

Planning Department
Financial & Administrative Services Division

Facilities Financing Section

October 13, 2017

What We Do



- Collect and administer Development Impact Fees (DIF)
- Prepare Development Impact Fee Plans; also known as Public Facilities Financing Plans (PFFP) and Impact Fee Studies (IFS), which formulate the impact fees
- Develop and administer Developer Reimbursement Agreements
- Administer Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee and Housing Impact Fee (HIF)



Development Impact Fees

- The governing authority for development impact fees is California Government Code Section §66000-66025, otherwise known as the Mitigation Fee Act
- San Diego Municipal Code §142.0640 provides for the assessment and administration of development impact fees
- DIF is collected upon building permit issuance
- DIF revenue is placed in an interest-bearing fund, and used within the community it is collected

MISSION VALLEY Community Plan Update

Development Impact Fees

- DIF = Capital Costs / Development Unit plus 8% Administration
- Impact fees are adjusted annually by the Los Angeles Construction Cost Index
- Current Mission Valley DIF is \$12,713 per unit
 - Parks = \$11,057
 - Transportation $$146 \times 7 = 1022
 - Library = \$397
 - Fire = \$237



Changes to DIF Program

- The Planning Department is undergoing an evaluation of the DIF program and the current methodologies used to develop and assess impact fees
- The findings of this study may result in changes to the following
 - The methodology used to determine the impact fee
 - The methodology used to assess impacts fees on new development
 - The format of the Development Impact Fee documents

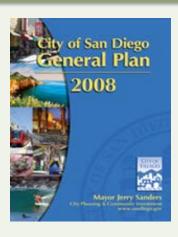


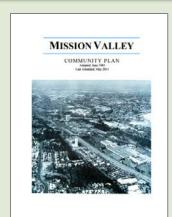
Document Hierarchy

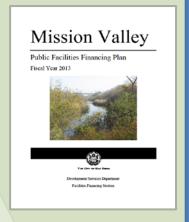
City's General Plan

Community Plans

Development Impact Fee Plans







MISSION VALLEY Community Plan Update

Development Impact Fee Plan

- Implementation document for Community Plans
- Each Development Impact Fee Plan:
 - Identifies Capital Projects
 - Is consistent with the applicable Community Plan
 - Publishes the Development Impact Fee



Qualifications for DIF Funding

- Project must be identified in the Community Plan, or other
 City policy document, and the Development Impact Fee Plan
- There must be a nexus between the need for the facility and new development
- DIF cannot fund:
 - Existing deficiencies
 - Operations
 - Maintenance



Qualifying Projects



Mobility



Parks/Recreation Facilities



Police/Fire Stations



Libraries



Sample Project Page

DIF Funded Project

UNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	FY 2014
\$60,190	DIF	\$60,190							
\$80,000 UNIDENTIFIED									
\$140,190	TOTAL	\$60,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$60,190 \$80,000 U	\$60,190 DIF \$80,000 UNIDENTIFIED	\$60,190 DIF \$60,190 \$80,000 UNIDENTIFIED						



Sample Project Page

Subdivider Funded Project

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	FY 2014
\$1,500,000	SUBDIVIDER								
\$1,500,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

MISSION VALLEY Community Plan Update

Mission Valley DIF Status

- DIF revenue collected to date \$38.2M
- Completed Projects (DIF)
 - Mission Valley Branch Library (\$6.2M)
 - Fire Station No. 45 (\$6.0M)
 - Camino Del Rio/805 to Mission City Way (\$433K)
 - Friars Rd/Fashion Vly Rd to SR-163 (\$60K)
- Current Projects (DIF)
 - Civita Central Park (\$6.1M)
 - SR-163/Friars Rd Off-Ramp (\$17.5M)



Reimbursement Agreements

- Developer request
- Project must be included in Development Impact Fee Plan and scheduled for DIF funding
- City takes ownership after completion
- Developer reimbursed in cash or DIF credits



DIF Plan Development

Initiation Phase

Obtain Project/Cost Information from Departments

Finalize
Project/Cost
Information from
Departments

Analysis Phase

Update Forecast Data

Calculate Impact Fee

Prepare Draft Development Impact Fee Plan

Review Phase

City Management Review

CPG Introduction

CPG Subcommittee meeting(s)

CPG Recommendation

Approval Phase

Planning Commission (if necessary)

Infrastructure Committee

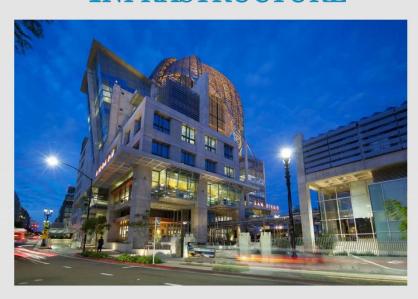
City Council/Mayor Approval



Capitol Improvements Program

https://www.sandiego.gov/sites/default/files/iba-citizens-guide-to-infrastructure.pdf

A CITIZEN'S GUIDE TO INFRASTRUCTURE



OFFFICE OF THE
INDEPENDENT BUDGET ANALYST
ANDREA TEVLIN, DIRECTOR



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