

# Exhibit D

## HERNDON FARMS

### FISCAL IMPACT ASSESSMENT

### CHATHAM COUNTY, NC

**INITIAL SUBMISSION: SEPTEMBER 14, 2020**

**REVISED FOR SINGLE FAMILY UNIT REDUCTION (1 UNIT)  
FEBRUARY 25, 2021**

**PREPARED FOR:  
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## **EXECUTIVE SUMMARY**

Herndon Farms is designed as an adult-oriented community of 97.86 acres located on Highway 15-501 between Chapel Hill and Pittsboro. The development will provide residents the opportunity to comfortably age-in-place in a vibrant, amenity-rich environment. This active adult community is designed to meet the specific needs of seniors but also affords comfortable living for all life stages. The proposed uses include 161 residential units and commercial space for an independent living/congregate care facility and health-oriented businesses or a daycare.

Saprolite Development, LLC is in the process of submitting an application for rezoning under the Chatham County (“County”) Compact Community Ordinance (“CCO”) and requesting approval of a new Major Subdivision for Herndon Farms (the “Project”).

Key fiscal benefits of Herndon Farms are highlighted below.

### **FISCAL BENEFITS AT BUILDOUT – CHATHAM COUNTY**

At full buildout, Herndon Farms is expected to:

- Increase Chatham County’s real property tax base by \$78.2 million
- Generate annual Chatham County property tax revenue of \$538,000
- Generate total incremental annual Chatham County revenues of \$612,000
- Generate -0- public school children
- Generate annual net fiscal benefit of \$479,000

### **ONE-TIME REVENUES**

- Generate Chatham County Recreation Fees of \$149,000
- Generate Affordable Housing Payment-in-lieu Contribution of \$80,500

### **FISCAL BENEFITS AT BUILDOUT – NORTH CHATHAM FIRE DISTRICT**

- Generate total incremental annual North Chatham Fire District revenues of \$86,000
- Generate annual net fiscal benefit of \$27,000

## INTRODUCTION

The Herndon Farms site is about 7.5 miles from UNC and Chapel Hill to the north and 9.8 miles to the Town of Pittsboro to the south. Highway 15-501 intersects I-64 9.5 miles to the south, which is the east-west artery to Raleigh and Cary. The site is across the street from Briar Chapel Parkway which serves as the main entrance to the Briar Chapel Community and is less than 2 miles from recreational facilities at Jordan Lake.

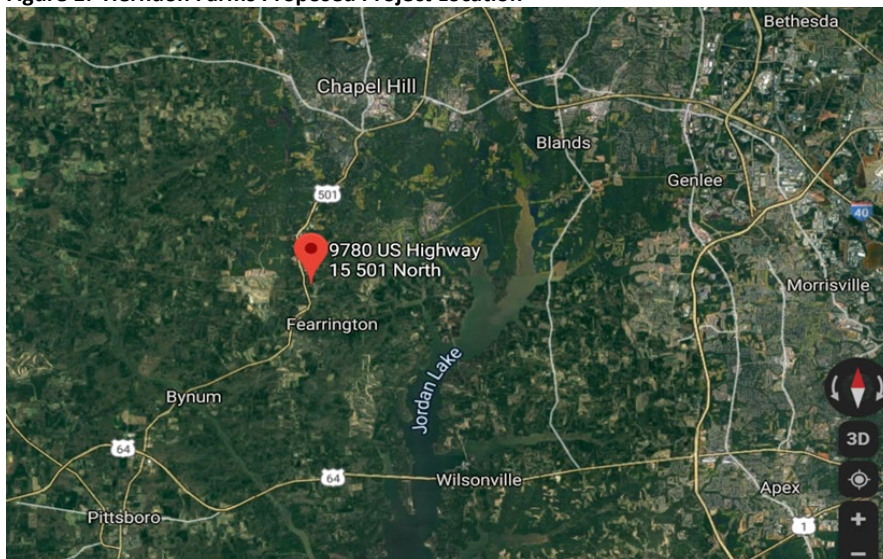
The project incorporates many of Chatham County's expressed goals of providing for the older segment of the population, as specified in Chatham County's recently adopted Comprehensive Plan and reflected in the Chatham County Council on Aging Vision statement:

"Our vision is a Chatham County that offers older adults, and all residents, a safe, affordable, accessible, and inclusive community that promotes wellness, presents and respects choices, values diversity, recognizes and uses people's strengths, and supports individuals aging in community with dignity."

Empty Nesters ready to downsize have targeted Chatham County for its proximity to quality healthcare and accessibility to cultural and recreational activities in Chapel Hill while enjoying the lower tax rates found in Chatham County. UNC's and Duke's Health Care resources are easily accessible. Chatham County Community College is opening a campus less than one mile from the site, and the County is planning for a new public Library to be located on the campus.

Figure 1 shows the location of the proposed Project.

**Figure 1: Herndon Farms Proposed Project Location**



Source: Saprolite Development, LLC, 2020

The CCO requires the developer of each compact community to conduct a fiscal impact assessment which addresses all fiscal impacts on the County including those related to schools, police protection, fire protections, emergency medical services, and all other County services. This report was prepared in compliance with the requirements of the CCO.

The key assumptions and methodologies used in the analysis are described in the Methodology section of this report. Supporting tables are provided in the Appendix.

### HERNDON FARMS DEVELOPMENT PROGRAM

At buildout, Herndon Farms is proposed to consist of 161 residential units, 140 independent living/congregate care units and 10,000 square feet of commercial uses, designated as a daycare facility in this analysis. The development program and estimated annual absorption are shown in Table 1.

**Table 1: Herndon Farms Development Program**

Residential Product	Sq Ft	Units	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Annual Buildout</b>							
Single Family Model 1	2,200	92		31	31	30	
Duplex Model 1	1,800	16		5	5	6	
Single Family Model 2 (Row Home)	2,200	34		12	11	11	
Townhome	1,300	19		-	10	9	
<b>Total Annual New Homes</b>		161	-	48	57	56	-
Non-Residential Product	Units	Sq Ft	Year 1	Year 2	Year 3	Year 4	Year 5
Barn		2,000	2,000				
Daycare		10,000		10,000			
Independent Living/ Congregate Care sq. ft.	140	140,000		140,000			
<b>Total</b>		152,000	2,000	150,000	0	0	0
<b>Note:</b>							
Independent Living/Congregate Care - units	140	140,000		140			

Source: Saprolite Development, LLC, DPF, 2021

The Project is expected to generate 402 new Chatham County residents and 44 new employees. Persons per housing unit for the single family homes in Herndon Farms are based on 2018 American Community Survey 5-Year Estimates for the single family homes in the Fearrington Village CDP as the demographics are considered comparable to Herndon Farms.

One resident is assumed for each independent living/congregate care residential unit.

Employment estimates for the daycare and independent living/congregate care center are based on comparable facilities.

**Table 2: Herndon Farms Projected Population and Employment**

Residential Product	Sq Ft	Units	Persons per Housing Unit	Population
Single Family Model 1	2,200	92	1.63	150
Duplex Model 1	1,800	16	1.63	26
Single Family Model 2 (Row Home)	2,200	34	1.63	55
Townhome	1,300	19	1.63	31
Total Single Family		161		262
Independent Living/Congregate Care		140	1.00	140
Total New Residents				402
Non-Residential Product	Units	Sq Ft	Employees	
Barn		2,000	-	
Daycare		10,000	29	
Independent Living/Congregate Care		140,000	15	
		152,000	44	

Source: Saprolite Development, LLC, 2018 American Community Survey, DFPG, 2021

## CHATHAM COUNTY REVENUES

### CHATHAM COUNTY PROPERTY TAX REVENUES

The projected tax base of Herndon Farms over the buildout period is shown in Table 2. At buildout, the tax base is estimated at \$78.2 million.

**Table 3: Herndon Farms Real Property Tax Base**

Residential Product	Sq Ft	Units	Tax Value Per Unit	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Single Family Model 1	2,200	92	\$ 414,900	\$ -	\$ 12,861,900	\$ 12,861,900	\$ 12,447,000	\$ -	\$ 38,170,800
Duplex Model 1	1,800	16	\$ 336,600	-	1,683,000	1,683,000	2,019,600	-	5,385,600
Single Family Model 2 (Row Home)	2,200	34	\$ 386,700	-	4,640,400	4,253,700	4,253,700	-	13,147,800
Townhome	1,300	19	\$ 236,500	-	-	2,365,000	2,128,500	-	4,493,500
Annual Increase in Single Family Tax Base		161		\$ -	\$ 19,185,300	\$ 21,163,600	\$ 20,848,800	\$ -	\$ 61,197,700
Cumulative Increase in Single Family				\$ -	\$ 19,185,300	\$ 40,348,900	\$ 61,197,700	\$ 61,197,700	
Non-Residential Product	Units	Sq Ft	Tax Value Per Sq. FT.	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Barn		2,000	\$ -						\$ -
Daycare		10,000	\$ 163	-	1,630,000	-	-	-	1,630,000
Independent Living/Congregate Care	140	140,000	\$ 110	-	15,400,000	-	-	-	15,400,000
Annual Increase in Non-Res Tax Base		152,000		\$ -	\$ 17,030,000	\$ -	\$ -	\$ -	\$ 17,030,000
Cumulative Increase in Daycare				\$ -	\$ 1,630,000	\$ 1,630,000	\$ 1,630,000	\$ 1,630,000	
Cumulative Increase Independent Living/Congregate Care				\$ -	\$ 15,400,000	\$ 15,400,000	\$ 15,400,000	\$ 15,400,000	
Total Tax Base				\$ -	\$ 36,215,300	\$ 57,378,900	\$ 78,227,700	\$ 78,227,700	

Source: Saprolite Development, LLC, Chatham County, DFPG, 2021

Estimates of annual real property tax revenues over buildout are shown in Table 4. The collection percentage is based on Chatham County's most recently published collection experience.

**Table 4: Herndon Farms Annual Real Property Tax Revenues**

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Real Property Tax Base					
Single Family	\$ -	\$ 19,185,300	\$ 40,348,900	\$ 61,197,700	\$ 61,197,700
Independent Living/Congregate Care	-	15,400,000	15,400,000	15,400,000	15,400,000
Day Care	-	1,630,000	1,630,000	1,630,000	1,630,000
Total	\$ -	\$ 36,215,300	\$ 57,378,900	\$ 78,227,700	\$ 78,227,700
Property Tax Rate per \$100 Valuation	0.6700	0.6700	0.6700	0.6700	0.6700
Annual Real Property Tax	\$ -	\$ 243,000	\$ 384,000	\$ 524,000	\$ 524,000
Collection %	99.07%	99.07%	99.07%	99.07%	99.07%
Annual Real Property Tax Net of Collection %	\$ -	\$ 241,000	\$ 380,000	\$ 519,000	\$ 519,000

Source: Saprolite Development, LLC, Chatham County, DPF, 2021

Annual motor vehicle tax revenue is projected in Table 5. To provide a more conservative estimate, it is assumed only the single family residents will own motor vehicles.

**Table 5: Herndon Farms Annual Motor Vehicle Tax Revenue**

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Motor Vehicle Tax Base					
Countywide Motor Vehicle Valuation	\$ 795,601,751	\$ 795,601,751	\$ 795,601,751	\$ 795,601,751	\$ 795,601,751
County Population	74,264	74,264	74,264	74,264	74,264
Motor Vehicle Tax Base per Capita	\$ 10,713	\$ 10,713	\$ 10,713	\$ 10,713	\$ 10,713
Herndon Farms Single Family Population	-	79	171	262	262
Herndon Farms Motor Vehicle Tax Base	\$ -	\$ 846,327	\$ 1,831,923	\$ 2,806,806	\$ 2,806,806
Property Tax Rate per \$100 Valuation	0.6700	0.6700	0.6700	0.6700	0.6700
Annual Real Property Tax	\$ -	\$ 6,000	\$ 12,000	\$ 19,000	\$ 19,000
Collection %	99.07%	99.07%	99.07%	99.07%	99.07%
Annual Real Property Tax Net of Collection %	\$ -	\$ 6,000	\$ 12,000	\$ 19,000	\$ 19,000

Source: Chatham County, DPF, 2021

## **CHATHAM COUNTY SALES TAX REVENUES**

Article 39 and Article 42 local option sales taxes are collected by the State of North Carolina and distributed to the county where the taxes are collected. Article 40 local option sales taxes are collected by the State and distributed to counties based on population. Local option sales taxes are split between Chatham County and its municipalities on a per capita basis. Portions of Article 40 (30 percent) and Article 42 (60 percent) sales tax revenues are restricted for public school capital purposes.

For purposes of this analysis, it assumed the per capita spending of the Herndon Farms residents will be consistent with that of the existing County population.

Estimated annual Article 39 sales tax revenues are shown in Table 6.



**Table 6: Herndon Farms Annual Article 39 Sales Tax Revenue**

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Article 39 FY 2021 Revenue	\$ 5,330,250	\$ 5,330,250	\$ 5,330,250	\$ 5,330,250	\$ 5,330,250
County Population	74,264	74,264	74,264	74,264	74,264
Per Capita	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72
Herndon Farms Resident Population	-	219	311	402	402
Article 39 Annual Revenue - Unrestricted	\$ -	\$ 16,000	\$ 22,000	\$ 29,000	\$ 29,000

Source: NC Department of Revenue, Chatham County, DPF, 2021

Estimated annual Article 40 sales tax revenues are shown in Table 7.

**Table 7: Herndon Farms Annual Article 40 Sales Tax Revenues**

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Article 40 FY 2021 Revenue - Unrestricted	\$ 3,332,700	\$ 3,332,700	\$ 3,332,700	\$ 3,332,700	\$ 3,332,700
County Population	74,264	74,264	74,264	74,264	74,264
Per Capita	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45
Herndon Farms Resident Population	-	219	311	402	402
Article 40 Annual Revenue - Unrestricted	\$ -	\$ 10,000	\$ 14,000	\$ 18,000	\$ 18,000

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Article 40 FY 2021 Revenue - Restricted	\$ 1,428,300	\$ 1,428,300	\$ 1,428,300	\$ 1,428,300	\$ 1,428,300
County Population	74,264	74,264	74,264	74,264	74,264
Per Capita	\$ 19	\$ 19	\$ 19	\$ 19	\$ 19
Herndon Farms Resident Population	-	219	311	402	402
Article 40 Annual Revenue -Restricted	\$ -	\$ 4,000	\$ 6,000	\$ 8,000	\$ 8,000

Source: NC Department of Revenue, Chatham County, DPF, 2021

Estimated annual Article 42 sales tax revenues are shown in Table 8.

**Table 8: Herndon Farms Annual Article 42 Sales Tax Revenues**

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Article 42 FY 2021 Revenue - Unrestricted	\$ 1,386,900	\$ 1,386,900	\$ 1,386,900	\$ 1,386,900	\$ 1,386,900
County Population	74,264	74,264	74,264	74,264	74,264
Per Capita	\$ 19	\$ 19	\$ 19	\$ 19	\$ 19
Herndon Farms Resident Population	-	219	311	402	402
Article 42 Annual Revenue - Unrestricted	\$ -	\$ 4,000	\$ 6,000	\$ 8,000	\$ 8,000

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Article 42 FY 2021 Revenue - Restricted	\$ 2,080,350	\$ 2,080,350	\$ 2,080,350	\$ 2,080,350	\$ 2,080,350
County Population	74,264	74,264	74,264	74,264	74,264
Per Capita	\$ 28	\$ 28	\$ 28	\$ 28	\$ 28
Herndon Farms Resident Population	-	219	311	402	402
Article 42 Annual Revenue -Restricted	\$ -	\$ 6,000	\$ 9,000	\$ 11,000	\$ 11,000

Source: NC Department of Revenue, Chatham County, DPF, 2021

## CHATHAM COUNTY REVENUE SUMMARY

The annual revenues Herndon Farms is anticipated to generate for the County is reflected in Table 9.

**Table 9: Herndon Farms Annual Revenues**

Description	Year 1	Year 2	Year 3	Year 4	Year 5
<b>General Fund Revenues</b>					
Property Tax	\$ -	\$ 247,000	\$ 392,000	\$ 538,000	\$ 538,000
Sales Tax - Unrestricted	-	30,000	42,000	55,000	55,000
Sales Tax - Restricted	-	10,000	15,000	19,000	19,000
Annual General Fund Revenues	\$ -	\$ 287,000	\$ 449,000	\$ 612,000	\$ 612,000

Source: DPF, 2021

## ONE-TIME CHATHAM COUNTY CAPITAL REVENUES

### *School Impact Fee Revenue*

The County’s School Impact Fee Ordinance (“Ordinance”) imposes a school impact fee of \$3,500 per unit on manufactured homes and single family dwelling units and \$1,100 per unit on multi-family dwelling units.

According to the County’s Ordinance, a housing facility (whether assisted living or independent living/congregate care) is exempt from public school impact fees provided there are legal provisions that prohibit school age children under the age of eighteen (18) from staying overnight in the facility for more than fourteen (14) days in any consecutive twelve (12) month period. If such a facility changes its requirements such that children under the age of eighteen (18) are allowed to stay overnight in the facility for more than fourteen (14) days in any consecutive twelve (12) month period then at that time the educational impact fee shall be paid in the amount applicable at the time of the conversion.

The developer of Herndon Farms intends to include the requisite language in the homeowners’ association restrictive covenants such that all residential units will be exempt from school impact fees. The developer is currently working on this matter with County staff.

### *Recreation Fee Revenue*

The single family homes in Herndon Farms are subject to a recreation fee of \$926 per unit. Estimated recreation fee revenue is provided in Table 10.

**Table 10: Herndon Farms Recreation Fee Revenues**

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Single Family Home Units	-	48	57	56	-	161
Recreation Fee per Unit	\$ 926	\$ 926	\$ 926	\$ 926	\$ 926	\$ 926
Total Recreation Fee Revenue	\$ -	\$ 44,448	\$ 52,782	\$ 51,856	\$ -	\$ 149,086

Source: Chatham County, Saprolite Development, DPF, 2021

## Affordable Housing Requirements

According to the CCO, each compact community shall address the needs of low and moderate-income persons by either the Moderately Priced Dwelling Option or the Payment-in-lieu Option, as defined. The developer is planning to use the Payment-in-lieu Option and estimates the fee will be approximately \$80,500, calculated as 161 units x \$500 per unit = \$80,500.

## CHATHAM COUNTY EXPENDITURES

DPMG worked closely with County budget and finance staff to identify the departments which will be affected by demands for service from Herndon Farms and to develop estimates of corresponding marginal operating and capital costs. County staff has reviewed and approved the following estimates of net cost per demand unit.

The net cost per demand unit of Emergency Medical Services is reflected in Table 11.

**Table 11: Emergency Medical Services Net Cost per Demand Unit**

Category	EMS at Existing LOS	EMS LOS New Base Station
<b>Revenues</b>		
Intergovernmental	\$ -	\$ -
Permits and Fees	-	-
Charges for Services	-	-
Contributions from Others	-	-
Total Revenues	\$ -	\$ -
<b>Expenditures</b>		
Salaries	\$ -	\$ -
Benefits	-	-
Operating	3,227,485	-
Debt	-	-
Allocations/Programs	46,800	-
Capital Outlay	8,000	-
Transfers Out	-	-
Operating Costs new Base Station	-	442,993
Total Expenditures	\$ 3,282,285	\$ 442,993
<b>Net Cost</b>	\$ (3,282,285)	\$ (442,993)
Functional Population	68,676	74,170
Net Cost per Demand Unit	\$ 48	\$ 6
Total Net Cost per Demand Unit	\$ 54	

Source: Chatham County, DPMG, 2020

The net cost per demand unit of Emergency Communications is reflected in Table 12.

**Table 12: Emergency Communications Net Cost per Demand Unit**

Category	Emergency Communications Existing LOS	Emergency Communications Center Expansion
<b>Revenues</b>		
Intergovernmental	\$ -	\$ -
Permits and Fees	-	-
Charges for Services	-	-
Contributions from Others	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>		
Salaries	\$ 1,151,011	\$ -
Benefits	538,966	-
Operating	198,309	-
Debt - Radio System Replacement	2,112,368	-
Allocations/Programs	-	-
Capital Outlay	-	-
Transfers Out	-	-
<b>Allocable Cost</b>		
Debt Service Operations Center Exp	-	1,711,250
Operating Costs Oper Center Expansion	-	283,243
<b>Total Expenditures</b>	<b>\$ 4,000,654</b>	<b>\$ 1,994,493</b>
<b>Net Cost</b>	<b>\$ (4,000,654)</b>	<b>\$ (1,994,493)</b>
Functional Population	68,676	74,170
<b>Net Cost per Demand Unit</b>	<b>\$ 58</b>	<b>\$ 27</b>
<b>Total Net Cost per Demand Unit</b>	<b>\$ 85</b>	

Source: Chatham County, DPG, 2020

The net cost per demand unit of the Sheriff’s Department is reflected in Table 13.

**Table 13: Sheriff Department Net Cost per Demand Unit**

Category	Sheriff
<b>Revenues</b>	
Intergovernmental	\$ 564,147
Permits and Fees	44,600
Charges for Services	99,822
Contributions from Others	5,000
<b>Total Revenues</b>	<b>\$ 713,569</b>
<b>Expenditures</b>	
Salaries	\$ 7,638,725
Benefits	3,765,885
Operating	2,438,848
Debt	1,198,225
Allocations/Programs	20,000
Capital Outlay	507,142
Transfers Out	-
<b>Total Expenditures</b>	<b>\$ 15,568,825</b>
<b>Net Cost</b>	<b>\$ (14,855,256)</b>
<b>Net Cost Less Debt</b>	<b>\$ (13,657,031)</b>
<b>Expenditures by Division</b>	
Animal Services	\$ 925,030
Detention	5,339,759
Law Enforcement	9,304,036
<b>Total Sheriff</b>	<b>\$ 15,568,825</b>
<b>Allocable Net Cost by Division (Excludes Debt)</b>	
Allocation %	75%
Animal Services	\$ 608,580
Detention	3,513,042
Law Enforcement	6,121,151
<b>Net Cost by Division</b>	<b>10,242,773</b>
Functional Population	68,676
<b>Net Cost per Demand Unit</b>	<b>\$ 149</b>

Source: Chatham County, DPG, 2020

The net cost per demand unit of the Council on Aging is reflected in Table 14.

**Table 14: Council on Aging Net Cost per Demand Unit**

Category	Council on Aging
<b>Revenues</b>	
Intergovernmental	\$ -
Permits and Fees	-
Charges for Services	-
Contributions from Others	-
Total Revenues	\$ -
<b>Expenditures</b>	
Salaries	\$ 156,485
Benefits	59,397
Operating	21,384
Debt	-
Allocations/Programs	1,163,662
Capital Outlay	-
Transfers Out	-
Total Expenditures	\$ 1,400,928
Net Cost	\$ (1,400,928)
<b>Allocable Net Cost</b>	
Allocations/Programs	\$ 1,163,662
Resident Population	74,264
Net Cost per Demand Unit	\$ 16

Source: Chatham County, DPGF, 2020

The net cost per demand unit of Social Services is reflected in Table 15.

**Table 15: Social Services Net Cost per Demand Unit**

Category	Social Services
<b>Revenues</b>	
Intergovernmental	\$ 5,172,052
Permits and Fees	-
Charges for Services	22,000
Contributions from Others	900
Total Revenues	\$ 5,194,952
<b>Expenditures</b>	
Salaries	\$ 4,530,475
Benefits	2,168,382
Operating	776,705
Debt	503,384
Allocations/Programs	2,126,486
Capital Outlay	-
Transfers Out	-
Total Expenditures	\$ 10,105,432
Net Cost	\$ (4,910,480)
Net Cost Less Debt	\$ (4,407,096)
<b>Allocable Net Cost</b>	
Allocation %	25%
Allocable Net Cost	\$ 1,101,774
Resident Population	74,264
Net Cost per Demand Unit	\$ 15

Source: Chatham County, DPGF, 2020

The net cost per demand unit of Public Health is reflected in Table 16.

**Table 16: Public Health Net Cost per Demand Unit**

Category	Public Health
<b>Revenues</b>	
Intergovernmental	\$ 449,996
Permits and Fees	-
Charges for Services	1,084,511
Contributions from Others	287,767
Total Revenues	\$ 1,822,274
<b>Expenditures</b>	
Salaries	\$ 3,417,674
Benefits	1,512,199
Operating	770,191
Debt	-
Allocations/Programs	476,360
Capital Outlay	28,080
Transfers Out	-
Total Expenditures	\$ 6,204,504
Net Cost	\$ (4,382,230)
<b>Expenditures by Division</b>	
Administration	\$ 495,306
Clinic & Community Family Health	3,350,951
Community Family Health	909,200
Environmental Health	1,449,047
Total Public Health	\$ 6,204,504
<b>Net Cost by Division</b>	
Administration	\$ 349,834
Clinic & Community Family Health	2,366,771
Community Family Health	642,166
Environmental Health	1,023,459
Total Public Health	\$ 4,382,230
<b>Allocable Net Cost</b>	
Administration	\$ 349,834
Environmental Health	1,023,459
Allocable Net Cost	\$ 1,373,293
Resident Population	74,264
Net Cost per Demand Unit	\$ 18

Source: Chatham County, DPG, 2020

The net cost per demand unit for Library services is reflected in Table 17.



**Table 17: Library Services Net Cost per Demand Unit**

Category	Library
<b>Revenues</b>	
Intergovernmental	\$ 182,375
Permits and Fees	-
Charges for Services	29,500
Contributions from Others	-
Total Revenues	\$ 211,875
<b>Expenditures</b>	
Salaries	\$ 772,488
Benefits	351,459
Operating	379,934
Debt	207,413
Allocations/Programs	-
Capital Outlay	20,518
Transfers Out	-
Total Expenditures	\$ 1,731,812
Net Cost	\$ (1,519,937)
Net Cost Less Debt	\$ (1,312,524)
Resident Population	74,264
Net Cost per Demand Unit	\$ 18

Source: Chatham County, DPG, 2020

The net cost per demand unit for Parks and Recreation services is reflected in Table 18.

**Table 18: Parks and Recreation Net Cost per Demand Unit**

Category	Parks & Recreation
<b>Revenues</b>	
Intergovernmental	\$ -
Permits and Fees	-
Charges for Services	94,610
Contributions from Others	-
Total Revenues	\$ 94,610
<b>Expenditures</b>	
Salaries	\$ 476,861
Benefits	187,435
Operating	356,034
Debt	-
Allocations/Programs	172,270
Capital Outlay	70,789
Transfers Out	-
Total Expenditures	\$ 1,263,389
Net Cost	\$ (1,168,779)
<b>Allocable Net Cost</b>	
Allocation %	33.3%
Allocable Net Cost	\$ 389,203
Resident Population	74,264
Net Cost per Demand Unit	\$ 5

Source: Chatham County, DPF, 2020

## CHATHAM COUNTY EXPENDITURE SUMMARY

Estimated annual departmental expenditures are summarized in Table 19. At buildout, Herndon Farms is expected to generate \$133,000 additional expenditures for the County.

**Table 19: Herndon Farms Annual Expenditures**

Department	Demand Unit	Cost per Demand Unit	Year					
			Year 1	Year 2	Year 3	Year 4	Year 5	
EMS	Functional Pop	\$ 54	\$ -	\$ 11,000	\$ 16,000	\$ 20,000	\$ 20,000	\$ 20,000
Emergency Communications	Functional Pop	\$ 85	-	18,000	24,000	31,000	31,000	31,000
Sheriff	Functional Pop	\$ 149	-	31,000	43,000	54,000	54,000	54,000
Council on Aging	Resident Pop	\$ 16	-	4,000	5,000	6,000	6,000	6,000
Social Services	Resident Pop	\$ 15	-	3,000	5,000	6,000	6,000	6,000
Public Health	Resident Pop	\$ 18	-	4,000	6,000	7,000	7,000	7,000
Library	Resident Pop	\$ 18	-	4,000	6,000	7,000	7,000	7,000
Parks & Recreation	Resident Pop	\$ 5	-	1,000	2,000	2,000	2,000	2,000
Total Expenditures			\$ -	\$ 76,000	\$ 107,000	\$ 133,000	\$ 133,000	\$ 133,000

Source: Chatham County, DPF, 2021

## CHATHAM COUNTY NET FISCAL BENEFIT

The net fiscal benefit of Herndon Farms to Chatham County over the buildout period is shown in Table 20.

**Table 20: Herndon Farms Net Fiscal Benefit – Chatham County**

Description	Year 1	Year 2	Year 3	Year 4	Year 5
<b>General Fund Revenues</b>					
Property Tax	\$ -	\$ 247,000	\$ 392,000	\$ 538,000	\$ 538,000
Sales Tax - Unrestricted	-	30,000	42,000	55,000	55,000
Sales Tax - Restricted	-	10,000	15,000	19,000	19,000
Annual General Fund Revenues	\$ -	\$ 287,000	\$ 449,000	\$ 612,000	\$ 612,000
<b>General Fund Expenditures</b>					
EMS	\$ -	\$ 11,000	\$ 16,000	\$ 20,000	\$ 20,000
Emergency Communications	-	18,000	24,000	31,000	31,000
Sheriff	-	31,000	43,000	54,000	54,000
Council on Aging	-	4,000	5,000	6,000	6,000
Social Services	-	3,000	5,000	6,000	6,000
Public Health	-	4,000	6,000	7,000	7,000
Library	-	4,000	6,000	7,000	7,000
Parks & Recreation	-	1,000	2,000	2,000	2,000
Annual General Fund Expenditures	\$ -	\$ 76,000	\$ 107,000	\$ 133,000	\$ 133,000
Annual Net Fiscal Impact	\$ -	\$ 211,000	\$ 342,000	\$ 479,000	\$ 479,000

Source: DPGF, 2021

## CHATHAM COUNTY TRANSPORTATION AND UTILITIES

The internal roads in Herndon Farms will be constructed according to State specifications and dedicated to the State who will then be responsible for ongoing maintenance. Surface parking lots will be maintained by the property owners' association.

Herndon Farms will connect to the County's water system at the developer and end-user's cost. The onsite wastewater treatment center, which will be constructed by the developer, has a projected excess treatment capacity of 15,000 gallons per day.

If the County requires Herndon Farms to install a bus stop, it will be provided at the developer's expense.

The County is not expected to incur any capital costs associated with the transportation, water, or wastewater infrastructure needs of Herndon Farms.

## NORTH CHATHAM FIRE DISTRICT

North Chatham Volunteer Fire Department (“NCVFD”) is a combination department staffed by 56 career staff and 16 volunteer firefighters. The department serves the northeastern portion of Chatham County and a small portion of southern Orange County, North Carolina. NCVFD was founded in 1968 and currently operates out of 7 stations which cover about 205 square miles in Chatham County. NCVFD is one of the largest, if not the largest rural fire department in North Carolina. The fire department has experienced rapid growth in the past 15 years, as the district is moving from a rural community to urban.

All 7 stations have career personnel assigned and are supported by volunteers. The most recent apparatus purchase was a 2019 101' Rosenbauer Cobra Aerial Platform. NCVFD also has a second 95' E-ONE Aerial Platform, along with 7 Engines, 8 Tankers, 3 Rescue's, Utilities, Squads and a variety of specialty equipment from dive, to swift water and trench.

NCVFD was re-evaluated by the North Carolina Department of Insurance, Office of State Fire Marshal in September 2019. As of March 1, 2020, the NCVFD has an Insurance Services Office (“ISO”) rating of Class 4 fire district wide within 5 road miles of any of the fire stations. The last insurance rating inspection was in 2006, and the NCVFD achieved a Class 6 insurance rating.

Herndon Farms is located approximately 3 miles from NCVFD Stations #1 and #3. Station #1 includes 7 truck bays, a training area, and the administrative offices. Station #3 was built in 2016 and includes 4 truck bays.

The equipment located at each station is as follows.

**Table 21: North Chatham Fire District Stations #1 and #3 Equipment**

Station #1		Station #3
Engine 112	Utility 1	Engine 312
Tanker 111	Utility 3	Tanker 311
Rescue 129	Utility 4	
Rescue 139	Haz-Mat 1	
Brush 119	Water 1	
Squad 1	Water 4	
Tower 1		

Source: North Chatham Fire District, DPF, 2020

## NORTH CHATHAM FIRE DISTRICT REVENUES

Estimates of annual real property tax revenues over buildout are shown in Table 22.

**Table 22: Herndon Farms Annual Real Property Tax Revenue – Fire District**

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Real Property Tax Base					
Single Family	\$ -	\$ 19,185,300	\$ 40,348,900	\$ 61,197,700	\$ 61,197,700
Independent Living/Congregate Care	-	15,400,000	15,400,000	15,400,000	15,400,000
Day Care	-	1,630,000	1,630,000	1,630,000	1,630,000
Total	\$ -	\$ 36,215,300	\$ 57,378,900	\$ 78,227,700	\$ 78,227,700
Property Tax Rate per \$100 Valuation	0.1080	0.1080	0.1080	0.1080	0.1080
Annual Real Property Tax	\$ -	\$ 39,000	\$ 62,000	\$ 84,000	\$ 84,000
Collection %	99.07%	99.07%	99.07%	99.07%	99.07%
Annual Real Property Tax Net of Collection %	\$ -	\$ 39,000	\$ 61,000	\$ 83,000	\$ 83,000

Source: NCVFD, DPGF, 2021

Estimates of annual motor vehicle tax revenues over buildout are shown in Table 23.

**Table 23: Herndon Farms Annual Motor Vehicle Tax Revenue – Fire District**

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Motor Vehicle Tax Base					
Countywide Motor Vehicle Valuation	\$ 795,601,751	\$ 795,601,751	\$ 795,601,751	\$ 795,601,751	\$ 795,601,751
County Population	74,264	74,264	74,264	74,264	74,264
Motor Vehicle Tax Base per Capita	\$ 10,713	\$ 10,713	\$ 10,713	\$ 10,713	\$ 10,713
Herndon Farms Single Family Population	-	79	171	262	262
Herndon Farms Motor Vehicle Tax Base	\$ -	\$ 846,327	\$ 1,831,923	\$ 2,806,806	\$ 2,806,806
Property Tax Rate per \$100 Valuation	0.1080	0.1080	0.1080	0.1080	0.1080
Annual Real Property Tax	\$ -	\$ 1,000	\$ 2,000	\$ 3,000	\$ 3,000
Collection %	99.07%	99.07%	99.07%	99.07%	99.07%
Annual Real Property Tax Net of Collection %	\$ -	\$ 1,000	\$ 2,000	\$ 3,000	\$ 3,000

Source: NCVFD, DPGF, 2021

## NORTH CHATHAM FIRE DISTRICT EXPENDITURES

The NCVFD performed an internal analysis of demand from Herndon Farms on District operating and capital needs. Their analysis concluded the property tax revenues to be generated by Herndon Farms are deemed sufficient to cover incremental operating and capital costs.

To quantify this assessment, DPGF prepared the following estimates of net cost per demand unit and annual incremental expenditures over buildout. Detailed NCVFD financial information was not available during this engagement; however, the NCVFD reviewed and approved the following estimates and the methodology.

**Table 24: Fire District Net Cost per Demand Unit**

Category	NCVFD
<b>Expenditures</b>	
Annual Expenditures	\$ 6,379,982
Allocation %	75%
Total Expenditures	\$ 4,784,987
Functional Population	29,268
Net Cost per Demand Unit	\$ 163

Source: NCVFD, DPGF, 2020

**Table 25: Herndon Farms Annual Expenditures – Fire District**

Department	Demand Unit	Cost per Demand					
		Unit	Year 1	Year 2	Year 3	Year 4	Year 5
Fire	Functional Pop	\$ 163	\$ -	\$ 34,000	\$ 47,000	\$ 59,000	\$ 59,000

Source: NCVFD, DPGF, 2021

## NORTH CHATHAM FIRE DISTRICT NET FISCAL BENEFIT

The net fiscal benefit of Herndon Farms to Chatham County over the buildout period is shown in Table 26.

**Table 26: Herndon Farms Net Fiscal Benefit – Fire District**

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Property Tax Revenue	\$ -	\$ 40,000	\$ 63,000	\$ 86,000	\$ 86,000
Expenditures	-	34,000	47,000	59,000	59,000
Annual Net Fiscal Impact	\$ -	\$ 6,000	\$ 16,000	\$ 27,000	\$ 27,000

Source: NCVFD, DPGF, 2021

## KEY ASSUMPTIONS AND METHODOLOGY

Market value and annual absorption estimates for the commercial and residential properties were obtained from the “Proposed Multi-Use Compact Community in Chatham County, NC (May 2020)” market study prepared by Ms. Lesley McAdams, MBA, RM REIM, LLC and Emil Malizia, Ph.D., Malizia and Associates, LLC. This study has been submitted under separate cover.

Market values were converted to taxable values by applying a (1) cost index to adjust values to the most recent County revaluation level (2017) and (2) cost of sales factor.

Although tax bills are not prepared and paid immediately as a home is occupied, and there is typically a “lag” of one-year, for the sake of simplicity and understanding, revenue is recognized for the unit in the year occupied.

The fiscal impact analysis of Herndon Farms uses a marginal/average cost hybrid methodology to determine the Project’s impact on capital and operating costs. Revenues, such as property taxes, were projected on a marginal basis; whereas, revenues attributable to growth were reflected on an average basis.

Service calls per land use were not available for EMS, the Sheriff’s Department and the North Chatham Fire District, so a functional population methodology was used to estimate the cost per demand unit.

The County’s FY 2021 budget forms the basis for the service levels and revenue and cost assumptions. This “snapshot” approach does not attempt to speculate how services, costs, revenues and other factors will change over time. Instead, it evaluates the fiscal impact to the County as it conducts business under the current budget.

The impacts of self-supporting funds (e.g. enterprise funds) were not included in this analysis as is typical in fiscal impact analysis. Utility rates and capacity fees are established through independent studies. Public utilities generally benefit from economies of scale (i.e. more customers) since rate structures are dependent upon recovering infrastructure costs which are considered fixed from a cost accounting perspective.

All amounts in this report are presented in constant dollars (2020). Results are rounded to the nearest one thousand dollars (\$1,000).

Supporting tables are provided in the Appendix.

## ALTERNATE DEVELOPMENT SCENARIO

The developer may construct 125 independent living/congregate care units rather than the 140 independent living/congregate care units presented in the base scenario. The alternative development scenario is shown in Table 27.

**Table 27: Herndon Farms Alternate Development Scenario**

Residential Product	Sq Ft	Units	Market Value per Unit*	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Annual Buildout</b>								
Single Family Model 1	2,200	92	\$ 480,000		31	31	30	
Duplex Model 1	1,800	16	\$ 370,000		5	5	6	
Single Family Model 2 (Row Home)	2,200	34	\$ 425,000		12	11	11	
Townhome	1,300	19	\$ 260,000		-	10	9	
<b>Total Annual New Homes</b>		<b>161</b>		<b>-</b>	<b>48</b>	<b>57</b>	<b>56</b>	<b>-</b>
Non-Residential Product	Units	Sq Ft	Market Value per Sq Ft*	Year 1	Year 2	Year 3	Year 4	Year 5
Barn		2,000	\$ -	2,000				
Daycare		10,000	\$ 189		10,000			
Independent Living - sq. ft.	125	125,000	\$ 127		125,000			
<b>Total</b>		<b>137,000</b>		<b>2,000</b>	<b>135,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Note:</b>								
Independent Living - units	125	125,000	\$ 127,273		125			

Source: Sapolite Development, LLC, DPGF, 2021

As shown in Table 28, the alternate development scenario generates a net fiscal benefit for the County.

**Table 28: Herndon Farms Alternate Development Scenario – Net Fiscal Benefit – County**

Description	Year 1	Year 2	Year 3	Year 4	Year 5
<b>General Fund Revenues</b>					
Property Tax	\$ -	\$ 236,000	\$ 382,000	\$ 527,000	\$ 527,000
Sales Tax - Unrestricted	-	28,000	40,000	52,000	52,000
Sales Tax - Restricted	-	10,000	14,000	18,000	18,000
<b>Annual General Fund Revenues</b>	<b>\$ -</b>	<b>\$ 274,000</b>	<b>\$ 436,000</b>	<b>\$ 597,000</b>	<b>\$ 597,000</b>
<b>General Fund Expenditures</b>					
EMS	\$ -	\$ 11,000	\$ 15,000	\$ 19,000	\$ 19,000
Emergency Communications	-	17,000	23,000	30,000	30,000
Sheriff	-	30,000	41,000	52,000	52,000
Council on Aging	-	3,000	5,000	6,000	6,000
Social Services	-	3,000	4,000	6,000	6,000
Public Health	-	4,000	5,000	7,000	7,000
Library	-	4,000	5,000	7,000	7,000
Parks & Recreation	-	1,000	1,000	2,000	2,000
<b>Annual General Fund Expenditures</b>	<b>\$ -</b>	<b>\$ 73,000</b>	<b>\$ 99,000</b>	<b>\$ 129,000</b>	<b>\$ 129,000</b>
<b>Annual Net Fiscal Impact</b>	<b>\$ -</b>	<b>\$ 201,000</b>	<b>\$ 337,000</b>	<b>\$ 468,000</b>	<b>\$ 468,000</b>

Source: DPGF, 2021



Likewise, the alternate development scenario generates a net fiscal benefit for the NCVFD.

**Table 29: Herndon Farms Alternate Development Scenario – Net Fiscal Benefit – NCVFD**

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Property Tax Revenue	\$ -	\$ 38,000	\$ 61,000	\$ 85,000	\$ 85,000
Expenditures	-	32,000	45,000	57,000	57,000
Annual Net Fiscal Impact	\$ -	\$ 6,000	\$ 16,000	\$ 28,000	\$ 28,000

Source: DPGF, 2021

## GENERAL AND LIMITING CONDITIONS

Every reasonable effort has been made to ensure that the data contained in this report are accurate as of the date of this study; however, factors exist that are outside the control of DPFG and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by DPFG from its independent research effort, general knowledge of the industry, and information provided by and consultations with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of September 2020 (revised as noted February 25, 2021) and DPFG has not undertaken any update of its research effort since such date.

Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by DPFG that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of DPFG in any manner without first obtaining the prior written consent of DPFG. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of DPFG. This report is not to be used in conjunction with any public or private offering of securities, debt, equity, or other similar purpose where it may be relied upon to any degree by any person other than the client, nor is any third party entitled to rely upon this report, without first obtaining the prior written consent of DPFG. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from DPFG. Any changes made to the study, or any use of the study not specifically prescribed under agreement between the parties or otherwise expressly approved by DPFG, shall be at the sole risk of the party making such changes or adopting such use.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

## APPENDIX

**Appendix Table 1: Chatham County Inputs**

Fiscal Inputs	
<b>Jurisdictions</b>	
Chatham County	
North Chatham Volunteer Fire Department	
<b>Budget Year</b>	FY 2021
<b>Property Tax</b>	
Chatham County rate per \$100 valuation	0.6700
North Chatham VFD rate per \$100 valuation	0.1080
Last Revaluation	Jan 1, 2017
Next Revaluation	Jan 1, 2021
Collection Percentage - FY 2019 Actual	99.07%
Article 39 Budgeted FY 2021 Revenue	\$ 5,330,250
Article 40 Budgeted FY 2021 Revenue - Unrestricted	\$ 3,332,700
Article 40 Budgeted FY 2021 Revenue - Restricted	\$ 1,428,300
Article 42 Budgeted FY 2021 Revenue - Unrestricted	\$ 1,386,900
Article 42 Budgeted FY 2021 Revenue - Restricted	\$ 2,080,350
Motor Vehicle Valuation 2018-19 LG01	\$ 795,601,751
<b>Population</b>	
Countywide NCDOR June 2017 Report	71,815
Countywide NCDOR April 2020 Report	74,264
Countywide 2025 Woods & Poole	80,546
Growth Ratio 2020 to 2025	1.08
North Chatham Volunteer Fire Department (2020)	31,579
North Chatham Volunteer Fire Department (2025)	34,814
NCVD Chatham County only - Orange County portion not available	
<b>IMPLAN</b>	
Chatham County All Jobs to FTE Jobs Conversion Factor	0.9003
<b>Employment - Chatham County by Place of Work</b>	
Woods & Poole - 2020	28,974
Woods & Poole - 2020 FTE Jobs	26,085
North Chatham Tax District Jobs (Allocation based on ESRI Business Summary)	9,123
<b>US Census, On the Map Application and LEHD Origin-Destination Employment Statistics</b>	
<b>Inflow Outflow All Jobs</b>	
	% Pop
Employed in Selection Area, Live Outside (2017)	10,411
Live in Selection Area, Employed Outside (2017)	23,381
Employed in Selection Area, Live Outside (2020) - Est.	10,766 0.145
Live in Selection Area, Employed Outside (2020) - Est.	24,178 0.326
Working Residents (2020) - Est.	39,497 0.532
Non-Working Residents (2020) - Est.	34,767 0.468
County Residents Working in County	15,319 0.206

**ESRI**

Orange County Resident Population in NCVFD (2020)	1,100
Orange County Employees (2020) in NCVFD	76

**Census.Gov Single Family Construction Price Index**

December 2019	136.3
January 1, 2017 (December 2016)	124.0
Ratio	0.9098

**Herndon Farms Persons per Housing Unit**

Ferrington Village Single Family PPHU	1.63
Independent Living/Congregate Care Persons per Unit	1.00

**Herndon Farms Employment**

Independent Living/Congregate Care (comparable facility inquiry)	15
Daycare (comparable facility inquiry)	29

**Residential Cost of Sales Factor**

5.00%
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**Herndon Farms Functional Population Resident Factor**

0.83
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**Other Inputs**

New EMS Base Station - Operating Costs 2025	\$ 442,993
Increase in Emergency Communications Operations Center Expansion	15%
Emergency Communications Center Expansion- Debt Service 2025	\$ 1,711,250
Sheriff Allocable Net Cost %	75%
Social Services Allocable Net Cost %	25%
Parks & Recreation Allocable Net Cost %	33.3%

**School Impact Fee**

Single Family Detached/ Mobile Home/ Modular Home	\$ 3,500
Multi-Family/Duplex	\$ 1,100

**Recreation Fee**

Eastern Fee, per lot	\$ 926
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Source: Chatham County, 2021

**Appendix Table 2: Herndon Farms Estimated Taxable Value**

Residential Product	Sq Ft	Units	Market Value per Unit	Cost Index	Cost of Sales Factor	Estimated Tax Value per Unit
Single Family Model 1	2,200	92	\$ 480,000	0.9098	5.00%	\$ 414,900
Duplex Model 1	1,800	16	\$ 370,000	0.9098	5.00%	\$ 336,600
Single Family Model 2 (Row Home)	2,200	34	\$ 425,000	0.9098	5.00%	\$ 386,700
Townhome	1,300	19	\$ 260,000	0.9098	5.00%	\$ 236,500
Total		161				
Non-Residential Product	Units	Sq Ft	Market Value per Sq Ft/Unit	Cost Index	Cost of Sales Factor	Estimated Tax Value per Sq Ft
Barn		2,000	\$ -			\$ -
Daycare		10,000	\$ 189	0.9098	5.00%	\$ 163
Independent Living/Congregate Care	140	140,000	\$ 127	0.9098	5.00%	\$ 110
		152,000				

Source: Saprolite Development, LLC, Census.Gov Construction Price Index, DPF, 2021

**Appendix Table 3: Chatham County Functional Population - 2020**

Description	Pop/Jobs Units	Pop/Jobs Units	Demand Hours per Day	Person Hours	Person Hours/ 24 Hours	Functional Population Factor	%
<b>Residential</b>							
Residents	74,264						
Non-Working Residents in County	34,767		20	695,340			
Workers Living in County	39,497						
County Residents Working in County		15,319	14	214,466			
County Residents Working Outside of County		24,178	14	338,492			
Residential Functional Population				1,248,298	52,012	0.700	76%
<b>Non-Residential</b>							
Non-Working Residents in County	34,767		4	139,068			
Jobs Located in County	26,085						
County Residents Working in County		15,319	10	153,190			
Non-Resident Workers		10,766	10	107,660			
Non-Residential Functional Population				399,918	16,663	0.639	24%
Total Functional Population					68,676		100%

Source: Chatham County, NCDOR, Woods & Poole, IMPLAN, US Census, On the Map Application and LEHD Origin-Destination Employment Statistics, DPF, 2020

**Appendix Table 4: Chatham County Functional Population - 2025**

Description	Pop/Jobs Units	Pop/Jobs Units	Demand Hours per Day	Person Hours	Person Hours/ 24 Hours	Functional Population Factor	%
<b>Residential</b>							
Residents	80,546						
Non-Working Residents in County	37,548		20	750,967			
Workers Living in County	42,657						
County Residents Working in County		16,545	14	231,623			
County Residents Working Outside of County		26,112	14	365,571			
Residential Functional Population				1,348,161	56,173	0.697	76%
<b>Non-Residential</b>							
Non-Working Residents in County	37,548		4	150,193			
Jobs Located in County	28,172						
County Residents Working in County		16,545	10	165,445			
Non-Resident Workers		11,627	10	116,273			
Non-Residential Functional Population				431,911	17,996	0.639	24%
Total Functional Population					74,170		100%

Source: Chatham County, NCDOR, Woods & Poole, IMPLAN, US Census, On the Map Application and LEHD Origin-Destination Employment Statistics, DPGF, 2020

**Appendix Table 5: Fire District Functional Population - 2020**

Description	Pop/Jobs Units	Pop/Jobs Units	Demand Hours per Day	Person Hours	Person Hours/ 24 Hours	Functional Population Factor	%
<b>Residential</b>							
Residents	32,679						
Non-Working Residents in Fire District	15,294		20	305,880			
Workers Living in Fire District	17,385						
County Residents Working in Fire District		6,732	14	94,248			
County Residents Working Outside of Fire District		10,653	14	149,142			
Residential Functional Population				549,270	22,886	0.700	78%
<b>Non-Residential</b>							
Non-Working Residents in Fire District	15,294		4	61,176			
Jobs Located in Fire District	9,199						
County Residents Working in Fire District		6,732	10	67,320			
Non-Resident Workers		2,467	10	24,670			
Non-Residential Functional Population				153,166	6,382	0.694	22%
Total Functional Population					29,268		100%

Source: Chatham County, ESRI, NCDOR, Woods & Poole, IMPLAN, US Census, On the Map Application and LEHD Origin-Destination Employment Statistics, DPGF, 2020

**Appendix Table 6: Herndon Farms Functional Population – County**

Residential Product	Sq Ft	Units	Persons per Housing Unit	Functional Pop Factor	Functional Population	Functional Population
Single Family Model 1	2,200	92	1.63	0.83	1.35	124
Duplex Model 1	1,800	16	1.63	0.83	1.35	22
Single Family Model 2 (Row Home)	2,200	34	1.63	0.83	1.35	46
Townhome	1,300	19	1.63	0.83	1.35	26
Total Single Family		161				218
Independent Living/Congregate Care		140	1.00	0.83	0.83	116
Total New Residents						334

Non-Residential Product	Units	Sq Ft	Employees	Functional Pop Factor	Functional Population
Barn		2,000	-	N/A	N/A
Daycare		10,000	29	0.6390	19
Independent Living/Congregate Care		140,000	15	0.6390	10
		152,000	44		29

Residential Product	Sq Ft	Units	Func Pop per Housing Unit	Year 1	Year 2	Year 3	Year 4	Year 5
Single Family Model 1	2,200	92	1.35	-	42	84	124	124
Duplex Model 1	1,800	16	1.35	-	7	14	22	22
Single Family Model 2 (Row Home)	2,200	34	1.35	-	16	31	46	46
Townhome	1,300	19	1.35	-	-	14	26	26
Single Family Functional Pop		161		-	65	143	218	218
Independent Living/Congregate Care		140	0.83	-	116	116	116	116
Cumulative Res Functional Pop				-	181	259	334	334
	Sq Ft			Year 1	Year 2	Year 3	Year 4	Year 5
Daycare Employees	10,000				19	19	19	19
Independent Living/Congregate Care Employees	140,000				10	10	10	10
Cumulative Non-Res Functional Pop				-	29	29	29	29
Total Functional Population				-	210	288	363	363

Source: DPF, 2021

**Appendix Table 7: Herndon Farms Functional Population – Fire District**

Residential Product	Sq Ft	Units	Persons per Housing Unit	Functional Pop Factor	Functional Population	Functional Population
Single Family Model 1	2,200	92	1.63	0.83	1.35	124
Duplex Model 1	1,800	16	1.63	0.83	1.35	22
Single Family Model 2 (Row Home)	2,200	34	1.63	0.83	1.35	46
Townhome	1,300	19	1.63	0.83	1.35	26
Total Single Family		161				218
Independent Living/Congregate Care		140	1.00	0.83	0.83	116
Total New Residents						334

Non-Residential Product	Units	Sq Ft	Employees	Functional Pop Factor	Functional Population
Barn		2,000	-	N/A	N/A
Daycare		10,000	29	0.6940	20
Independent Living/Congregate Care		140,000	15	0.6940	10
		152,000	44		30

Residential Product	Sq Ft	Units	Func Pop per Housing Unit	Year 1	Year 2	Year 3	Year 4	Year 5
Single Family Model 1	2,200	92	1.35	-	42	84	124	124
Duplex Model 1	1,800	16	1.35	-	7	14	22	22
Single Family Model 2 (Row Home)	2,200	34	1.35	-	16	31	46	46
Townhome	1,300	19	1.35	-	-	14	26	26
Single Family Functional Pop		161		-	65	143	218	218
Independent Living/Congregate Care		140	0.83	-	116	116	116	116
Cumulative Res Functional Pop				-	181	259	334	334
	Sq Ft			Year 1	Year 2	Year 3	Year 4	Year 5
Daycare Employees	10,000				20	20	20	20
Independent Living/Congregate Care Employees	140,000				10	10	10	10
Cumulative Non-Res Functional Pop				-	30	30	30	30
Total Functional Population				-	211	289	364	364

Source: DPGF, 2021