

A scenic landscape photograph showing a dirt trail leading through a field of tall grass and shrubs. In the background, there are dark, forested mountains under a blue sky with white clouds. The text is overlaid on the right side of the image.

Capital Improvements Advisory Committee June 7, 2021

Photo: Arroyo Hondo Open Space

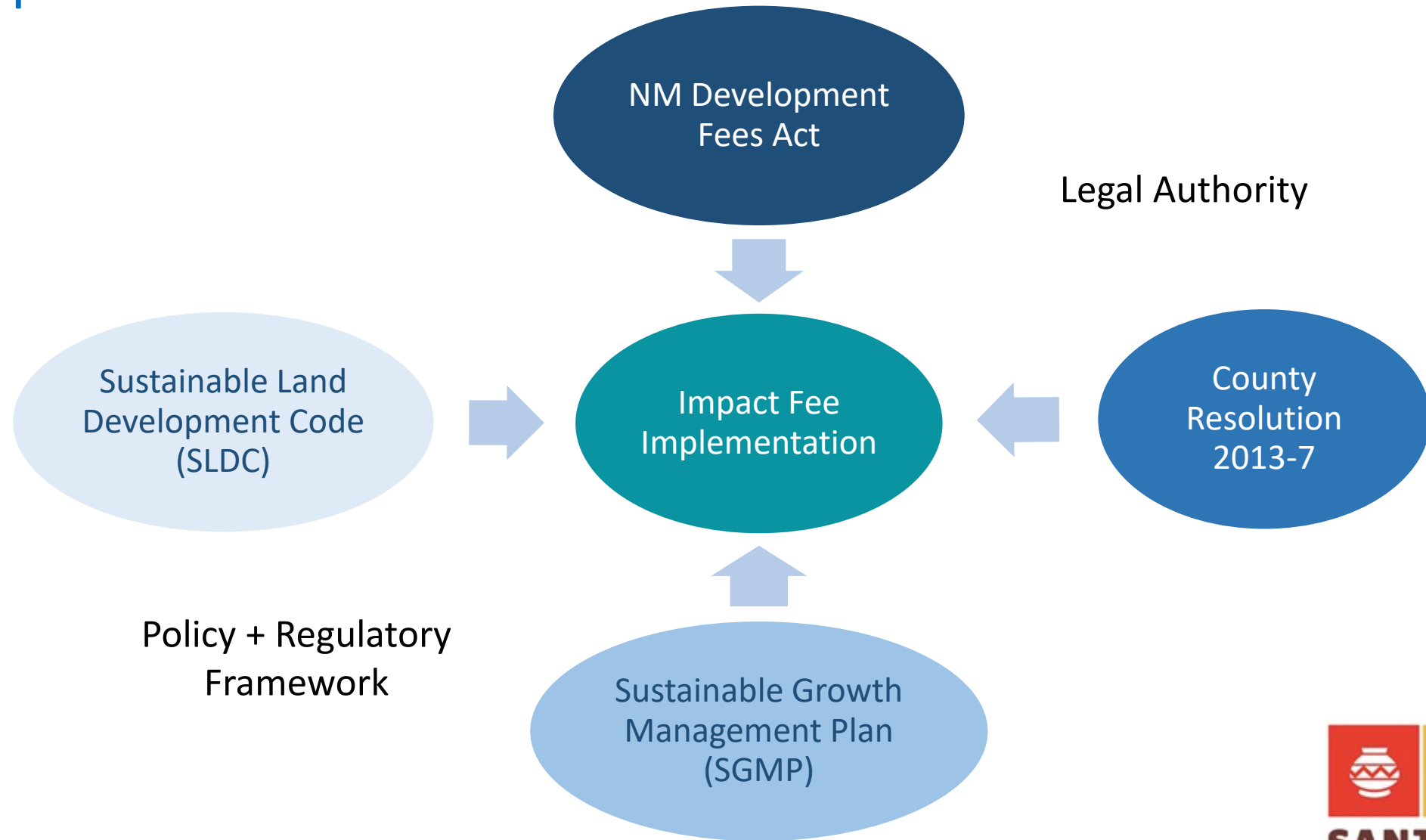
Role of the Committee

- New Mexico Development Fees Act (NMSA 5-8-1 et. seq.) and
- County Resolution 2013-73

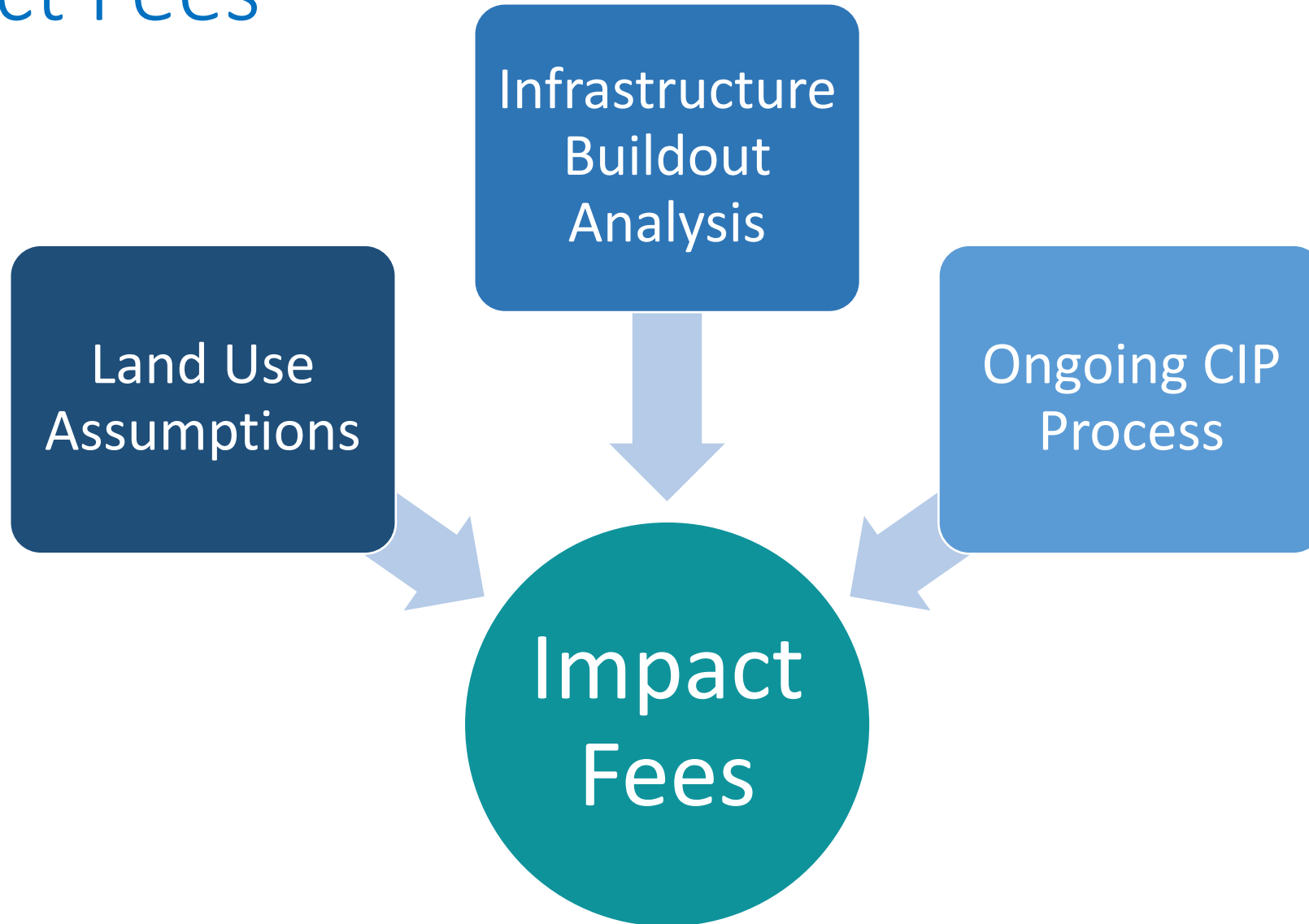
The purpose of the Committee shall be to advise the BCC; specific duties shall include:

- a. Advise and assist the County in adopting land use assumptions;
- b. Review the CIP and file written comments;
- c. Monitor and evaluate implementation of the CIP
- d. File annual reports with respect to the progress of CIP and report any perceived inequities in implementing the plan or imposing any impact fee; and
- e. Advise the County of the need to update or revise the land use assumptions, the CIP, and any impact fee.

Impact Fees



Impact Fees



Impact Fees

New Mexico Development Fees Act

SGMP + SLDC

Open Space,
Trails, Parks
+ Trailheads

Roads

Law
Enforcement

Fire +
Rescue

Water +
Sewer

Impact Fees

New Mexico Development Fees Act

Per the NM Development Fees Act, impact fees can support:

- Growth related capital improvements or facility expansion;
- With a life expectancy of ten or more years;
- Buildings for fire, police and rescue and essential equipment costing ten thousand dollars or more and having a life expectancy of 10 years or more;
- But NOT, repair, maintenance modernization or expansion of an existing facility to better serve existing development. §5-8-2 NMSA 1978



Impact Fees

New Mexico Development Fees Act

- County currently has a Fire Impact Fee
 - Established by Ordinance 1995-4
 - Reviewed every 5 years
 - Update by Resolution 2013-119
 - Last reviewed in September 2018 by the CIAC
 - Fee has remained constant since its inception

Impact Fees

Nexus Study vs. Adopted Fees

- Nexus studies calculate the maximum fee needed to recover the capital cost impacts of growth
- Communities may adopt lower fees for policy reasons:
 - Economic development
 - Competitiveness: fee levels in surrounding communities
 - Housing costs
 - When adopting lower fees, a community accepts that it will not recover the full cost of growth

Impact Fees

New Mexico Development Fees Act

Example of Potential Impact Fee Calculation*

- Trails cost \$10,000/mile
- Future need is 9.1 miles (determined by Land Use Assumptions, Infrastructure Buildout Analysis, CIP)
- Future need is $9.1 \times 10,000 = \$91,450$
- Future population is $165,290 - 145,000 = 20,290$
- Future households is $20,290 \div 2.4 \text{ people/household} = 8,454 \text{ households}$
- Total need per household = $\$91,450 \div 8,454 = \10.82

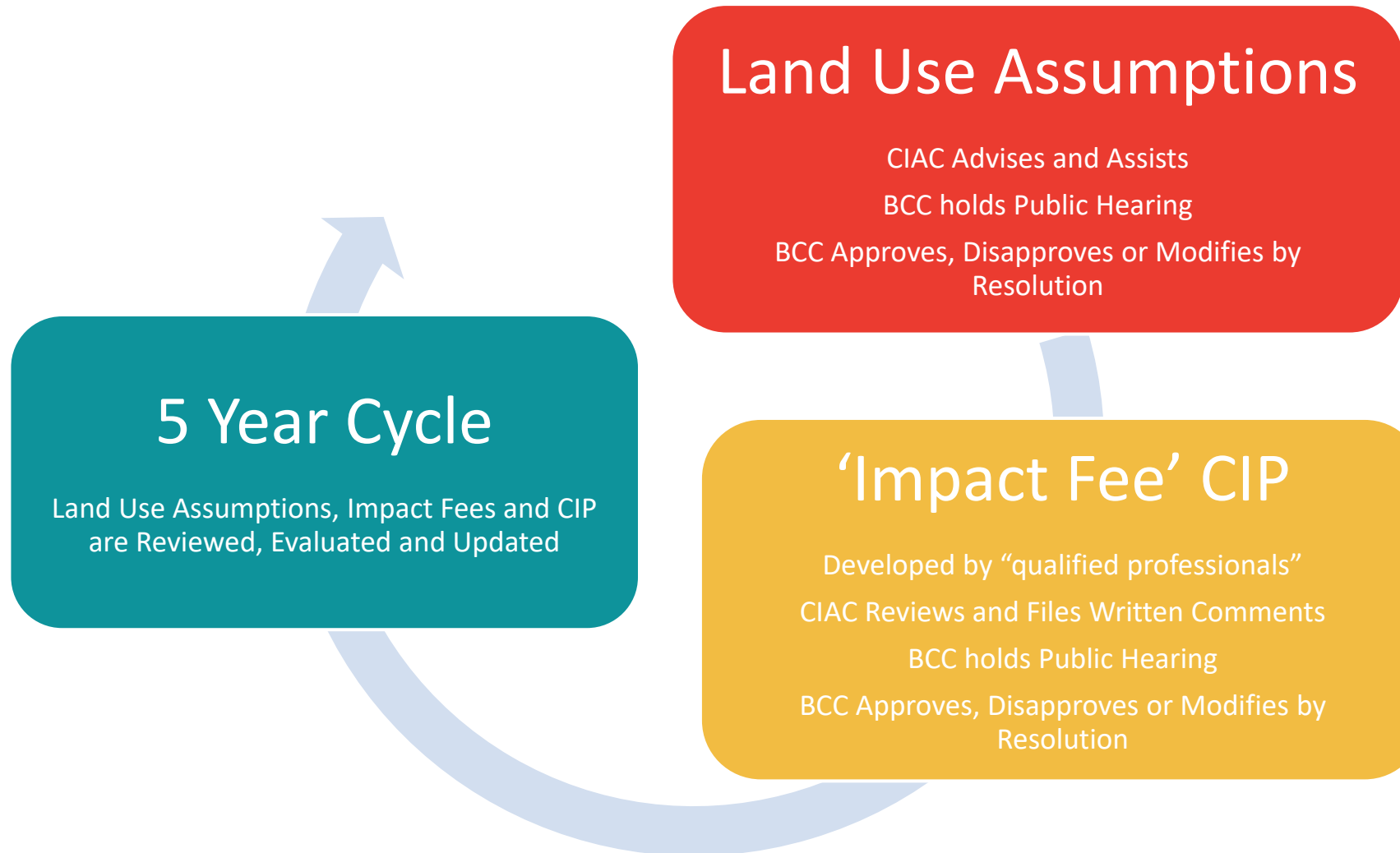
Trail impact fee = \$10.82/new dwelling unit

*All numbers and amounts are for discussion purposes only.



Impact Fees

New Mexico Development Fees Act



Land Use Assumptions

New Mexico Development Fees Act

- “land use assumptions” includes a description of the service area and projections of changes in land uses, densities, intensities and populations in the service area over at least a five-year period; §5-8-2(J) NMSA 1978
- CIAC shall advise and assist the county in adopting land use assumptions; §5-8-37.C.(1) NMSA 1978
- The BCC holds a Public hearing to consider land use assumptions; §5-8-19 NMSA 1978
- Land use assumptions must be made available to the public together with the time period of the projections and a description of the general nature of the capital improvement facilities that may be proposed; §5-8-20 NMSA 1978 and
- County (BCC) must approve or disapprove the land use assumptions within thirty (30) days after the public hearing. §5-8-21(C) NMSA 1978



Land Use Assumptions

- Staff has developed Land Use Assumptions with best available data.
- Land Use Assumptions should be made available to the Committee by Friday, June 11th or soon thereafter.
- The next CIAC meeting(s) would be an opportunity for the committee to fulfill the “advise and assist” role with regard to land use assumptions.

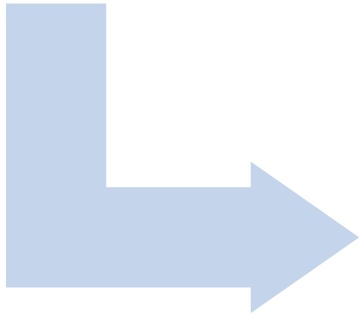
Current County Capital Planning

ICIP + CIP

- Annual
- Community Requests
- County Priorities
- CIP is County Funded
- ICIP is Funded via State Legislature

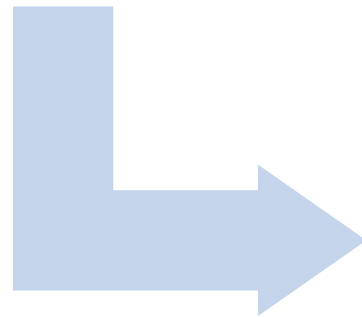
SGMP established County Population Goals

- Provide a Safe Community
- Promote a Sustainable Community
- Support a Healthy Community
- Be a Proficient, Transparent and Accessible Government



5 –Year CIP

- Capital, Maintenance and Fixed Asset Needs
- Funded Via GRT, Bonds, Other County Revenue, State and Federal Grant Programs, and Development Fees

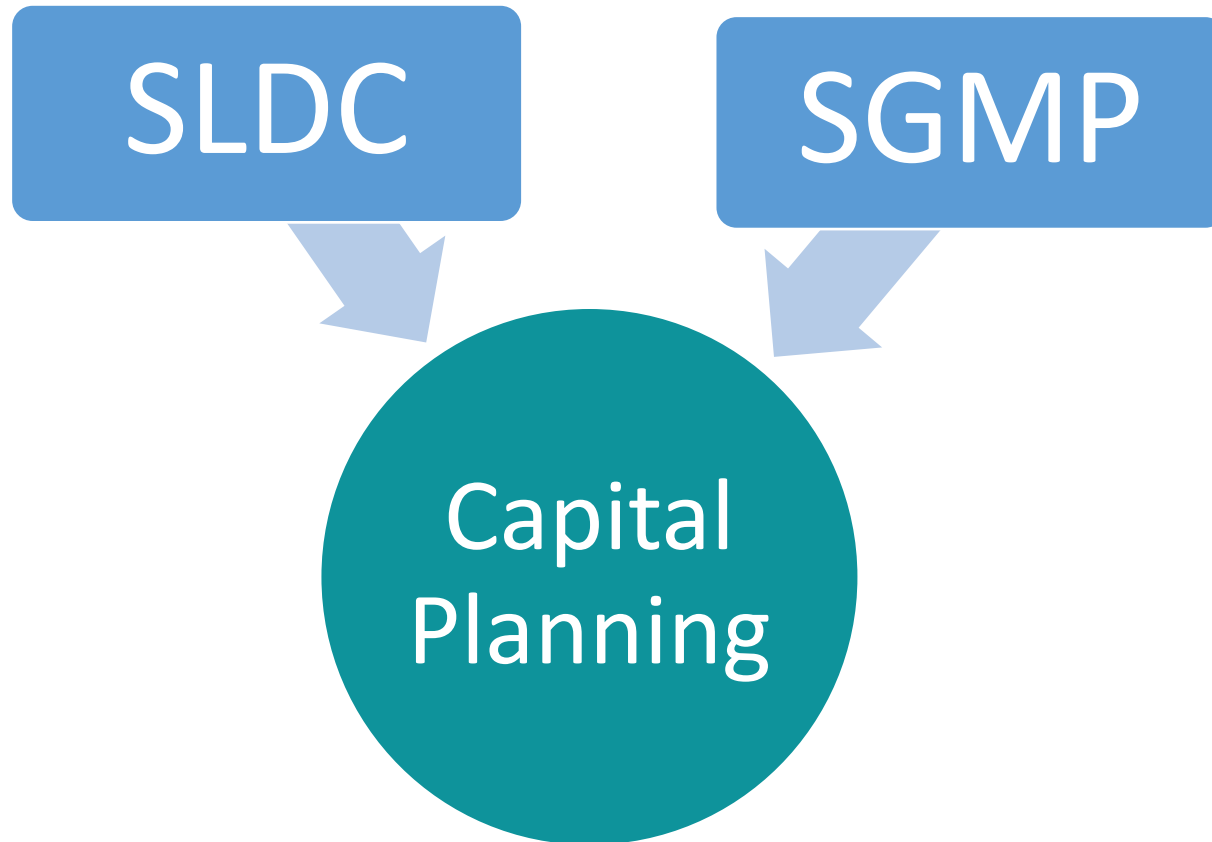


20- Year CIP

- Growth-driven for Roads, Sewer, Water, Facilities etc.

Capital Improvements Plan

County Policy Framework



SGMP established County Population Goals

- Provide a Safe Community
- Promote a Sustainable Community
- Support a Healthy Community
- Be a Proficient, Transparent and Accessible Government

Impact Fee CIP

- Under the NM Development Fees Act
 - ‘Capital Improvements Plan’ means a plan required by the Development Fees Act that identifies Capital Improvements or facility expansion for which impact fees may be assessed. NMSA §5-8-2(E)
 - Prepared by “qualified professionals” and follow guidelines established by the department of finance and administration. NMSA §5-8-6
 - CIP shall address the projected demand for capital improvements or facility expansions required by new service units accepted over a reasonable period of time not to exceed ten years. NMSA §5-8-6(6)

County Capital Planning with Impact Fee CIP

ICIP + CIP

- Annual
- Community Requests
- County Priorities
- ICIP Funded via State Legislature
- CIP Funded via County Budget

SGMP established County Population Goals

- Provide a Safe Community
- Promote a Sustainable Community
- Support a Healthy Community
- Be a Proficient, Transparent and Accessible Government

5 –Year CIP

- Capital, Maintenance and Fixed Asset Needs
- Funded Via GRT, Bonds, Other County Revenue, State and Federal Grant Programs

10 – Year Impact Fee CIP

- Capital Improvements and facility expansion
- Funded via Impact Fees
- Must have 10+ year life expectancy
- Reviewed every 5 years
- CIAC Assists and Reviews

20- Year CIP

- Projects on 20 –year CIP include all CIP, including existing deficiencies and growth related projects, including impact fees.

Impact Fee CIP

- Impact Fee CIP is required After approval of Land Use Assumptions. “Qualified Professionals” develops Impact Fee CIP using generally accepted engineering and planning practices. NMSA §5-8-23
- Public Hearing (BCC) to discuss the adoption of Impact Fee CIP and imposition of impact fee(s). NMSA §5-8-24
- Advisory committee (CIAC) shall file its written comments on the proposed Impact Fee CIP and Impact Fees before the fifth business day before the date of the public hearing on the plan and fees. NMSA §5-8-27
- BCC shall approve, disapprove, revise or modify within 30 days of public hearing. NMSA §5-8-35

Impact Fee CIP



Open
Space +
Trails



Law
Enforcement



Fire +
Rescue



Impact Fee CIP



Roads

Proposed Meeting Schedule

- June 21st 2021
- July 12th 2021
- Future meetings...“shall meet as often as necessary to carry out its work, but no less than biannually.” County Resolution 2013-72
- Note: BCC Public Hearings on Land Use Assumptions and CIP Impact Fees may be considered at separate meetings or combined into one meeting.

Committee Resources

Committee Website and BoardDocs

- <https://www.santafecountynm.gov/committees/ciac>
- <http://go.boarddocs.com/nm/sfc/Board.nsf/goto?open&id=C3CN2Y5DDFE9>
- Agendas, meeting notes, meeting schedule and documents for review
- CIAC Liaison Maggie Moore, Senior Planner 505-995-2737
mmoore@santafecountynm.gov

Questions + Comments



Photo Courtesy of Open Space, Parks and Trails, Diablo Canyon