

West Henderson

Public Facilities Needs Assessment (PFNA)

Annual Review Process

ANNUAL REVIEW PROCESS

City staff will produce an annual report beginning on January 1, 2024, and on January 1 every year thereafter until all contemplated projects are completed. The report will be utilized by staff to determine whether any changes are necessary for the upcoming year. The annual review process and potential for adjustments in the contribution is a transparent model that will allow for adjustments that make sense, are vetted, and are based on current trends and data available. A copy of the report will be shared with the Development Services Advisory Committee.

The report shall contain:

1. Updated projections for:
 - a. Dwelling units
 - b. Population
 - c. Non-residential square-footage
 - d. Absorption
 - e. Phasing of Infrastructure
2. Fund Report – Status on the amount of contributions for the year and the balance of the fund.
3. Proposed Adjustments to Contribution –An adjustment to the contribution rates in the West Henderson PFNA may be approved by the City Manager effective January 1 each year. Increases or decreases in the contribution will be based changes in the cost of construction according to the Engineering News-Record Construction Cost Index (ENR) for the time period being reviewed.
4. Facility Adjustment – Report on whether the City will add or remove any facilities/infrastructure projects from the funded list.
5. Construction Status – If applicable, an updated status on construction of facilities identified.