



Community Impact Statement Hillcrest Development

This document is intended to meet the requirements of *Chapter 18.06 of Altoona Municipal Code* with specific regard to submittal of a Community Impact Statement (CIS). It is also intended to meet the requirements of Chapter 19.64.160 (4), which requires an economic analysis for Planned Community Development zoning. The CIS is to include a statement regarding the impact which the proposed plat will have on the demand for City and school district services including a ten (10) year projection of revenues and additional expenses which will be incurred by the City and School District.

For the purposes of the CIS, the City assumed a 12 year build-out even though the builder believes the development will be completed in 10 years—this is intentional to reflect a more conservative revenue forecast. The attached development pro forma shows, generally, development coming online in even increments over the 12 year build-out schedule. The exceptions are the first tax collection year (2015) and fifth year (2019). The first tax year is different (lower) because a full 2013 construction season is not anticipated due to infrastructure construction, and 2019 reflects the phase II plat being finalized, which will increase property values.

School District Impact

The City conducted an analysis to determine the average number of students per household in Altoona and found the average to be .53 students per residential dwelling unit including all types of housing. This is based on an existing housing mix of and 45% multifamily apartments, mobile homes, twin homes and duplexes and 55% detached single family homes. However, the mix of multifamily to single family detached residential units (excluding the senior units) planned for the Hillcrest development is 53% multi-family and 47% single family detached dwellings. Therefore, the number of students per household anticipated was adjusted downward from .53/household to .5 per household to reflect the higher proportion of multifamily dwelling units anticipated.

Based on the total number of 380 dwelling units anticipated, the number of new students expected in the Hillcrest Development is 190 at the end of twelve years. This addition of students would result in a total increase in State aid and local tax levy allowed of \$1,737,740 based on the current cap of \$9,146 per student. Please see the attached spreadsheet for a detailed summary of the additional State revenue anticipated by year.

The additional per student revenue is added to other revenue sources including grants and fees to cover the current cost of \$13,550 per student per year. The additional revenue improves the school district's financial position to the extent that economies of scales are gained by spreading the fixed costs out over more students (and resulting additional revenue) However, if adding students results in the need to add

to the fixed costs, such as having to build new classrooms or hire an additional teacher, the school district's financial position could worsen.

The anticipated incremental property taxes that will be generated by the new development is also reflected on the attached spreadsheet. The Developer anticipates \$119,200,000 of new tax base at the end of twelve years, which is reflected on an annual basis according to the anticipated build-out schedule. The Altoona School levy portion, at the end of 12 years is anticipated to be \$774,592. However, because the per student revenue allowed is capped, and is a combination of state aids and local tax levy, the revenue available to the school will likely not actually increase. However the mil rate levied by the District will decrease, putting the District in a better position to go out for a referendum if needed.

City Impact

Revenue:

As noted above, the proposed development is anticipated to build out in 12 years and create additional total increment of \$119,200,000. This will generate approximately \$2,512,512 in additional property taxes with \$774,592 to the City based on current mil rates.

Cost:

The Dr. Huddleston study (professor at UW-Madison) included in the River Prairie Framework Development plan estimates the cost to a city of development at \$209.34 per resident added for residential development, and \$7.32 per \$1,000 improvement value for commercial development. Therefore the anticipated additional cost to the City is computed as follows:

Residential

500 units X 2.3 residents per unit = 1150 new residents

1150 new residents X \$209.34 = \$240,741 (anticipated additional cost from residential development)

Commercial

\$10,000,000 anticipated commercial value / 1000 = 10,000

10,000 X \$7.32 = \$73,200

Total Anticipated Impact:

Residential	\$240,741
Commercial	\$73,200
Total Cost	\$313,941
Total Revenue	<u>\$774,592</u>
Net Annual Revenue	\$313,941 (at build-out)

Other Taxing Jurisdictions

Provided below is the anticipated new tax revenue by jurisdiction that will be generated after full build-out. However, please note, each taxing jurisdiction is subject to specific rules regarding how new increment may be used. For example, I CVTC is capped at a specific amount of tax funding that may be collected. Therefore, if valuation is increased, the levy is reduced to keep collections level.

State of WI	\$19,072
Eau Claire County	\$460,112
CVTC	\$202,640

	units	average	sub totals		totals
bayhomes	\$ 42.00	\$ 200,000.00	\$ 8,400,000.00		
single family	\$ 40.00	\$ 225,000.00	\$ 9,000,000.00		
	\$ 120.00	\$ 350,000.00	\$ 42,000,000.00		
	\$ 20.00	\$ 650,000.00	\$ 13,000,000.00	\$ 72,400,000.00	
multifamily	\$ 140.00	\$ 100,000.00	\$ 14,000,000.00	market rate	
	\$ 120.00	\$ 120,000.00	\$ 14,400,000.00	senior	
	\$ 60.00	\$ 140,000.00	\$ 8,400,000.00	market rate	\$ 36,800,000.00
commercial			\$ 10,000,000.00		\$ 10,000,000.00
Total					\$ 119,200,000.00

Year	valuation	val/1,000	cum val/1,000	Altoona SD	ECASD	ASD val/1,000	ASD cum /1000	ECASD val/1000	ECASD cum/1000	year
2015	\$ 6,250,000.00	\$ 6,250.00	\$ 6,250.00	\$ 3,250,000.00	\$ 3,000,000.00	\$ 3,250.00	\$ 3,250.00	\$ 3,000.00	\$ 3,000.00	15
2016	\$ 9,927,272.72	\$ 9,927.27	\$ 16,177.27	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 10,177.27	\$ 3,000.00	\$ 6,000.00	16
2017	\$ 9,927,272.72	\$ 9,927.27	\$ 26,104.55	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 17,104.55	\$ 3,000.00	\$ 9,000.00	17
2018	\$ 9,927,272.72	\$ 9,927.27	\$ 36,031.82	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 24,031.82	\$ 3,000.00	\$ 12,000.00	18
2019	\$ 13,677,272.72	\$ 13,677.27	\$ 49,709.09	\$ 10,677,272.72	\$ 3,000,000.00	\$ 10,677.27	\$ 34,709.09	\$ 3,000.00	\$ 15,000.00	19
2020	\$ 9,927,272.72	\$ 9,927.27	\$ 59,636.36	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 41,636.36	\$ 3,000.00	\$ 18,000.00	20
2021	\$ 9,927,272.72	\$ 9,927.27	\$ 69,563.64	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 48,563.64	\$ 3,000.00	\$ 21,000.00	21
2022	\$ 9,927,272.72	\$ 9,927.27	\$ 79,490.91	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 55,490.91	\$ 3,000.00	\$ 24,000.00	22
2023	\$ 9,927,272.72	\$ 9,927.27	\$ 89,418.18	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 62,418.18	\$ 3,000.00	\$ 27,000.00	23
2024	\$ 9,927,272.72	\$ 9,927.27	\$ 99,345.45	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 69,345.45	\$ 3,000.00	\$ 30,000.00	24
2025	\$ 9,927,272.72	\$ 9,927.27	\$ 109,272.73	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 76,272.73	\$ 3,000.00	\$ 33,000.00	25
2026	\$ 9,927,272.72	\$ 9,927.27	\$ 119,200.00	\$ 6,927,272.72	\$ 3,000,000.00	\$ 6,927.27	\$ 83,200.00	\$ 3,000.00	\$ 36,000.00	26
	\$	\$ -								
	\$ 119,199,999.92	\$ 119,200.00		\$ 83,199,999.92	\$ 36,000,000.00	\$ 119,199,999.92		\$ 231,000.00		

Taxing Jurisdiction	Tax Code	Levy (TID in)	Assessment	Mill Rate	Mill Rate Per \$1,000	15	16	17	18	19	20	21	22	23	24	25	26
State of Wisconsin	112, 112A, 112B, 112C, 112D, 112E, 1554, 1729C	69704.01	426371440	0.000163482	0.16	\$ 1,000.00	\$ 2,588.32	\$ 4,176.73	\$ 5,765.09	\$ 7,953.45	\$ 9,541.82	\$ 11,130.18	\$ 12,718.55	\$ 14,306.91	\$ 15,895.27	\$ 17,483.64	\$ 19,072.00
Eau Claire County	112, 112A, 112B, 112C, 112D, 112E, 1554, 1729C	1644110.74	426371440	0.003856053	3.86	\$ 24,125.00	\$ 62,443.22	\$ 100,763.56	\$ 139,082.83	\$ 191,877.09	\$ 230,196.35	\$ 268,515.65	\$ 306,834.91	\$ 345,154.17	\$ 383,473.44	\$ 421,792.74	\$ 460,112.00
City of Altoona	112, 112A, 112B, 112C, 112D, 112E, 1554, 1729C	2571191.51	426371440	0.006030403	6.03	\$ 37,687.50	\$ 97,547.31	\$ 157,410.44	\$ 217,271.87	\$ 299,745.81	\$ 359,607.25	\$ 419,468.75	\$ 479,330.19	\$ 539,191.63	\$ 599,053.06	\$ 658,914.56	\$ 718,776.00
Chippewa Valley Technical College	112, 112A, 112B, 112C, 112D, 112E, 1554, 1729C	725220	426371440	0.001700911	1.7	\$ 10,625.00	\$ 27,500.90	\$ 44,377.74	\$ 61,254.09	\$ 84,505.45	\$ 101,381.81	\$ 118,258.19	\$ 135,134.55	\$ 152,010.91	\$ 168,887.27	\$ 185,763.64	\$ 202,640.00
School District of Altoona	112, 112A, 112B, 112C, 112D, 112E	3960738.61	425292540	0.009312975	9.31	\$ 30,257.50	\$ 94,750.41	\$ 159,243.32	\$ 223,736.23	\$ 323,141.64	\$ 387,634.55	\$ 452,127.45	\$ 516,620.36	\$ 581,113.27	\$ 645,606.18	\$ 710,099.09	\$ 774,592.00
Eau Claire School District	1554	9579	984000	0.009734756	9.73	\$ 29,190.00	\$ 58,380.00	\$ 87,570.00	\$ 116,760.00	\$ 145,950.00	\$ 175,140.00	\$ 204,330.00	\$ 233,520.00	\$ 262,710.00	\$ 291,900.00	\$ 321,090.00	\$ 337,320.00
Total Taxes Collected by Year						\$ 132,885.00	\$ 343,210.16	\$ 553,541.78	\$ 763,870.11	\$ 1,053,173.44	\$ 1,263,501.78	\$ 1,473,830.22	\$ 1,684,158.56	\$ 1,894,486.89	\$ 2,104,815.22	\$ 2,315,143.67	\$ 2,512,512.00
Number of Students						5	22	39	56	73	90	107	124	141	158	175	190
State Aid						\$ 45,730.00	\$ 201,212.00	\$ 356,694.00	\$ 512,176.00	\$ 667,658.00	\$ 823,140.00	\$ 978,622.00	\$ 1,134,104.00	\$ 1,289,586.00	\$ 1,445,068.00	\$ 1,600,550.00	\$ 1,737,740.00