



Planning Department
Financial & Administrative Services Division
Facilities Financing Section

October 13, 2017

- 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

Development Impact Fees

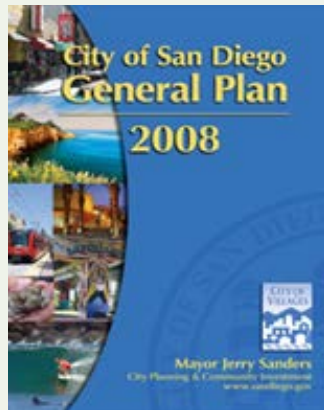
- $\text{DIF} = \text{Capital Costs} / \text{Development Unit} + 8\% \text{ Administration}$
- Impact fees are adjusted annually by the Los Angeles Construction Cost Index
- Current Mission Valley DIF is \$12,713 per unit
 - Parks = \$11,057
 - Transportation - $\$146 \times 7 = \1022
 - Library = \$397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

Changes to DIF Program

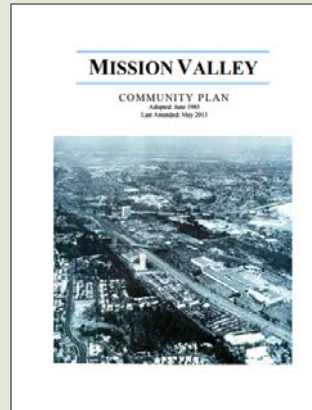
- The Planning Department is undergoing an evaluation of the DIF program and the current methodologies used to develop and assess impact fees
- The findings of this study may result in changes to the following
 - The methodology used to determine the impact fee
 - The methodology used to assess impacts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

Document Hierarchy

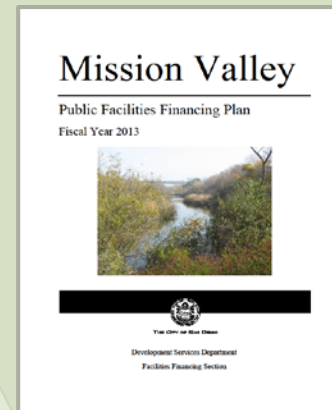
City's General Plan



Community Plans



Development Impact Fee Plans



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

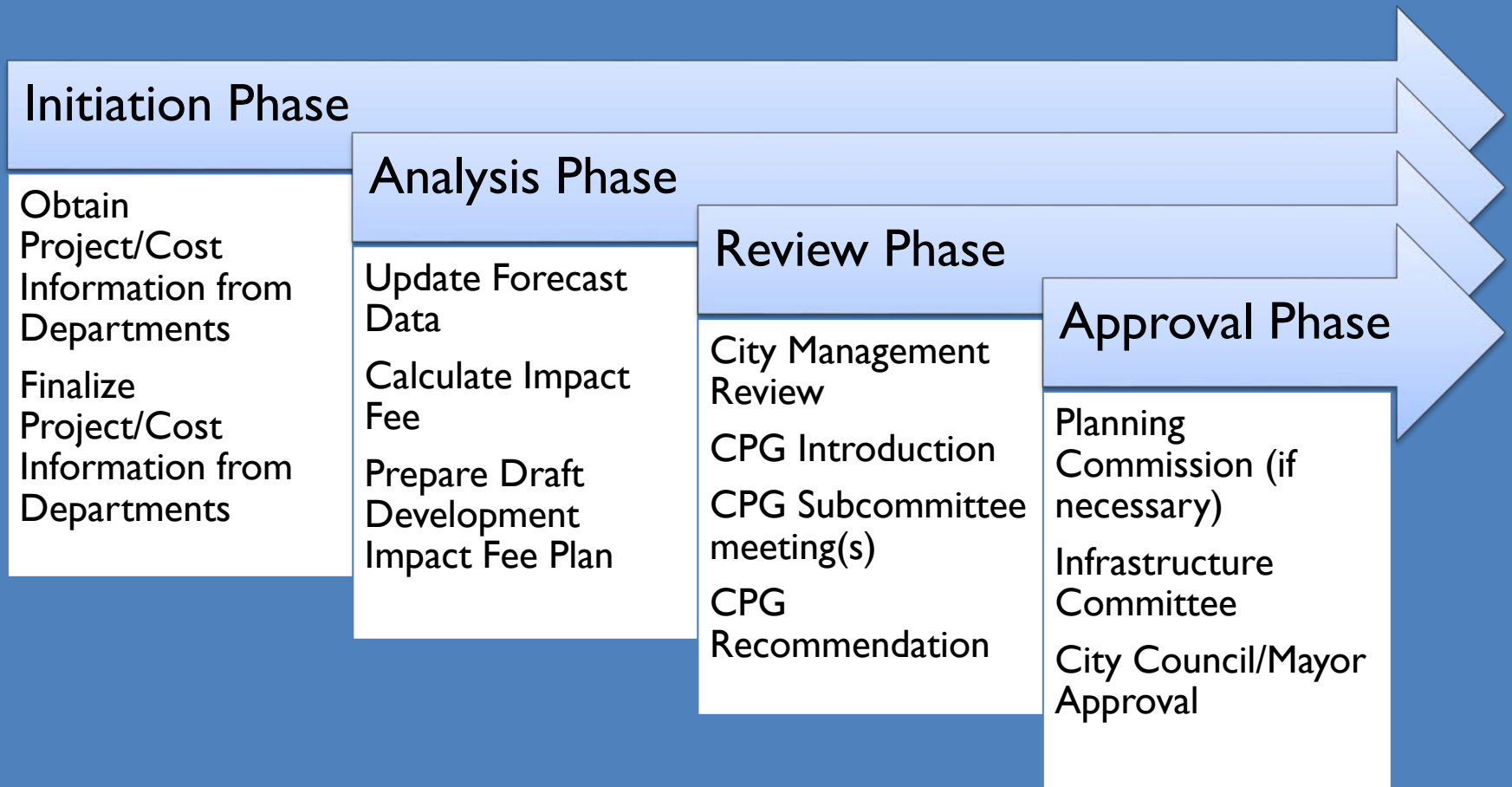
Mission Valley DIF Status

- 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



Capitol Improvements Program

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

A CITIZEN'S GUIDE TO INFRASTRUCTURE



OFFICE OF THE
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The City of
SAN DIEGO

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