Community Orientation Workshop

Facilities Financing

May 12, 2012

Agenda

I. Overview

II. Public Facilities Financing Plans (PFFPs)

III. Qualifying Projects

IV. Impact Fees: Facilities Benefit Assessments (FBA) &Development Impact Fees (DIF)
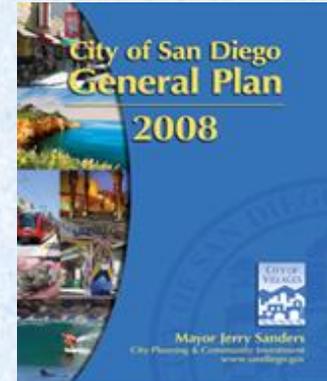
V. Q & A

City of San Diego

Development Services Department

Facilities
Financing Section

WHAT WE DO

❑ Facilities Financing collects and administers Facilities Benefit Assessments (FBA) and Development Impact Fees (DIF)

❑ Prepare Public Facilities Financing Plans (PFFPs), which formulate the impact fees and are used to implement the infrastructure requirements as set forth in the community plans
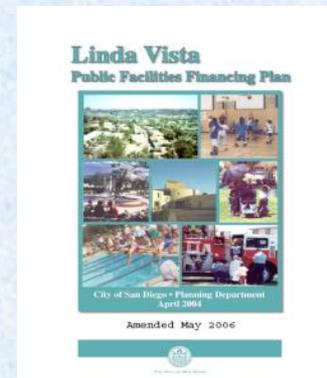
City's General Plan

Community Plans

Public Facilities Financing Plans

Public Facilities Financing Plans (PFFPs)

❑ Implementation document for Community Plans

❑ Each plan includes:

  ➢ Public Facilities Projects

  ➢ Funding Sources for Public Facilities in PFFP

  ➢ Schedule of Proposed FBA/DIF Fees

  ➢ Cash Flow Analysis (FBAs only)

  ➢ Assessment Roll of Liens (FBAs only)

Sample Public Facilities Financing Plans

MISSION VALLEY
Public Facilities Financing Plan
Fiscal Year 2006

THE CITY OF SAN DIEGO
Planning Department
Facilities Financing
July 2005

MIRA MESA

Public Facilities Financing Plan and
Facilities Benefit Assessment

Fiscal Year 2012

WELCOME TO
MIRA MESA

THE CITY OF SAN DIEGO
Facilities Financing
City Planning & Community Investment
May 2011

PFFP Development Process

I. Planning Phase

> ➢ Call Letter to City Departments
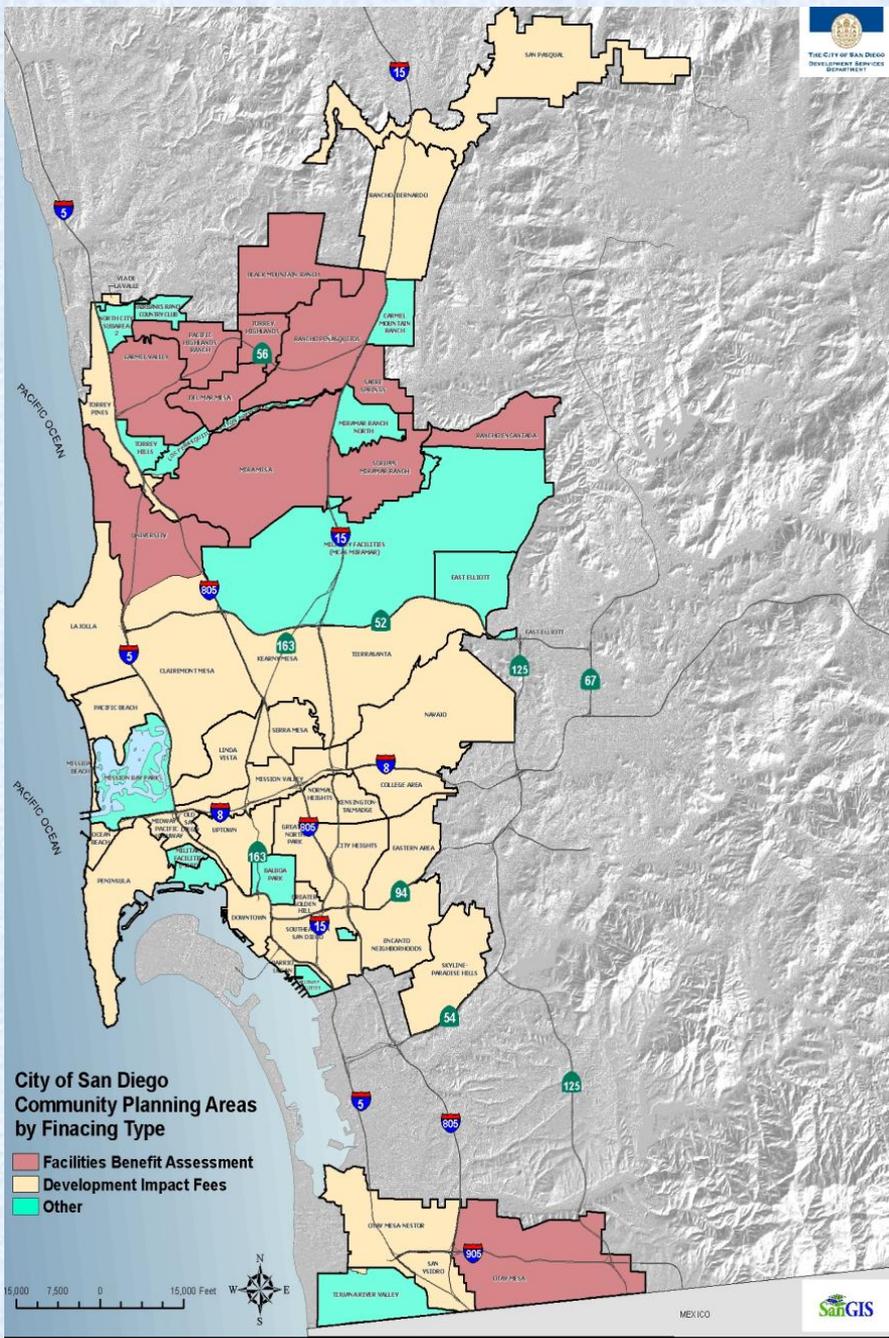> ➢ Review Community Plan
> ➢ Prepare Draft PFFP

II. Input Phase

> ➢ Submit Draft PFFP to Community Planning Groups

III. Approval Phase

> ➢ Draft Document to LU&H & City Council for Approval

FBA & DIF Communities

FBA →
- 12 Communities
- North of SR-52

DIF →
- 30+ Communities
- Central Area

Other →
Development Agreement Areas

FBA
(established 1980)

City of SD Ordinance
(O-15318)

Liens on Undeveloped Properties

Newer Communities
(green field development)

Pays for 100% of Facilities

Cash Flow Based
(development schedule)

Paid at Building Permit Issuance

DIF
(established 1987)

CA Government Code 66000
(Mitigation Fee Act)

No Liens

Older Communities
(In-fill development)

Fair Share Funding
(Only a portion of cost)

Horizon Year
(SANDAG forecasts)

Paid at Building Permit Issuance

Qualifications for FBA/DIF Funding

- ❑ Must be in Community Plan

- ❑ Must be attributable to new development

- ❑ "Bricks and Mortar"

- ❑ No maintenance

- ❑ No operations

QUALIFYING PROJECTS

Transportation

Parks/Recreation Facilities

Police/Fire Stations

Libraries

Transportation Projects

Mid-City

Otay Mesa

Park Projects

Carmel Valley

Southeastern
San Diego

Library Projects

Logan Heights

Mission Valley

Fire Projects

Pacific Highlands Ranch

Golden Hill

FBA & DIF Fees Per Single Family Unit

FBA	FY 2012	DIF

High
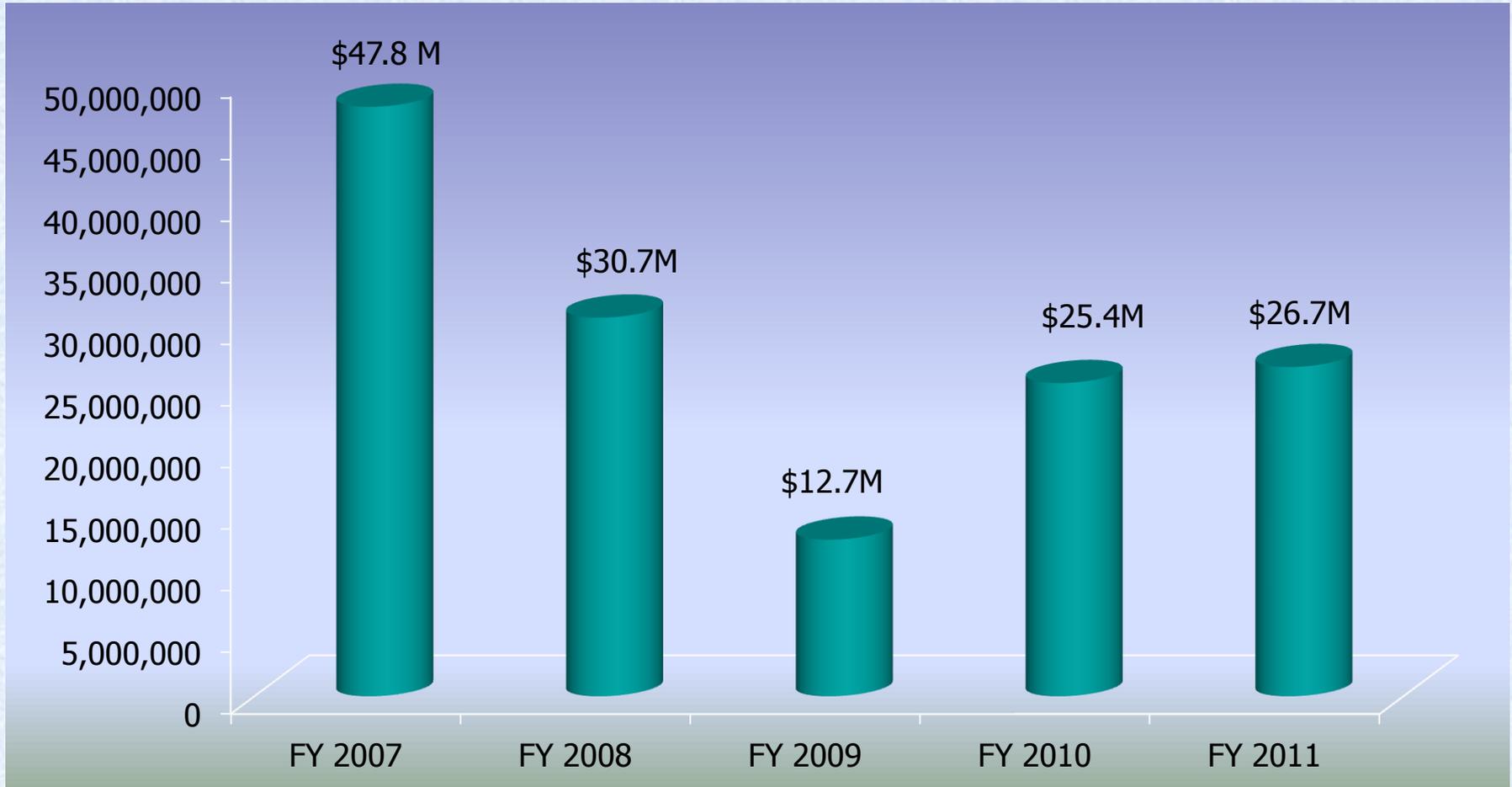- Torrey Highlands- $120,330

Low
- Rancho Encantada- $3,217
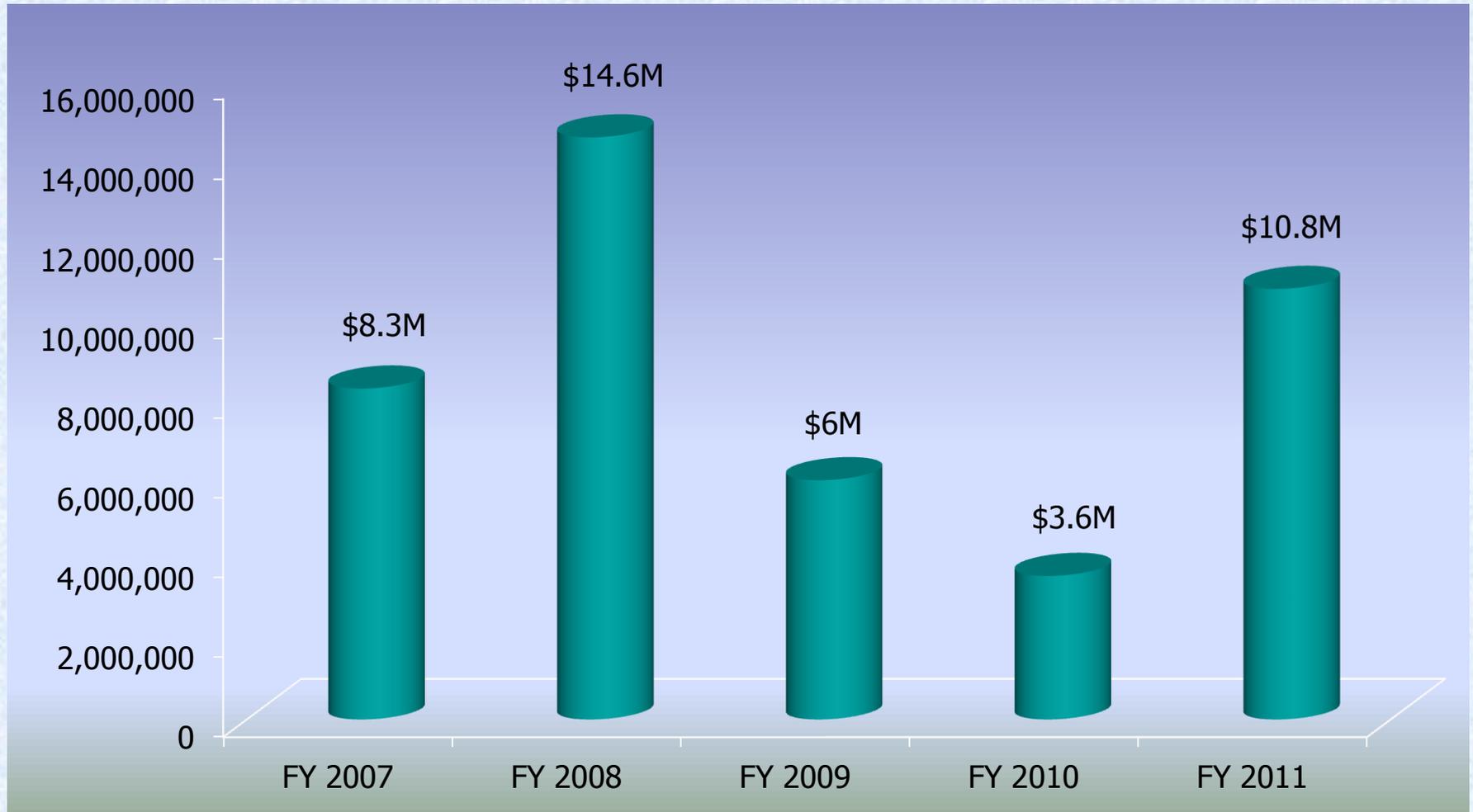
High
- Tierrasanta-$14,920

Low
- Mission Beach- $1,590

FBA Fees Collected
Fiscal Years 2007 - 2011

TOTAL $143.3M

DIF Fees Collected
Fiscal Years 2007 - 2011

TOTAL $43.3M

Facilities Financing Links

Facilities Financing - Financing Plans

http://www.sandiego.gov/planning/facilitiesfinancing/

Fee Schedule

http://www.sandiego.gov/planning/facilitiesfinancing/pdf/feeschedule.pdf

City Budget

http://www.sandiego.gov/fm/annual/

CIP Budget

http://www.sandiego.gov/cip/

Thank you for attending our presentation.

Questions?