

*Cost Sharing
for
Quality Roads*

Prop 2 - New Road Development Charge

Residential
(\$1.00 sq. ft. max)

Non-Residential Low Impact
(\$1.50 sq. ft. max)

Non-Residential High Impact
(\$2.00 sq. ft. max)

- Phased in over 3 years -

Prop 2

Key Talking Points

- ✧ Generate \$3.5 million much needed developer provided funds for offsite road construction associated with new development
- ✧ Be fairer to the taxpayers by increasing the % paid by developers and decreasing the % paid from public taxation
- ✧ Assess higher charges for developments that create more traffic

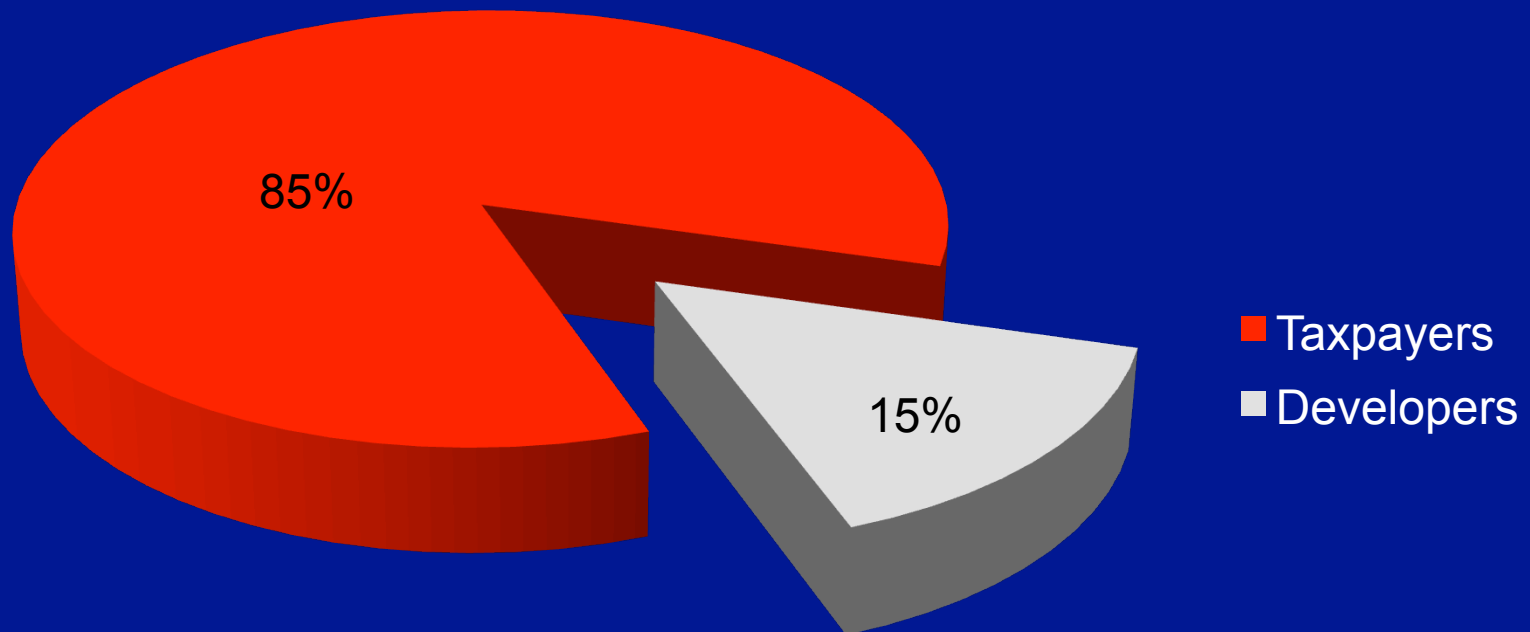
Frequently Asked Questions

Q: *How do we pay for these new roads now?*

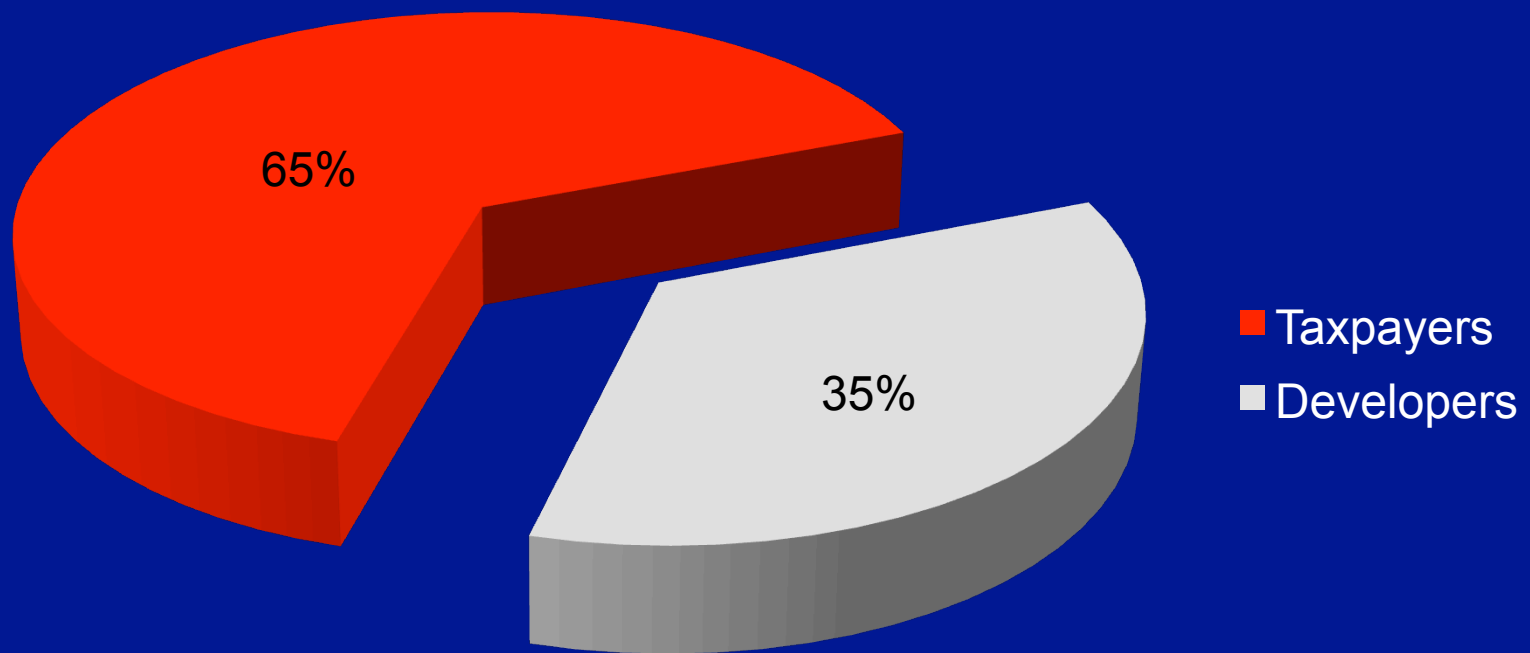
A: The responsibility for paying for new roads is shared between developers and the public. Currently, development fees pay ~\$1.5 million, or ~15% of the cost of arterial and collector streets associated with new development, while the public pays ~85% through sales tax and other revenues.

These new charges will change this to ~35% paid by developers and ~65% by the public.

Who Pays for Roads Now?



After Passing Prop 2 ...



Frequently Asked Questions

Q: *Is this development charge a tax?*

A: No, it is a one time charge that developers would pay on new construction projects.

Q: *Does this charge apply to existing homes or businesses?*

A: No, it applies only to new construction.

Q: *Why are there 3 different levels of charges?*

A: The charges are linked to the amount of traffic generated and the size of the new development.

Frequently Asked Questions

Q: *Don't developers already pay for street construction?*

A: Developers are required to provide the streets within new developments. This charge would be used to fund part of the cost of building the arterial and connector streets that serve the new developments.

Q: *Why does it say "maximum of" ?*

A: The stated amounts are the maximum that can be charged. This provides flexibility to lower the charges for specific uses such as churches, libraries and affordable housing.

Frequently Asked Questions

Q: *Why do we need this charge?*

A: To finance the new roads that are needed to handle the increased traffic that serve new developments.

Columbia has grown rapidly in the last decade, and sales tax revenue has been hurt by tax free online shopping, so it has become increasingly difficult to pay for new road construction.

Q: *Why is the increase so modest?*

A: While the increase in the charge may seem small, it is the largest amount that a majority of the council could support.