

A panoramic view of the San Diego skyline, featuring several prominent skyscrapers and buildings along the waterfront, with a clear blue sky and water in the foreground.

The City of  
**San Diego**  
America's Finest City



# **Community Orientation Workshop**

## **Facilities Financing**

**May 17, 2014**

# Agenda

- I. Overview
- II. Public Facilities Financing Plans (PFFPs)
- III. Impact Fees: Facilities Benefit Assessments (FBA)  
& Development Impact Fees (DIF)
- IV. Qualifying Projects
- V. Q & A

City of San Diego

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graph TD; A[City of San Diego] --- B[Planning, Neighborhoods & Economic Development Department]; B --- C[Facilities Financing Section];
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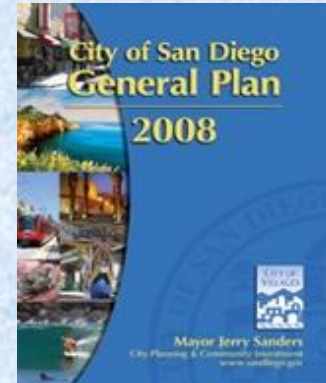
Planning, Neighborhoods & Economic  
Development Department

Facilities  
Financing Section

# WHAT WE DO

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

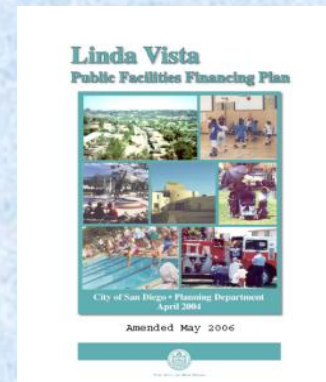
## City's General Plan



## 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

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### Public Facilities Financing Plan

Fiscal Year 2013



THE CITY OF SAN DIEGO

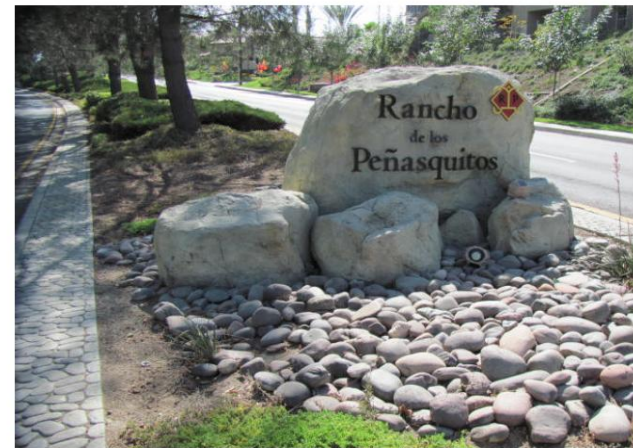
Development Services Department  
Facilities Financing Section

## Rancho Peñasquitos

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Public Facilities Financing Plan and  
Facilities Benefit Assessment

Fiscal Year 2014



City of San Diego  
Planning, Neighborhoods & Economic Development Department  
Facilities Financing  
Prepared: August 2013

# PFFP Development Process

## Initiation Phase

- Obtain Project/Cost Information from Departments
- Finalize Project/Cost Information from Departments

## Analysis Phase

- Update Forecast Data
- Calculate Impact Fee
- Prepare Draft Financing Plan

## Review Phase

- Community Planning Group (CPG) Introduction
- Community Planning Group (CPG) Subcommittee meeting
- Community Planning Group (CPG) Recommendation/Public Review
- City Interdepartmental Review (E1472)

## Approval Phase

- Infrastructure Committee
- City Council/Mayor Approval



# PFFP Work Program for FY 2015

- Encanto
- Del Mar Mesa
- Golden Hill
- Midway
- Navajo
- North Park
- Old San Diego
- Pacific Highlands Ranch
- San Ysidro
- Southeastern SD
- Torrey Highlands
- Uptown

**FBA**  
**(established 1980)**

City of San Diego 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

# FBA & DIF Communities

FBA

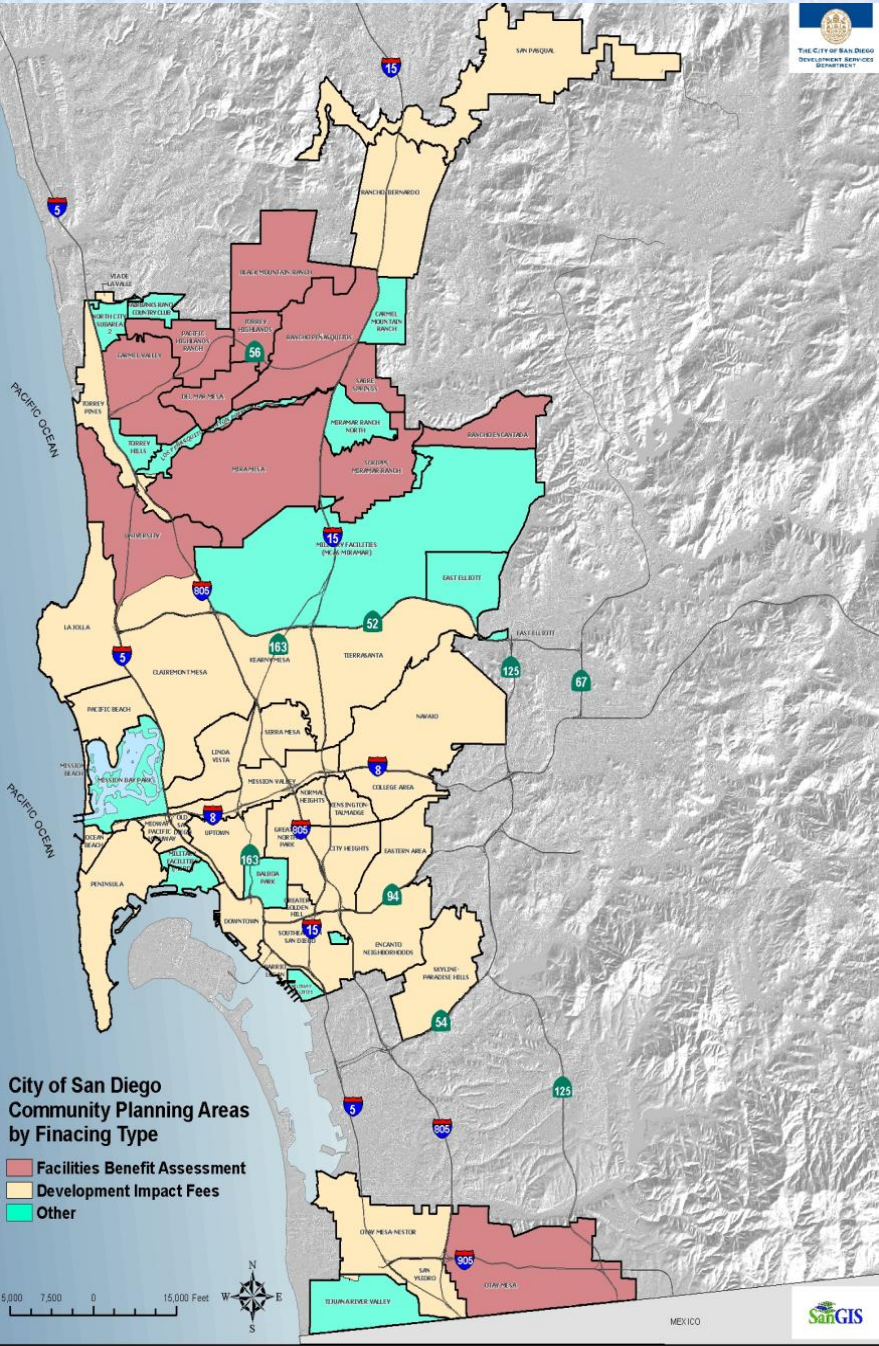
- 12 Communities
- North of SR-52

DIF

- 30+ Communities
- Central Area

Other

Development Agreement Areas



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# 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**



**Serra Mesa**

# Fire Projects



**Rancho Bernardo**



**Golden Hill**

# FBA & DIF Fees Per Single Family Unit

FBA

FY 2014

DIF

High

- Del Mar Mesa  
\$105,630

Low

- Rancho Encantada  
\$3,547

High

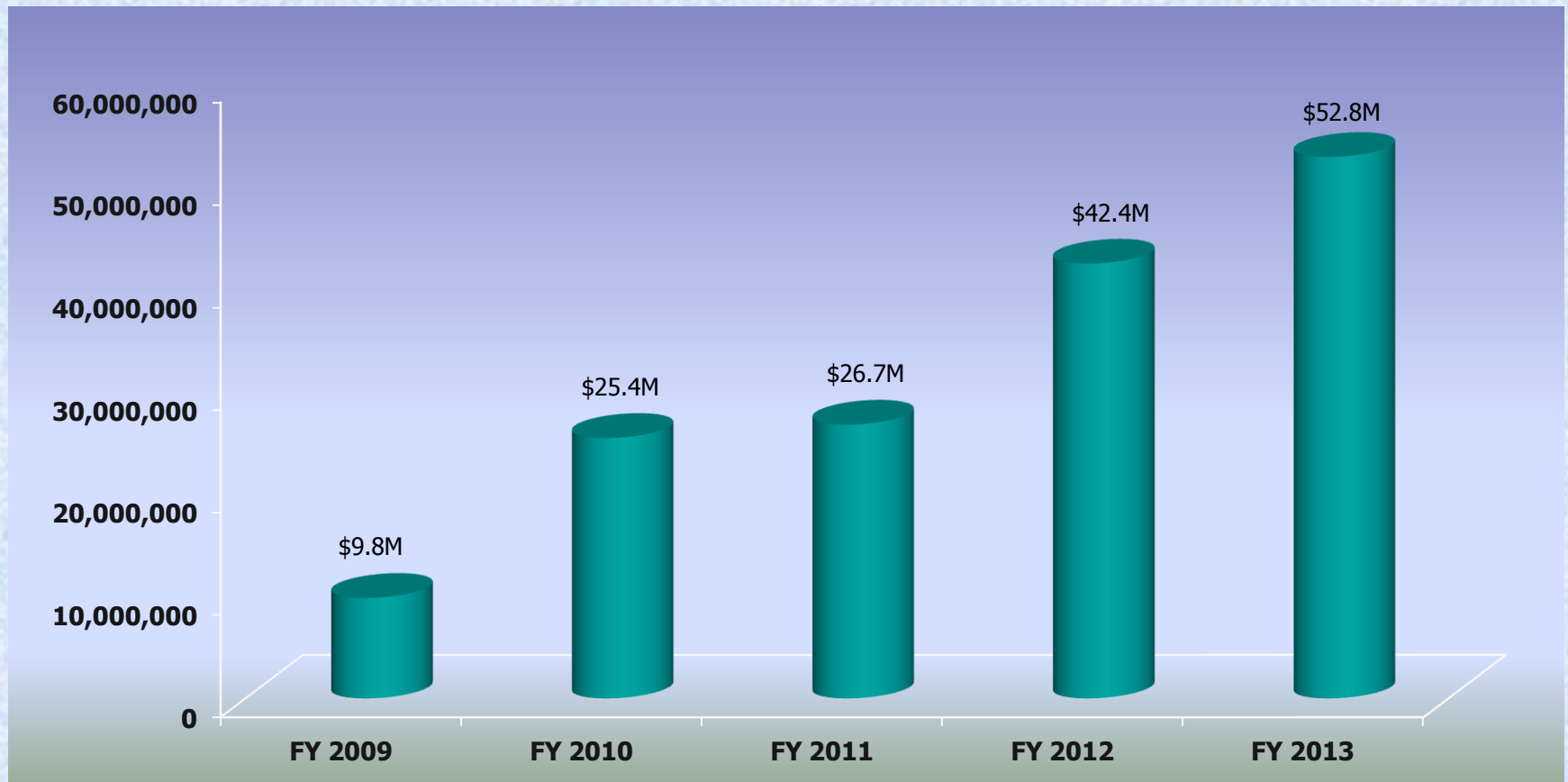
- Tierrasanta  
\$15,290

Low

- Mission Beach  
\$1,671

# FBA Fees Collected

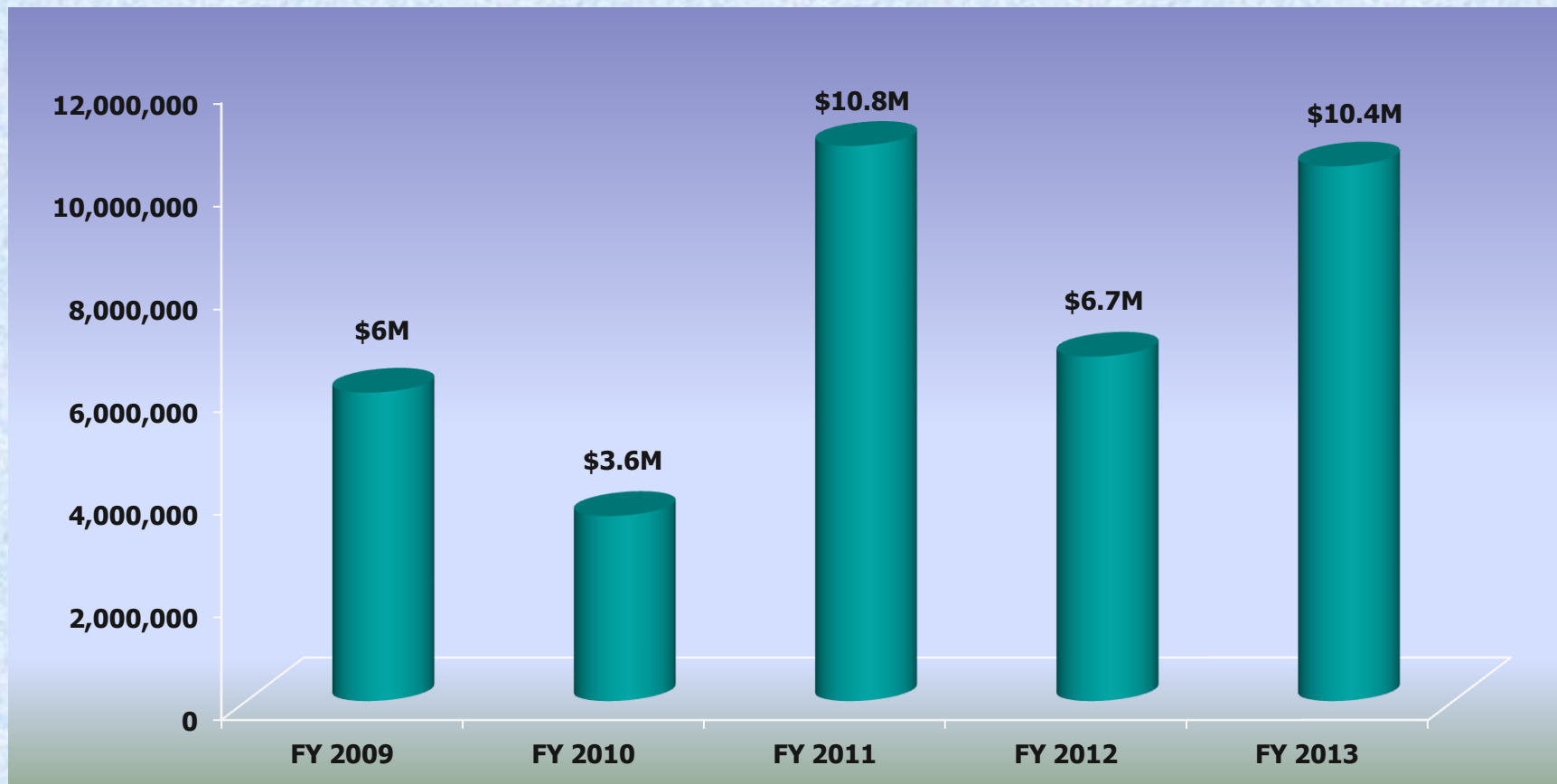
## Fiscal Years 2009 - 2013



**TOTAL \$157.1M**

# DIF Fees Collected

## Fiscal Years 2009 - 2013



**TOTAL \$37.5M**

# Facilities Financing Links

## Facilities Financing - Financing Plans

<http://www.sandiego.gov/facilitiesfinancing/plans/index.shtml>

## Fee Schedule

<http://www.sandiego.gov/facilitiesfinancing/pdf/feeschedule.pdf>

## City Budget

<http://www.sandiego.gov/fm/annual/index.shtml>

## CIP Budget

<http://www.sandiego.gov/fm/annual/fy14/fy14vol3.shtml>

**Thank you for attending our  
presentation.**

**Questions?**