

City of Hayward

Estimated Level of Service Comparison by Rate Reduction Level

DISCUSSION DRAFT

November 5, 2019

The City of Hayward is exploring potential park impact fee rate reduction levels for their updated park impact fees and desires an analysis of the potential level of service to be provided to growth for each rate reduction level.

The level of service is estimated using the growth cost per equivalent person at its maximum level of \$6,032 and reduced by 10%, 20%, and 30%. The reduced growth cost per equivalent person is multiplied by the estimated growth in equivalent population (27,902) to arrive at the estimated revenue to be generated by the park impact fee at each reduction level. The revenue estimate also factors in the reserve revenue in the park in-lieu fee fund as well as the administration cost associated with the park impact fee fund. Total revenue is divided by the estimated cost per acre for parks (\$2,060,930) to arrive at the estimate of acres for growth funded by the fee. Total estimated acres for growth also factors in the 54.9 reserve acres. Level of service is then calculated by dividing the total acres divided by projected equivalent population divided by 1,000 and by the projected population divided by 1,000.

Exhibit 1. Estimated Level of Service without Nonresidential Exemptions by Fee Reduction Percent

	Maximum Allowable Fee	10% Reduction	20% Reduction	30% Reduction
Current Acres	1,052.6	1,052.6	1,052.6	1,052.6
Acres for Growth Funded by Fee	84.2	76.0	67.8	59.7
Reserve Acres	54.9	54.9	54.9	54.9
Total Estimated Acres	1,191.7	1,183.5	1,175.3	1,167.2
Equivalent Population 2040	239,074	239,074	239,074	239,074
Population 2040	183,533	183,533	183,533	183,533
Level of Service per 1,000 Equivalent Population	4.98	4.95	4.92	4.88
Level of Service per 1,000 population	6.49	6.45	6.40	6.36

Level of service is also estimated incorporating potential exemptions to all nonresidential development except industrial. The analysis is the same, except the reduced growth cost per person is multiplied by the projected equivalent population for residential and industrial only rather than the total projected equivalent population.

Exhibit 2. Estimated Level of Service with Nonresidential Exemptions by Fee Reduction Percent

	Maximum Allowable Fee	10% Reduction	20% Reduction	30% Reduction
Current Acres	1,052.6	1,052.6	1,052.6	1,052.6
Acres for Growth Funded by Fee	65.8	59.5	53.2	46.8
Reserve Acres	54.9	54.9	54.9	54.9
Total Estimated Acres	1,173.3	1,167.0	1,160.7	1,154.3
Equivalent Population 2040	239,074	239,074	239,074	239,074
Population 2040	183,533	183,533	183,533	183,533
Level of Service per 1,000 Equivalent Population	4.91	4.88	4.85	4.83
Level of Service per 1,000 population	6.39	6.36	6.32	6.29