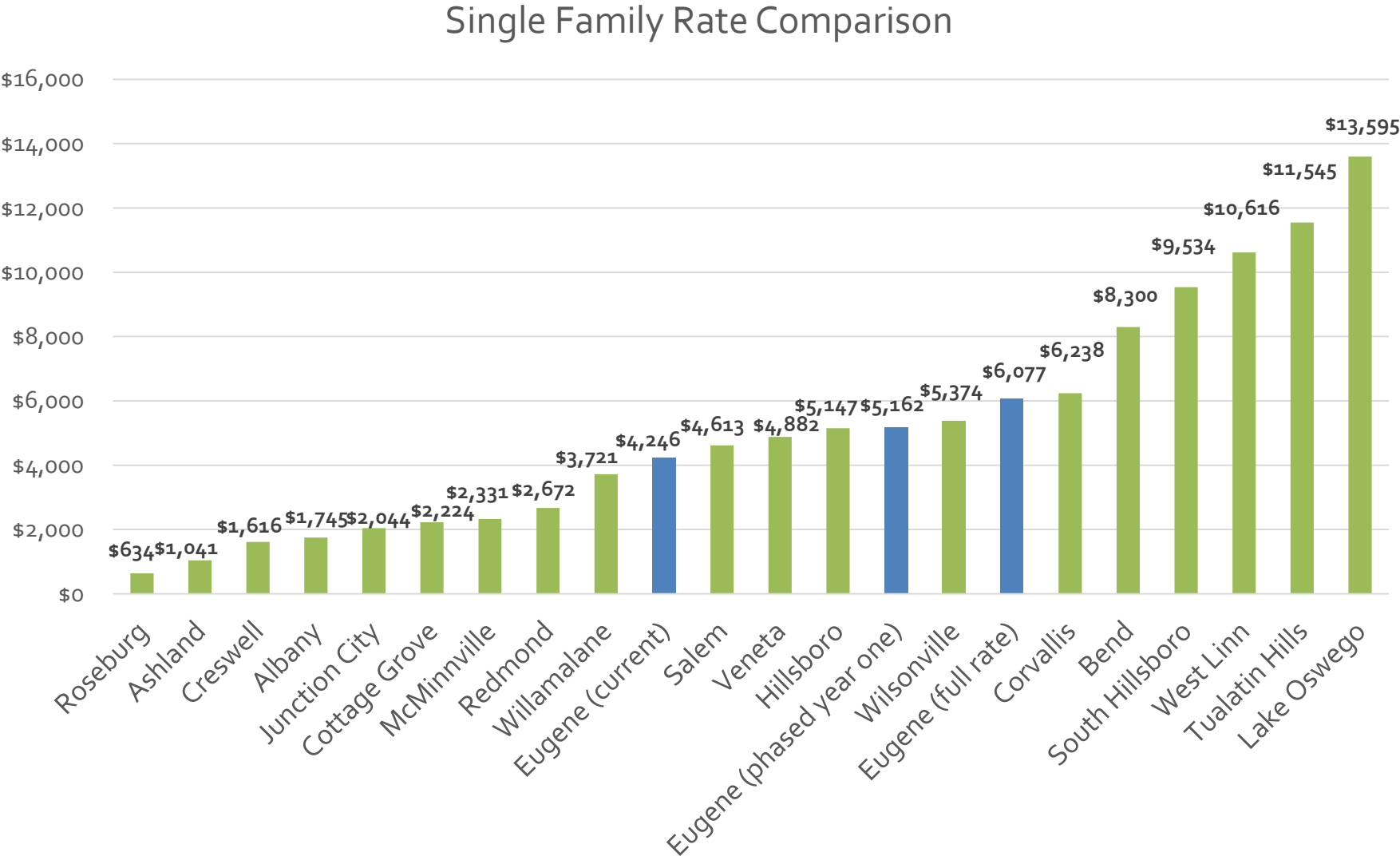
Impact on Multi-family Housing

Multi-Family Size	Persons/ House- hold	Current Rate	Proposed Rate	With Fee Reduction	Percent Change
0 Bedroom	1.09	\$2,725	\$2,640	-	-2%
1 Bedroom	1.2	\$2,725	\$2,906	-	8%
2+ Bedroom 1/4 mile of FTN (30% reduction)	1.99	\$2,725	\$4,819	\$3,373	24%
2+ Bedroom 1/2 mile of FTN (20% reduction)	1.99	\$2,725	\$4,819	\$3,855	41%
2+ Bedroom All other locations (10% reduction)	1.99	\$2,725	\$4,819	\$4,337	59%
3+ Bedroom	2.51	\$2,725	\$6,079		126%

Progressive Residential Rate Structure

Housing Type/ Size	Persons/ house- hold	Current Rate	Proposed Rate	Percent Change
ADU	1.25	\$3,492	\$3,035	-13%
800 sf or less	1.25	\$4,308	\$3,035	-30%
801-1,500 sf	1.96	\$4,308	\$4,740	10%
1,501-3,000 sf	2.71	\$4,308	\$6,561	52%
Over 3,000 sf	3.37	\$4,308	\$8,162	89%
Mobile home	1.76	\$3,492	\$4,262	22%
Multi-Family				
0 Bedrooms (studio)	1.09	\$2,725	\$2,640	-3%
1 Bedroom	1.20	\$2,725	\$2,906	7%
2 Bedrooms (within ¼ mile of FTN)	1.99	\$2,725	\$3,373	24%
2 Bedrooms (within ½ mile of FTN)	1.99	\$2,725	\$3,855	41%
2 Bedrooms (all other areas)	1.99	\$2,725	\$4,337	59%

Oregon Cities Rate Comparison



Fee Implementation Options

Recommended Response:

- Select one of 4 options



Option 1: Original Proposal

PROPOSAL-

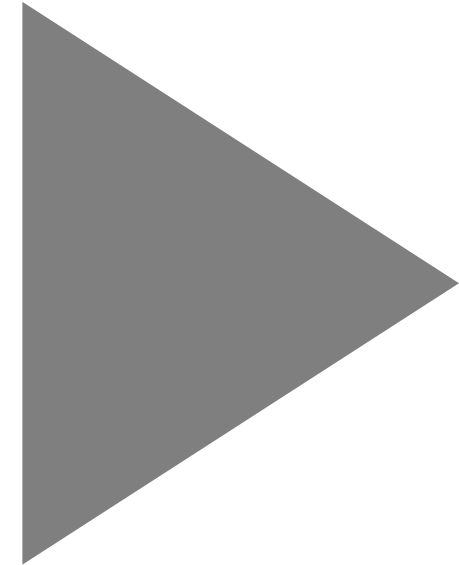
Phase-in proposed fee and rate structure over 2-years

ADVANTAGES-

- SDC matching funds for bond projects
- Smaller home incentives
- Future fee/revenue predictability
- Other priority 1 project funding

DISADVANTAGES

- Not as responsive to testimony



Option 2: Delayed Implementation

PROPOSAL-

Phase-in proposed fee and rate structure over 2-years with a 2-year delay

ADVANTAGES-

- SDC matching funds for bond projects
- Future fee/revenue predictability
- Responsive to testimony by delaying fee increase

DISADVANTAGES

- Smaller home incentives delayed for 2-years
- Other priority 1 project funding is limited



Option 3: Phased Implementation

PROPOSAL-

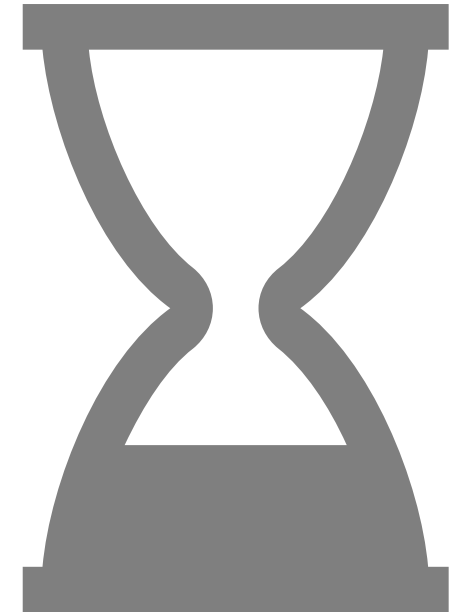
Phase-in proposed fee and rate structure over 4-years

ADVANTAGES-

- SDC matching funds for bond projects
- Smaller home incentives
- Future fee/revenue predictability

DISADVANTAGES

- Partially responsive to testimony with longer phase-in
- Other priority 1 project funding is limited



Option 4: Status Quo

PROPOSAL-

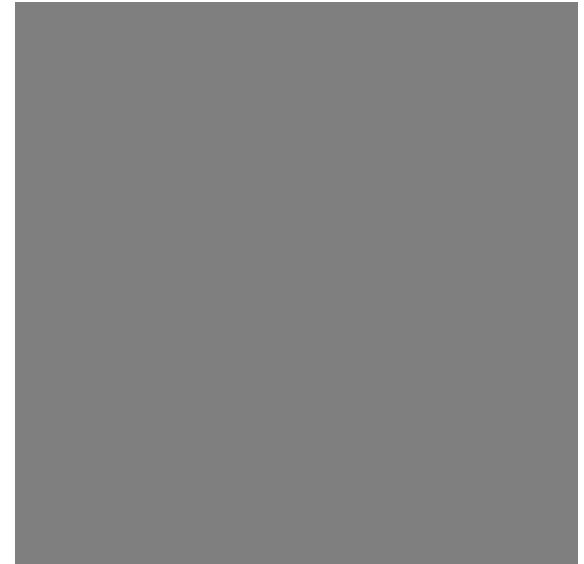
No fee increase. Review for possible increase and revised rate structure in two years.

ADVANTAGES-

- SDC matching funds for bond projects
- Responsive to testimony

DISADVANTAGES

- Smaller home incentives delayed for at least 2-years
- No predictability of future fee/revenue
- No funding for other priority 1 projects



Fee Implementation Options

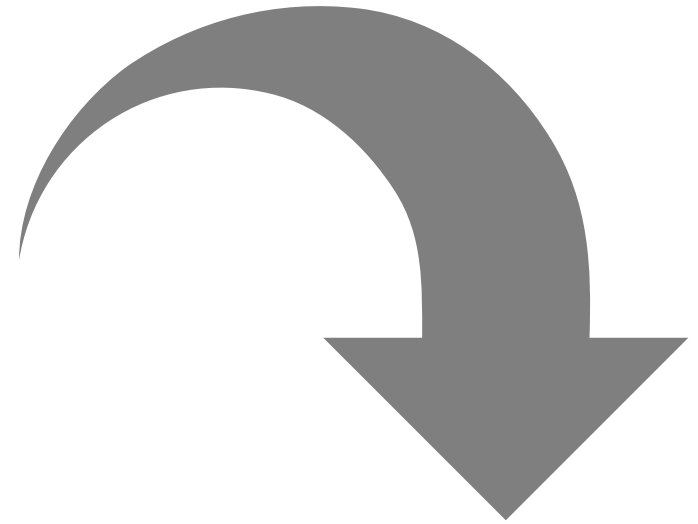
IMPLEMENTATION OPTION SUMMARY	Bond project funding	Affordable housing incentives	Predictability of future fees/ revenue	Funding for other project list priorities	Responsive- ness to testimony
Option 1: Original Proposal					
Option 2: Delayed Implementation					
Option 3: Phased Implementation					
Option 4: Status Quo					

Administrative Fee

Recommended Response:

- Reduce fee from 9% to 5%

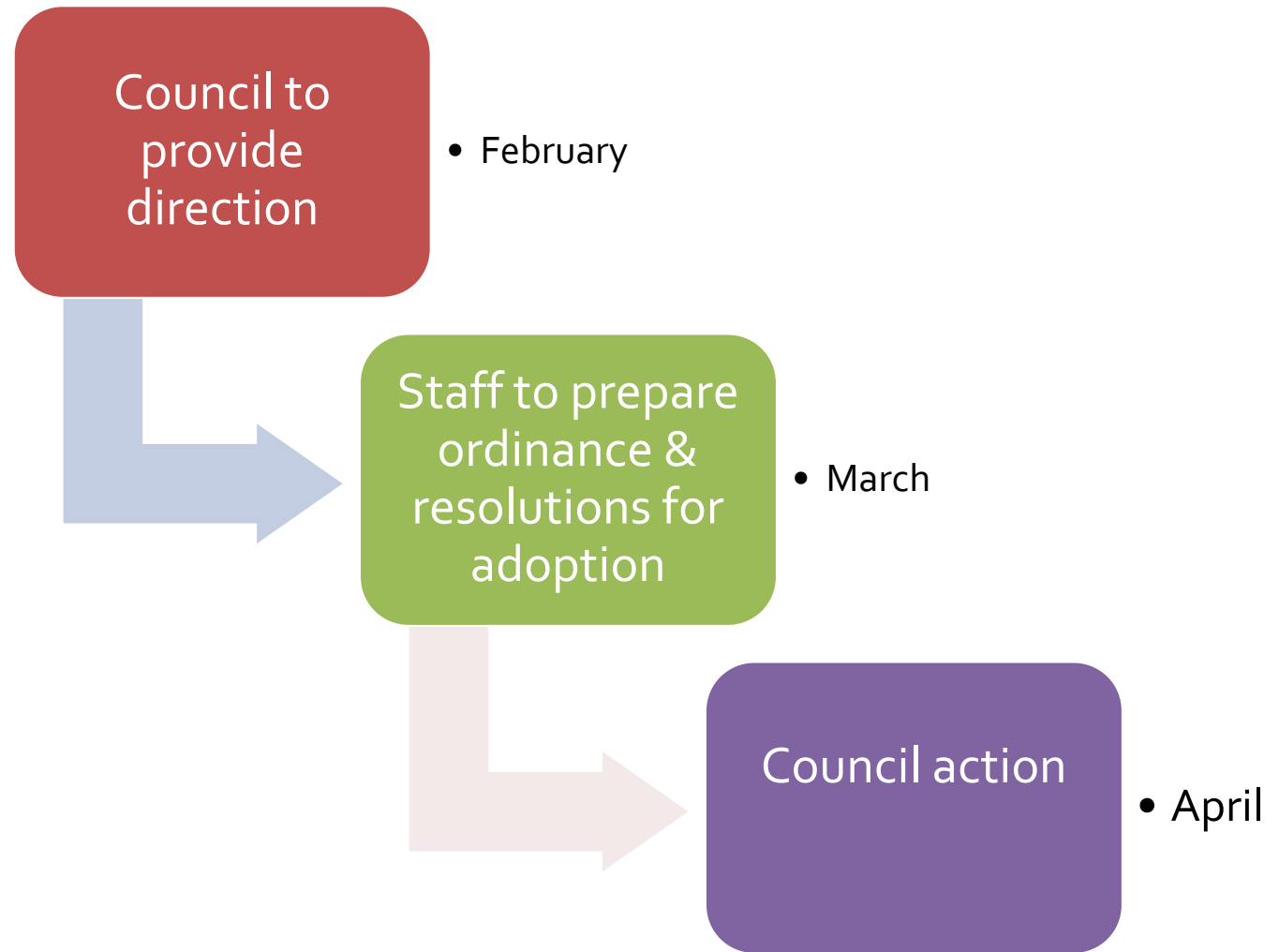
**Applies to all fee
implementation options*



Current SDC Reductions for ADUs

Fee	ADU Fee (800 sq. ft)	Reduction	Reduction Cap	Single Family (1,500 sq. ft)
Transportation SDC	\$1,701	100% Fee Reduction	\$40k/yr	\$3,272
Parks SDC (Current) (Proposed)	\$3,492 \$3,035	n/a n/a	n/a n/a	\$4,308 \$4,740
Stormwater SDC	\$427	n/a	n/a	\$688
Local Wastewater SDC	\$552	n/a	n/a	\$649
Regional Wastewater SDC	\$1,528	14% reduction for homes ≤800 sqft	\$100k total, sunsets on July 1, 2020.	\$1,780
EWEB SDC	\$758	66.69% reduction for ADUs	n/a	\$2,276

Next Steps



Option 5: Hybrid

PROPOSAL-

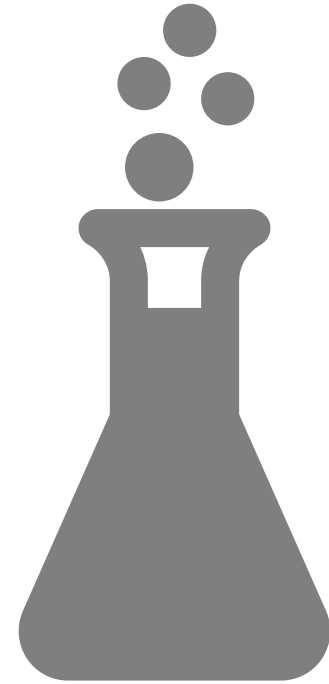
Phase-in proposed fee and rate structure over 3-years with a 1-year delay

ADVANTAGES-

- SDC matching funds for bond projects
- Future fee/revenue predictability
- Partially responsive to testimony by delaying fee increase

DISADVANTAGES

- Smaller home incentives delayed for 1-year
- Other priority 1 project funding is limited



Year 1	Year 2	Year 3	Year 4
No increase	1/3 fee increase	1/3 fee increase	1/3 fee increase (full fee)

