



INFRASTRUCTURE NOW

A modernized funding structure, which enables faster and more efficient delivery of public facilities and infrastructure across all communities.

Consolidating funding to build infrastructure will expedite more projects across the City and deliver public facilities and essential services sooner to those who live in disadvantaged neighborhoods.

Infrastructure Now includes both structural and operational changes to the existing development impact fee (DIF) program to facilitate the provision of community-supporting improvements that help implement long-range planning strategies.



COMPLETE COMMUNITIES INFRASTRUCTURE NOW

CURRENT PROJECTS



DEVELOPMENT IMPACT FEE (DIF) EVALUATION - even though DIF are widely accepted as an infrastructure funding source paid by private development, the underlying analysis used to establish the fees are not easily understood. There are important policy and legal issues involved. A DIF Evaluation was commissioned to explore more effective methodologies and strategies that align with industry best practices.



CALIFORNIA SENATE BILL 743 - is an evolutionary change to transportation impact analysis. The bill changes the traditional transportation planning metric of average daily trips (ADT), which results in infrastructure planning to accommodate additional vehicular trips; to a metric of vehicle miles traveled (VMT), which results in infrastructure that reduces trips and trip length.



PARKS MASTER PLAN - is a comprehensive planning and outreach strategy to help create the parks and recreation systems of tomorrow. The plan provides an opportunity to restructure more strategically and equitably how new development mitigates impacts to the citywide parks system.



RESIDENTIAL SCALING ANALYSIS - is a statistical analysis linking the relationship between a residential unit size and household population. The impact on the community of a new home being built is caused by the number of people living in it. This analysis relates people to house size and will allow the city to scale the DIF based on the size of the house as a proxy for household population.

WHAT IS PROPOSED

INFRASTRUCTURE *THEN*

Community planning area
Multiple asset types
No residential scaling
General Plan - 2.8 acre park std
Two methodologies -
Facilities Benefit Assessment (FBA)
and Development Impact Fee (DIF)
Accomodate additional trips

INFRASTRUCTURE *NOW*

Citywide fee
One fee per asset type
Scaled residential fee
Parks Master Plan
Single methodology
Reduce vehicle trips and trip length

NEXT STEPS

DEVELOP a framework plan to establish approach and methodology - early 2020

PRESENT the Parks Development Impact Fee nexus study to City Council - mid 2020

COMPLETE the nexus studies for mobility, fire and library - late 2020