

Update on Candia Road and Public Safety Impact Fees

June 19, 2024

Town of Candia Planning Board

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Follow-up Items from Last Meeting

The Road Impact Fee and Public Safety Impact Fee follow-up items from the June 5th Planning Board Meeting included:

- Finalizing construction cost assumptions for one mile of roadway in Candia.
- Acquiring current assessing data from the Town.
- Acquiring insurance valuation data from the Town.
- **Defining a methodology for including ADUs in impact fees.**



Road Impact Fee – Construction Cost Assumptions

- We are continuing to work with the Road Agent to determine the cost to construct one mile of roadway in the Town of Candia.
 - Applying inflation to Candia's previously assumed road construction cost equates to approx. **\$1,320,000 per mile** in today's dollars.
 - Constructing a roadway using in-kind materials and Town Force Account labor is approx. **\$1,450,000 per mile** in today's dollars.
 - Constructing a roadway using a contractor on the open market (and without in-kind materials) is approx. **\$1,800,000-\$2,000,000** per mile in today's dollars. The Road Agent and Town Engineer are conferring on a final figure to use for the Road Impact Fee.



Town Assessing Data and Proportionate Share

- The Town is transitioning its assessing data between vendors (from Vision to Avitar), but between the two databases, we now have all of the data needed to complete the impact fees.
- The proportionate share of Residential/Non-residential based on **Assessed Valuation** is **84.8% Residential/15.2% Non-residential**.
 - Governmental properties and vacant lands in current use were considered non-residential in this analysis.
- The **Jobs-Population Ratio** is **83.6% Residential/16.4% Non-residential**.
- The **Daytime Population** is **82.4% Residential/17.6% Non-residential**.



Town Insurance Valuations

- The Town has provided insurance valuations, which are being used in the development of the Public Safety Impact Fee.
 - The replacement value of the Candia Fire Station is estimated to be \$477,500.
 - The contents of the Candia Fire Station (other than rolling stock) are estimated to have a replacement value of \$48,600.



ADU Impact Fee Methodology

- The Town of Candia's Zoning Ordinance stipulates that ADUs must be "*within or attached to*" a single-family dwelling unit.
- The Town of Candia's Zoning Ordinance also stipulates that "*either the primary or the accessory dwelling unit shall be occupied by the owner of the property.*"
- Given that ADUs in the Town of Candia are limited to owner-occupied single-family residential properties, and that an internal or attached ADU is an extension of a single-family residential use of a parcel, it is most appropriate to **derive the impact fee for ADUs as an extension of the single-family residential impact fee assessment.**



ADU Impact Fee Methodology

- **Step 1**: Calculate the average living area of a single-family dwelling in the Town of Candia.
 - **This is 1,932 SF for the Town of Candia.**
- **Step 2**: Translate the impact fees, when adopted, from a per dwelling unit basis to a per square foot basis using the average single-family home size calculated in Step 1.
- **Step 3**: Apply the per square foot single family residential impact fee to the ADU based on the living area of the ADU.
- This methodology enables flexibility. For instance, a 600 SF studio ADU would be assessed a lower impact fee than a larger one-or-two-bedroom ADU. Thus, the difference in the assessed impact fees logically reflects the difference in each ADU's probable impacts.



Next Steps

- The draft Road Impact Fee will be complete upon receipt of the final construction cost figure, which is being prepared by the Town Engineer. The draft Public Safety Impact Fee is under development and will be finalized shortly thereafter.
- The likely schedule for completion of this project is:
 - Work session to review draft impact fee reports at July Planning Board meeting.
 - Planning Board public hearing to consider adoption of the impact fees in August.
- The contract between SNHPC and the Town for this project should be updated to reflect an August 31, 2024 end date.



Questions?