

A G E N D A

JAMES CITY COUNTY BOARD OF SUPERVISORS

READING FILE

July 24, 2007

FOR YOUR INFORMATION

1. Support Material for Agenda Item No. J-1, Cash Proffer Policy for Schools:
 - a. Cash Proffer Amounts – Other Localities
 - b. School Cash Proffer Calculations

O72407bosrf.age

MEMORANDUM

DATE: July 24, 2007
TO: The Board of Supervisors
FROM: John E. McDonald, Manager, Financial and Management Services
SUBJECT: Cash Proffer Amounts – Other Localities

Attached are two spreadsheets - the proposed James City County (JCC) proffer calculations and another chart summarizing the calculations for most of the cash proffer policies adopted by Virginia jurisdictions.

Most use the same model that JCC does but there are interesting differences:

There are few localities that use actual public school enrollment data (as JCC does) to determine demand generators by housing type - most are estimated based on household size and a few use the school-age census results. Many of the jurisdictions apparently don't have access to actual enrollment addresses although in some cases, as in Fairfax County, the schools create the demand generators (students per school and per housing unit).

Some jurisdictions develop school capital cost estimates using comprehensive plan standards (SF per student, acres per school site, etc.), others use historical costs, and others use budgeted costs.

Most differentiate among single-family attached, single-family detached, and multi-family units and a few consider mobile homes and age-restricted as separate categories. Four categories do not differentiate and treat every new household exactly the same, regardless of what kind of development it is. Two localities have non-school proffer guidelines for commercial development for roads, public safety, and other categories.

Fourteen of the 17 listed localities have proffer guidelines for non-school capital needs - James City and Powhatan Counties do not. I have been unable to get a summary of the non-school proffer policy for Fairfax County.

There are localities that collect cash proffers but do not have proffer guidelines like New Kent and Gloucester. There are others that do not, apparently, collect cash proffers, including most of the larger cities and Arlington as well as York and Henrico counties.

I hope this information is helpful.

John E. McDonald

JEM/gb
ProfferAmtsOthers.mem

Attachments

CASH PROFFER POLICIES

SF Detached SF Attached Multi-Family

(Note - there are variations, please see detail attached)

		SF Detached	SF Attached	Multi-Family
SCHOOLS	Loudoun County	\$ 35,287	\$ 29,709	\$ 18,904
	Fauquier County	\$ 21,424	\$ 13,390	\$ 5,951
	Spotsylvania County	\$ 21,148	\$ 14,150	\$ 5,914
	Prince William County	\$ 19,075	\$ 14,693	\$ 5,842
	Frederick County	\$ 18,431	\$ 12,980	\$ 5,548
	Stafford County	\$ 17,602	\$ 14,441	\$ 7,797
	JAMES CITY COUNTY proposed	\$ 17,115	\$ 4,870	\$ 15,166
	Chesapeake City	\$ 14,229	\$ 11,688	\$ 9,910
	Manassas City	\$ 13,491	\$ 15,480	\$ 4,799
	Powhatan County	\$ 10,876	\$ 10,876	\$ 10,876
	Culpeper Town	\$ 10,670	\$ 6,679	\$ 2,968
	Isle of Wight County	\$ 9,641	\$ 9,893	\$ 12,141
	Albemarle County	\$ 9,215	\$ 5,565	\$ 5,395
	Hanover County	\$ 7,447	\$ 7,447	\$ 7,447
	Fairfax County	\$ 5,952	\$ 4,315	\$ 2,393
	Chesterfield County	\$ 5,348	\$ 5,348	\$ 5,348
	Greene County	\$ 5,191	\$ 5,191	\$ 5,191
NON-SCHOOLS	Prince William County	\$ 32,038	\$ 28,569	\$ 20,703
	Stafford County	\$ 20,549	\$ 18,355	\$ 13,289
	Spotsylvania County	\$ 14,147	\$ 16,336	\$ 19,136
	Albemarle County	\$ 13,199	\$ 9,941	\$ 8,351
	Loudoun County	\$ 12,559	\$ 10,593	\$ 7,623
	Manassas City	\$ 10,994	\$ 10,268	\$ 6,869
	Chesterfield County	\$ 10,252	\$ 10,252	\$ 10,252
	Culpeper Town	\$ 9,091	\$ 7,987	\$ 5,961
	Hanover County	\$ 7,512	\$ 7,512	\$ 7,512
	Fauquier County	\$ 7,079	\$ 7,079	\$ 7,079
	Chesapeake City	\$ 4,777	\$ 4,060	\$ 3,088
	Frederick County	\$ 4,496	\$ 3,416	\$ 3,427
	Isle of Wight County	\$ 1,548	\$ 1,470	\$ 1,614
	Greene County	\$ 580	\$ 580	\$ 580
	JAMES CITY COUNTY proposed	\$ -	\$ -	\$ -
	Powhatan County	\$ -	\$ -	\$ -
TOTAL PROFFERS	Prince William County	\$ 51,113	\$ 43,262	\$ 26,545
	Loudoun County	\$ 47,846	\$ 40,302	\$ 26,527
	Stafford County	\$ 38,151	\$ 32,796	\$ 21,086
	Spotsylvania County	\$ 35,295	\$ 30,486	\$ 25,050
	Fauquier County	\$ 28,503	\$ 20,469	\$ 13,030
	Manassas City	\$ 24,485	\$ 25,748	\$ 11,668
	Frederick County	\$ 22,927	\$ 16,396	\$ 8,975
	Albemarle County	\$ 22,414	\$ 15,506	\$ 13,746
	Culpeper Town	\$ 19,761	\$ 14,666	\$ 8,929
	Chesapeake City	\$ 19,006	\$ 15,748	\$ 12,998
	JAMES CITY COUNTY proposed	\$ 17,115	\$ 4,870	\$ 15,166
	Chesterfield County	\$ 15,600	\$ 15,600	\$ 15,600
	Hanover County	\$ 14,959	\$ 14,959	\$ 14,959
	Isle of Wight County	\$ 11,189	\$ 11,363	\$ 13,755
	Powhatan County	\$ 10,876	\$ 10,876	\$ 10,876
	Greene County	\$ 5,771	\$ 5,771	\$ 5,771

ALBEMARLE COUNTY

	Child/Unit	School CIP - Cost per Child	Gross Cash Proffer
SF Detached	0.40	\$ 29,719	\$ 11,998
SF Attached	0.25	\$ 29,719	\$ 7,543
Multifamily	0.20	\$ 29,719	\$ 5,988
Mobile Home	0.39	\$ 29,719	\$ 11,721

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 9,215	\$ 13,199	\$ 22,414
SF Attached	\$ 5,565	\$ 9,941	\$ 15,506
Multifamily	\$ 5,395	\$ 8,351	\$ 13,746
Mobile Home	\$ 10,757	\$ 9,827	\$ 20,584

Non-School
 Transportation
 Open Space
 Parks & Recreation
 Public Safety

CHESAPEAKE CITY

	Child/Unit	Net Cost per Child	Net Cash Proffer
SF Detached	0.56	\$ 25,410	\$ 14,229
Townhomes	0.46	\$ 25,410	\$ 11,688
Multifamily	0.39	\$ 25,410	\$ 9,910
Detached Condos	0.42	\$ 25,410	\$ 10,672
Condos	0.15	\$ 25,410	\$ 3,811

	Net School Proffer	Non- School Proffer (varies by district)	Total
SF Detached	\$ 14,229	\$ 4,777	\$ 19,006
Townhomes	\$ 11,688	\$ 4,060	\$ 15,748
Multifamily	\$ 9,910	\$ 3,088	\$ 12,998
Detached Condos	\$ 10,672	\$ 4,060	\$ 14,732
Condos	\$ 3,811	\$ 4,060	\$ 7,871

Age-restricted
 Senior Housing
 add \$1,986 to
 figures above

Non-School
 Roads
 Fire & Rescue
 Libraries

CHESTERFIELD COUNTY

	Student County	CPI Adjusted Cost	Per Student
ELEM	24,572	\$ 482,352,620	\$ 19,630
MIDDLE	13,736	\$ 291,024,632	\$ 21,187
HIGH	17,848	\$ 449,543,282	\$ 25,187

	Child/Unit	Cost per Child	Gross Cash Proffer
Per Household	0.53	\$ 20,777	\$ 11,012

	Net School Proffer	Non- School Proffer	Total
Per Household	\$ 5,348	\$ 10,252	\$ 15,600

Non-School
Roads
Parks
Fire & Rescue
Libraries

CULPEPER TOWN (CULPEPER COUNTY DOES NOT HAVE AN ADOPTED POLICY)

	School Proffer	Non- School Proffer	Total
SF Detached	\$ 10,670	\$ 9,091	\$ 19,761
SF Attached	\$ 6,679	\$ 7,987	\$ 14,666
Multifamily	\$ 2,968	\$ 5,961	\$ 8,929

Non-School
Transportation
Administrative
Parks & Recreation
Police
Fire & Rescue
Libraries

FAUQUIER COUNTY

	Child/Unit	Cost per Child	Gross Cash Proffer
SF Detached	0.72		
SF Attached	0.45		
Multifamily	0.20		

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 21,424	\$ 7,079	\$ 28,503
SF Attached	\$ 13,390	\$ 7,079	\$ 20,469
Multifamily	\$ 5,951	\$ 7,079	\$ 13,030

Non-School
Transportation
Parks & Recreation
Sheriff
Emergency Services
Libraries
Landfill

FAIRFAX COUNTY - information received from Schools on school proffer only

Per student proffer guideline of \$12,400 times generator calculated as follows:

		School Proffer	
SF Detached	0.48	\$	5,952
SF Attached	0.35	\$	4,315
Condos/Garden Apts	0.19	\$	2,393
Mi/High Rise Apts	0.08	\$	967

FREDERICK COUNTY

	Capacity	Cost	Per Student
ELEM	750	\$ 19,389,000	\$ 25,852
MIDDLE	850	\$ 34,642,000	\$ 40,755
HIGH	1,250	\$ 52,000,000	\$ 41,600

	Child/Unit	Cost per Child	Gross Cash Proffer
SF Detached	0.54	\$ 37,204	\$ 35,287
SF Attached	0.39	\$ 37,204	\$ 29,709
Multifamily	0.17	\$ 37,204	\$ 18,904
Mobile Home	0.33	\$ 37,204	n/a

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 18,431	\$ 4,496	\$ 22,927
SF Attached	\$ 12,980	\$ 3,416	\$ 16,396
Multifamily	\$ 5,548	\$ 3,427	\$ 8,975

Non-School
 General Government
 Parks & Rec Fire & Rescue
 Sheriff Libraries

GREENE COUNTY

	Capacity	Cost	Per Student
School CIP	6,182	\$ 137,295,351	\$ 22,209

	Child/Unit	Cost per Child	Gross Cash Proffer
Household	0.45	\$ 22,209	\$ 9,994

	Net School Proffer	Non- School Proffer	Total
Household	\$ 5,191	\$ 580	\$ 5,771

Non-School
 Government Administration
 Parks & Recreation
 Public Safety Health & Welfare
 Public Works Judicial Administration
 Fire & Rescue

HANOVER COUNTY

	Average Enrollment	Cost	Per Student
ELEM	616	\$ 19,153,368	\$ 31,075
MIDDLE	1,113	\$ 34,519,139	\$ 31,015
HIGH	1,510	\$ 57,626,582	\$ 38,176

	Child/Unit	Cost per Child	Gross Cash Proffer
Household	0.51	\$ 31,635	\$ 16,289

	Net School Proffer	Non- School Proffer	Total
Household	\$ 7,447	\$ 7,512	\$ 14,959

Non-School

Roads
Parks & Recreation
Fire & Rescue
Libraries

ISLE OF WIGHT COUNTY

	Enrollment	Cost	Per Student
ELEM	2,262	\$ 42,857,633	\$ 18,947
MIDDLE	1,276	\$ 27,224,736	\$ 21,336
HIGH	1,537	\$ 35,161,949	\$ 22,877

	Child/Unit	Cost per Child	Gross Cash Proffer
SF Detached	0.64	\$ 20,743	\$ 12,810
Multifamily	0.64	\$ 20,743	\$ 12,770
Mob Home/Other	0.56	\$ 20,743	\$ 11,616

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 9,641	\$ 1,548	\$ 11,189
Multifamily	\$ 12,141	\$ 1,470	\$ 13,611
Mob Home/Other	\$ 9,893	\$ 1,614	\$ 11,507

Non-School

General Government
Fire & Rescue
Parks & Recreation

NOTE: also has cash proffers on non-residential for fire/rescue,
up to \$632/1000 SF

LOUDOUN COUNTY

	Capacity	Cost	Per Student
ELEM	875	\$ 28,730,000	\$ 32,834
MIDDLE	1,350	\$ 53,980,000	\$ 39,985
HIGH	1,800	\$ 106,080,000	\$ 58,933

	Child/Unit	Cost per Child	Cash Proffer
SF Detached	0.83	\$ 42,515	\$ 35,287
SF Attached	0.47	\$ 42,515	\$ 29,709
Multifamily	0.28	\$ 42,515	\$ 18,904

LOUDOUN EAST	School Proffer	Non- School Proffer	Total
SF Detached	\$ 35,287	\$ 11,532	\$ 46,819
SF Attached	\$ 29,709	\$ 9,727	\$ 39,436
Multifamily	\$ 18,904	\$ 7,000	\$ 25,904

LOUDOUN WEST	School Proffer	Non- School Proffer	Total
SF Detached	\$ 35,287	\$ 12,559	\$ 47,846
SF Attached	\$ 29,709	\$ 10,593	\$ 40,302
Multifamily	\$ 18,904	\$ 7,623	\$ 26,527

Non-School

- | | |
|--------------------|--------------------------|
| General Government | Courts |
| Parks & Recreation | Social Services |
| Sheriff | Animal Control |
| Fire & Rescue | Public and Mental Health |
| Libraries | Transportation |
| Homeless Shelters | |

MANASSAS CITY

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 13,491	\$ 10,994	\$ 24,485
SF Attached	\$ 15,480	\$ 10,268	\$ 25,748
Multifamily Condo	\$ 5,507	\$ 6,869	\$ 12,376
Multifam Apart.	\$ 4,799	\$ 6,869	\$ 11,668

Non-School

- | | | |
|----------------|-------|---------------|
| Transportation | Parks | Public Safety |
|----------------|-------|---------------|

POWHATAN COUNTY

Per Household:	School Proffer
Project Cost	\$ 15,274
Credit	\$ 4,398
Net Cash Proffer	\$ 10,876

PRINCE WILLIAM COUNTY

	Capacity	Cost	Per Student
ELEM	850	\$ 22,584,880	\$ 26,570
MIDDLE	1,250	\$ 43,729,760	\$ 34,984
HIGH	2,150	\$ 89,619,520	\$ 41,683

	Child/Unit	Cost per Child	Gross Cash Proffer
SF Detached	0.67	\$ 42,515	\$ 22,296
SF Attached	0.52	\$ 42,515	\$ 16,970
Multifamily	0.23	\$ 42,515	\$ 7,400

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 19,075	\$ 32,038	\$ 51,113
SF Attached	\$ 14,693	\$ 28,569	\$ 43,262
Multifamily	\$ 5,842	\$ 20,703	\$ 26,545
Age-Restricted	\$ -	\$20,703 - \$32,038	\$20,703 - \$32,038

Non-School

Transportation
Parks & Recreation
Police

Fire & Rescue
Libraries

SPOTSYLVANIA COUNTY

	Capacity	Cost	Per Student
ELEM	900	\$ 29,831,067	\$ 33,146
MIDDLE	900	\$ 35,089,592	\$ 38,988
HIGH	2000	\$ 77,613,936	\$ 38,807

	Child/Unit	Gross Cash Proffer	Net Cash Proffer
SF Detached	0.82	\$ 29,299	\$ 21,148
SF Attached	0.56	\$ 19,604	\$ 14,150
Multifamily	0.23	\$ 8,194	\$ 5,914

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 21,148	\$ 14,147	\$ 35,295
SF Attached	\$ 14,150	\$ 16,336	\$ 30,486
Multifamily	\$ 5,914	\$ 19,136	\$ 25,050
Age Restricted	\$ -	up to \$10,870	\$ 10,870

Non-School

Transportation
Parks & Recreation
Fire & Rescue
General Government

Libraries
Law Enforcement
Solid Waste

STAFFORD COUNTY

	Capacity	Cost	Per Student
ELEM	950	\$ 17,100,000	\$ 18,000
MIDDLE	1,100	\$ 25,500,000	\$ 23,182
HIGH	1,800	\$ 45,400,000	\$ 25,222

	Child/Unit	Cost per Child	Net Cash Proffer
SF Detached	0.82		\$ 17,602
SF Attached	0.68		\$ 14,441
Multifamily	0.37		\$ 7,797
Mobile Home	0.51		\$ 10,741

	Net School Proffer	Non- School Proffer	Total
SF Detached	\$ 17,602	\$ 20,549	\$ 38,151
SF Attached	\$ 14,441	\$ 18,355	\$ 32,796
Multifamily	\$ 7,797	\$ 13,289	\$ 21,086
Mobile Home	\$ 10,741	\$ 12,118	\$ 22,859
Age-Restricted	\$ 7,797	\$ 13,289	\$ 21,086

Non-School
 Transportation
 Parks & Recreation
 Fire & Rescue
 General Government
 Libraries

James City County Cash Proffers - Schools

24-Jul-07

Five components to calculate what a new dwelling will cost the County for new K-12 schools.

(1) Demand Generators

These are the weighted average of current public school enrollment by housing type, based on a Sept 30, 2006 official school enrollment count and the number of developed units as of July 1, 2006 from the County's landbook.

	Elementary	Middle	High	Total
Sep 30 WJCC Enrollment	4,470 44.2%	2,381 23.6%	3,254 32.2%	10,105
COUNTY ONLY Enrollment	4,121 44.4%	2,177 23.5%	2,976 32.1%	9,274

Developed Housing Units - July 1, 2006 Landbook

	Units	Elementary	Middle	High	Total
Single Family Detached	18,821	3,452	1,658	2,574	7,684
Single Family Attached (*)	3,432	237	155	146	538
Multi Family (**)	2,319	302	206	159	667
Mobile Homes in Parks	1,292	130	158	97	385
	25,864	4,121	2,177	2,976	9,274

Students Per Unit

	Elementary	Middle	High	Total
Single Family Detached	0.18	0.09	0.14	0.41
Single Family Attached	0.07	0.05	0.04	0.16
Multi Family	0.13	0.09	0.07	0.29
Mobile Homes in Parks	0.10	0.12	0.08	0.30
	0.16	0.08	0.12	0.36

NOTES:

(*) Excludes 108 non-residential condos - including 92 at Kingsmill Resorts

(**) Excludes 802 assisted living/continuing care units

(2) Service Levels

Existing service levels are calculated for each type of school for which a cash proffer will be accepted. The figures below reflect the actual costs of Warhill HS, currently under construction, and a new middle and a new elementary school, both are in the adopted FY2008 CIP and are expected to open in September of 2009.

SCHOOL CASH PROFFER CALCULATIONS

COSTS OF NEW SCHOOLS

24-Jul-07

HIGH SCHOOL

Warhill High School

Current Appropriations	\$ 56,230,000
School site (budgeted separately)	1,900,000
	<u>\$ 58,130,000</u>
Capacity	1,250
Per Student	\$ 46,504

MIDDLE AND ELEMENTARY SCHOOLS

4th Middle 9th Elementary

Current Budget	\$ 51,190,000	\$ 30,649,000
Allocated cost of site	750,596	449,404
Allocated cost of off-site work	1,188,443	711,557
	<u>\$ 53,129,039</u>	<u>\$ 31,809,961</u>
Capacity	800	600
Per Student	\$ 66,411	\$ 53,017

(3) Gross Costs

A gross cost of school facilities is then calculated per dwelling unit.

The term "gross cost" is used because a credit is calculated for each dwelling unit based on future operating revenues.

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	
Cost Per Student	\$ 53,017	\$ 66,411	\$ 46,504	Per Section (2) above

Students by Housing Unit	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	Per Section (1) above
Single Family Detached	0.18	0.09	0.14	
Single Family Attached	0.07	0.05	0.04	
Multi Family	0.13	0.09	0.07	
Mobile Homes in Parks	0.10	0.12	0.08	

Costs Per:	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Total</u>
Single Family Detached	\$ 9,543	\$ 5,977	\$ 6,511	\$ 22,031
Single Family Attached	\$ 3,711	\$ 3,321	\$ 1,860	\$ 8,892
Multi Family	\$ 6,892	\$ 5,977	\$ 3,255	\$ 16,124
Mobile Homes in Parks	\$ 5,302	\$ 7,969	\$ 3,720	\$ 16,991

SCHOOL CASH PROFFER CALCULATIONS

24-Jul-07

(4) Credits a credit will apply against the cost for each public school. The County has issued bonds for school construction and residents of new developments will pay property taxes, a portion of which will pay to retire those bonds.

FY2008 real property taxes in adopted budget	\$ 85,511,272
FY2008 School Debt Service - Principal Payments Only	\$ 10,420,000
Calculated Credit	12.2%

Average Value of a new Housing Unit built over the past 5 years, taxes paid at 77 cents per \$100:

	Average Val Last 5 Years	Taxes @ \$0.77	Credit - 12.2%	Net Pres Value of Credit 20 yrs @ 4%
Single Family Detached	\$ 385,000	\$ 2,965	\$ 361.73	(\$4,916)
Single Family Attached	\$ 315,000	\$ 2,426	\$ 295.97	(\$4,022)
Multi Family	\$ 75,000	\$ 578	\$ 70.52	(\$958)

(5) Calculate a proposed proffer the cost per household minus the credit.

	Gross Costs	Credit	Proposed Proffer
Single Family Detached	\$ 22,031	(\$4,916)	\$17,115
Single Family Attached	\$ 8,892	(\$4,022)	\$4,870
Multi Family	\$ 16,124	(\$958)	\$15,166

A proposed \$ proffer per unit in a new mobile home park is not proposed.