



# IMPLEMENTATION 11

11.1 Funding Mechanisms

11.2 Priority Public Improvements and  
Funding



## IMPLEMENTATION

The Midway - Pacific Highway Community Plan's vision and policies will be implemented through a number of different mechanisms. The Implementation chapter describes the necessary actions and agencies responsible for realizing the plan's vision. The implementation of enhanced regional access in the community will require partnerships between various public agencies, including the San Diego Association of Governments (SANDAG), California Department of Transportation (Caltrans), Metropolitan Transit System (MTS), San Diego Unified Port District, San Diego County Regional Airport Authority, and California High Speed Rail Authority, as well as public involvement. This chapter identifies potential actions and funding mechanisms that can be pursued to finance the implementation of the Community Plan.

### 11.1 KEY ACTIONS

- Regularly update the Impact Fee Study for the public improvements identified in the Community Plan.
- Construct public facilities and other public improvements in accordance with the Impact Fee Study.
- Pursue local, state and federal grant funding available to implement unfunded needs identified in the Impact Fee Study.
- Pursue formation of a Community Benefit Assessment Districts, as appropriate, through the cooperative efforts of property owners and the community in order to construct and maintain improvements.

### 11.2 PUBLIC IMPROVEMENTS AND FUNDING

Public improvements described in this community plan vary widely in their range and scope. Some can be constructed incrementally as scheduled street maintenance or private development occurs, and others will require significant capital funding from city, state, regional, and federal agencies. Grants and other sources of funding should be pursued wherever possible. A complete list of projects is included in the Infrastructure Financing Strategy.

### 11.3 FUNDING MECHANISMS

Implementing improvement projects will require varying levels of funding. A variety of funding mechanisms are available depending on the nature of the improvement project:

- Impact fees for new development
- Requiring certain public improvements as part of new development
- Establishing an Enhanced Infrastructure Financing District (EIFD) to finance public infrastructure and facilities included in the Community Plan and IFS. These may include, but are not limited to, pedestrian and bicycle facilities, new streets, street improvements, intelligent transportation systems, parks, recreation facilities, urban forestry, and storm water facilities. An EIFD can fund infrastructure and public facilities with property tax increment from the City's share of the property taxes collected in the district.
- Establishing community benefit districts, such as property-based improvement and maintenance assessment districts, for streetscape, lighting, and sidewalk improvements.