



MEMORANDUM

TO: Rebecca Ragsdale, Senior Planner

FROM: Steven A. Allshouse, Fiscal Impact Analyst *SA*

DATE: February 8, 2006

RE: ZMA 05-05 (Liberty Hall)

I analyzed two separate scenarios for the property in question. The first scenario involved the maximum *new* development that could take place under *existing* zoning, while the second scenario involved the *new* development that would occur if the County approved the *proposed* zoning changes for the properties. The results of these two analyses appear in the attached "Budget Summary: Current Zoning" and "Budget Summary: Proposed Zoning" documents.

In the case of the first scenario, I assumed that eleven single family detached residences (SFD's) would be built during the course of the next year. CRIM estimates that, after build-out, the type and level of development that could take place under existing zoning would result in the following net annual fiscal impact:

Fiscal Impact -- Current Zoning

Property Taxes	\$21,000
Other Revenues	30,000
Total Revenues	\$51,000
School Expenditures	(\$69,000)
County Govt. Expenditures	(10,000)
Total Expenditures	(\$79,000)
Net Annual Fiscal Impact	(\$28,000)

In terms of the annual impact that the development of eleven SFD's would have on the County's capital costs, CRIM estimates the following result:

CIP Impact -- Current Zoning

Schools CF Pay-As-You-Go	(\$0)
Schools CF Debt Service	(\$25,000)
Total Schools CIP Impact	(\$25,000)
County CF Pay-As-You-Go	(\$0)
County CF Debt Service	(\$0)
Total Cty. Govt. CIP Impact	(\$0)
Net Annual CIP Impact	(\$25,000)

Note that these CIP figures are included in the fiscal impact numbers listed on the previous page. (The \$25,000 in capital costs is part of the \$79,000 in the estimated total annual expenditures resulting from the development of 11 SFD's). These CIP numbers are presented separately to highlight the magnitude of the capital costs that would be associated with such development.

The second scenario that I ran involved the proposed construction of ten SFD's and 42 single family attached/townhouse (SFA/TH) units on the properties. Per your notes, I assumed that 8 of the units would be affordable condominiums. I assumed, also, that the values of these affordable units would be \$195,000 each, and that the development would be completed in one year. CRIM estimates that, after build-out, this project would have the following net annual fiscal impact:

Fiscal Impact -- Proposed Zoning

Property Taxes	\$101,000
Other Revenues	171,000
Total Revenues	\$272,000
School Expenditures	(\$319,000)
County Govt. Expenditures	(\$66,000)
Total Expenditures	(\$385,000)
Net Annual Fiscal Impact	(\$113,000)

As for the impact of this proposed development on the County of Albemarle's capital costs, CRIM estimated the following outcome:

CIP Impact -- Proposed Zoning

Schools CF Pay-As-You-Go	(\$0)
Schools CF Debt Service	(\$119,000)
Total Schools CIP Impact	(\$119,000)
County CF Pay-As-You-Go	(\$0)
County CF Debt Service	(\$0)
Total Cty. Govt. CIP Impact	(\$0)
Net Annual CIP Impact	(\$119,000)

Again, these CIP numbers are included in the total annual expenditures of \$385,000 shown on the previous page, and are presented separately to illustrate the relative magnitude of capital costs.

The numbers generated by the two scenarios that I ran indicate that, if the County approves ZMA 05-05, the differential net annual fiscal impact would be \$113,000 - \$28,000 = \$85,000. This number means that, annually, the County would be \$85,000 worse off approving ZMA 05-05 than denying the proposal.

Notes: (1) Although my analysis suggests that the approval of ZMA 05-05 would result in a net annual fiscal drain to the County, this fact alone does not necessarily mean that ZMA 05-05 should be denied, since the *total mix* of development taking place in Albemarle County in any given year might generate a revenue-neutral outcome; (2) If Albemarle does *not* approve ZMA 05-05, the growth that is assumed to be associated with this proposed development likely would take place somewhere else in the County; and (3) When deciding whether or not to approve a proposed development, Albemarle takes into consideration a number of issues other than just the project's fiscal impact. These issues include, but are not necessarily limited to, affordable housing, transportation impacts, and environmental well-being.

SAA/saa

Budget Summary -- Current Zoning

(Values in \$000's)

REVENUES

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Residential Real	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
Nonresidential Real	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Res Personal Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nonres Personal Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Agricultural)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
Subtotal:	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
OTHER										
1 Public Service Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Pers Prop Tax-Resid	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
3 Pers Prop Tax-Nonres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Mach & Tools Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 Sales & Use Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6 Cons Util Tax-Resid	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
7 Cons Util Tax-Nonres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 BPOL Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9 Util Co Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 Motor Vehicle Licenses	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
11 Permits & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12 Fines & Forfeitures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13 Charges for Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14 State Aid	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
15 Categorical Aid - Federal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16 Hotel/Motel Room Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17 Delinquent RE/Realties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18 State Aid to Schools	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16
19 Meals Tax	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
20 ANNUAL REVENUES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21 SF Detached	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22 SF Attached/TH	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23 Multifamily	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24 Mobile Homes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal: Other Revenues	\$33	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30

TOTAL ADDITIONAL ANNUAL REVENUES:	\$53	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
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EXPENSES

SCHOOLS	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Operating Costs	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27
Staff Costs	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16
CF Pay-As-You-Go	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CF Debt Service	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25
SUBTOTAL, SCHOOLS	\$75	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$69
COUNTY GOVT.										
Operating Costs	\$10	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
Staff Costs	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
CF Pay-As-You-Go	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CF Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL, COUNTY	\$25	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
TOTAL ADDITIONAL ANNUAL COSTS:	\$100	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79

TOTAL ADDITIONAL ANNUAL REVENUES:	\$53	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
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NET FISCAL IMPACT	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Annual	(\$46)	(\$28)	(\$28)	(\$28)	(\$28)	(\$28)	(\$28)	(\$28)	(\$28)	(\$28)
Cumulative	(\$46)	(\$75)	(\$103)	(\$131)	(\$159)	(\$188)	(\$216)	(\$244)	(\$272)	(\$301)

Budget Summary -- Proposed Zoning

Year =>
2005

(Values in \$000's)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
REVENUES										
PROP TAXES	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92
Residential Real	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9
Nonresidential Real	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Res Personal Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nonres Personal Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Agricultural)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal:	\$101	\$101	\$101	\$101	\$101	\$101	\$101	\$101	\$101	\$101
Property Taxes	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
OTHER	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41
1 Public Service Tax	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17
2 Pers Prop Tax-Resid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Pers Prop Tax-Nonres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Mach & Tools Tax	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12
5 Sales & Use Tax	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
6 Cons Util Tax-Resid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7 Cons Util Tax-Nonres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 BPOL Taxes	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
9 Util Co Licenses	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
10 Motor Vehicle Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11 Permits & Fees	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
12 Fines & Forfeitures	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
13 Charges for Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14 State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15 Categorical Aid - Federal	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
16 Hotel/Motel Room Tax	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4
17 Delinquent RE/Pealties	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68
18 State Aid to Schools	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
19 Meals Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20 ANNUAL REVENUES	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
21 SF Detached	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
22 SF Attached/TH	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23 Multifamily	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24 Mobile Homes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal:	\$184	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171
Other Revenues	\$285	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272
TOTAL ADDITIONAL ANNUAL REVENUES:	\$285	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272
EXPENSES										
SCHOOLS	\$114	\$114	\$114	\$114	\$114	\$114	\$114	\$114	\$114	\$114
Operating Costs	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86
Staff Costs	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CF Pay-As-You-Go	\$119	\$119	\$119	\$119	\$119	\$119	\$119	\$119	\$119	\$119
CF Debt Service	\$348	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$319
SUBTOTAL, SCHOOLS	\$61	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49
COUNTY GOVT.	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17
Operating Costs	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CF Pay-As-You-Go	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CF Debt Service	\$167	\$66	\$66	\$66	\$66	\$66	\$66	\$66	\$66	\$66
SUBTOTAL, COUNTY	\$514	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385
TOTAL ADDITIONAL ANNUAL COSTS:	\$514	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385
NET FISCAL IMPACT										
Annual	(\$229)	(\$113)	(\$113)	(\$113)	(\$113)	(\$113)	(\$113)	(\$113)	(\$113)	(\$113)
Cumulative	(\$229)	(\$342)	(\$455)	(\$568)	(\$680)	(\$793)	(\$906)	(\$1,019)	(\$1,132)	(\$1,244)

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