



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



# Community Orientation Workshop

## Capital Improvement Planning and Facilities Financing Plans

MAY 15, 2010

# Agenda

## I. Overview

- A. Organization
- B. Programs
- C. Plans

## II. Public Facilities Financing Plans (PFFPs)

- A. Types of Projects
- B. Types of Funding Sources
  - i. Facilities Benefit Assessment (FBA)
  - ii. Development Impact Fees (DIF)
  - iii. Regional Transportation Congestion Improvement Program (RTCIP)

## III. Q & A

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graph TD; A[City of San Diego] --- B[City Planning & Community Investment Department]; B --- C[Planning Division]; C --- D[Facilities Financing Section];
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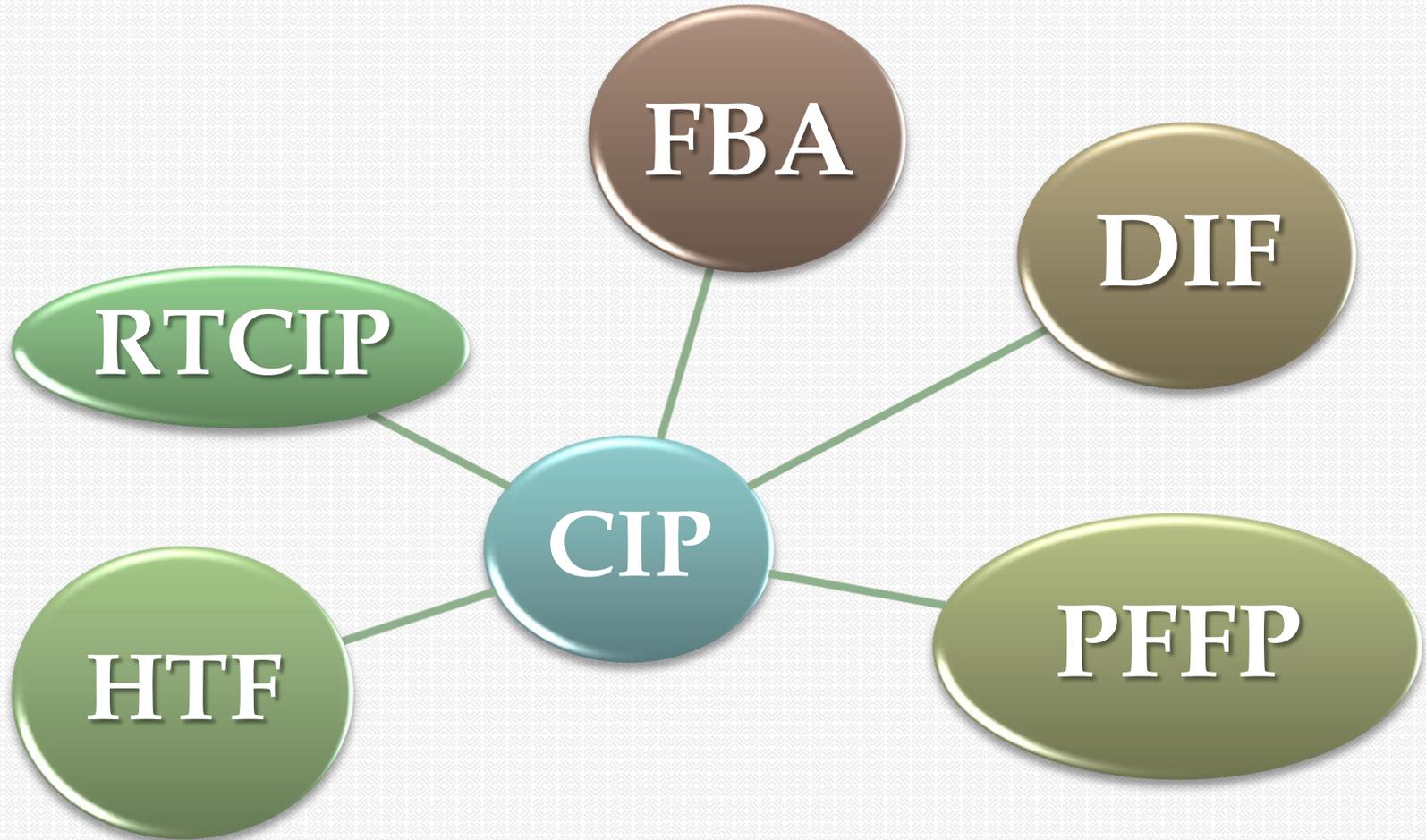
**City of San Diego**

**City Planning & Community  
Investment Department**

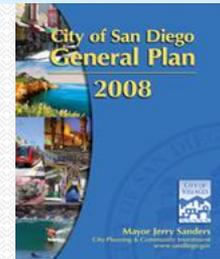
**Planning Division**

**Facilities Financing  
Section**

# Facilities Financing Responsibilities



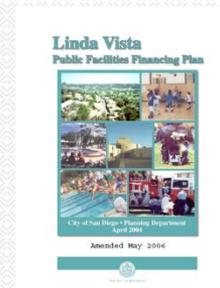
**City of San  
Diego's General  
Plan**



**Community  
Plans**



**Public Facilities  
Financing Plans**



# Public Facilities Financing Plans (PFFP)

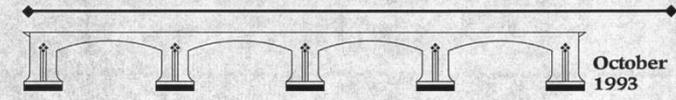
## MISSION VALLEY

Public Facilities Financing Plan  
Fiscal Year 2006



The City of San Diego  
Planning Department  
Facilities Financing  
July 2005

## COLLEGE AREA Public Facilities Financing Plan



October  
1993

City of San Diego ♦ Planning Department

# Transportation Projects



**Uptown**



**Rancho Bernardo**

# Park Projects



**Joint Use**



**Carmel Valley**

**Southeastern San Diego**



# Library Projects



**Logan Heights /  
Southeastern**



**Serra Mesa/Kearny Mesa**

# Fire Projects

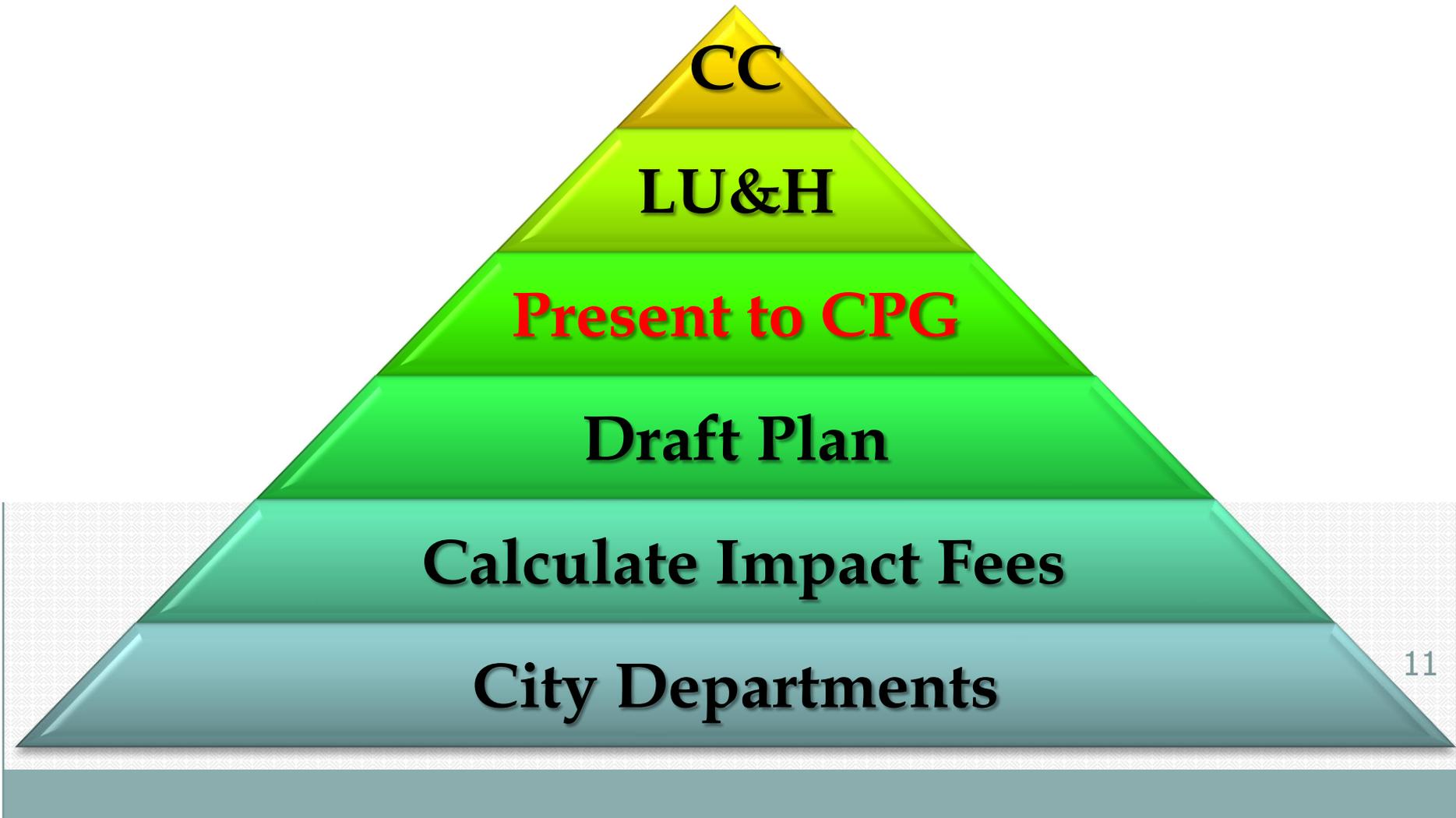


**Pacific Highlands Ranch**



**Golden Hill**

# PFFP Development Process



# Public Facilities Funding Mechanisms

- ❑ Grants
- ❑ American Recovery & Reinvestment Act 2009
- ❑ Voter-approved Initiatives
- ❑ Special Districts
- ❑ Development-based fees
  - ❑ Facilities Benefit Assessment (FBAs) – 1980
  - ❑ Development Impact Fees (DIFs) – 1987
    - ❑ Prop. 13



# Average FBA (1980 - FY 2009) & DIF (1987 - FY 2009) Revenue



**\$25.9 million**

FY 10: \$105,101 (Torrey Highlands)

\$ 4,540 (Sabre Springs)

*per single family unit*



**\$5.8 million**

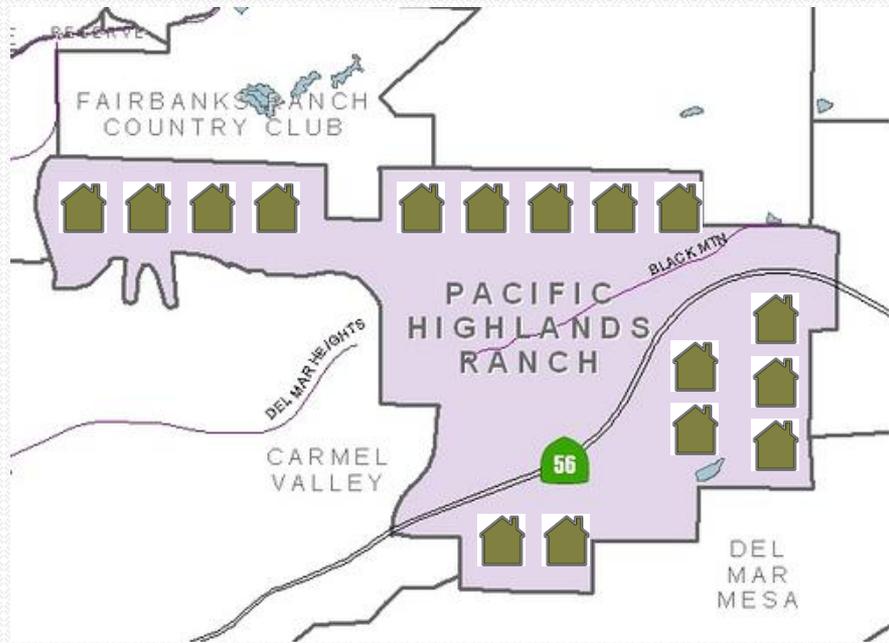
FY 10: \$14,525 (Tierrasanta)

\$ 1,590 (College Area)

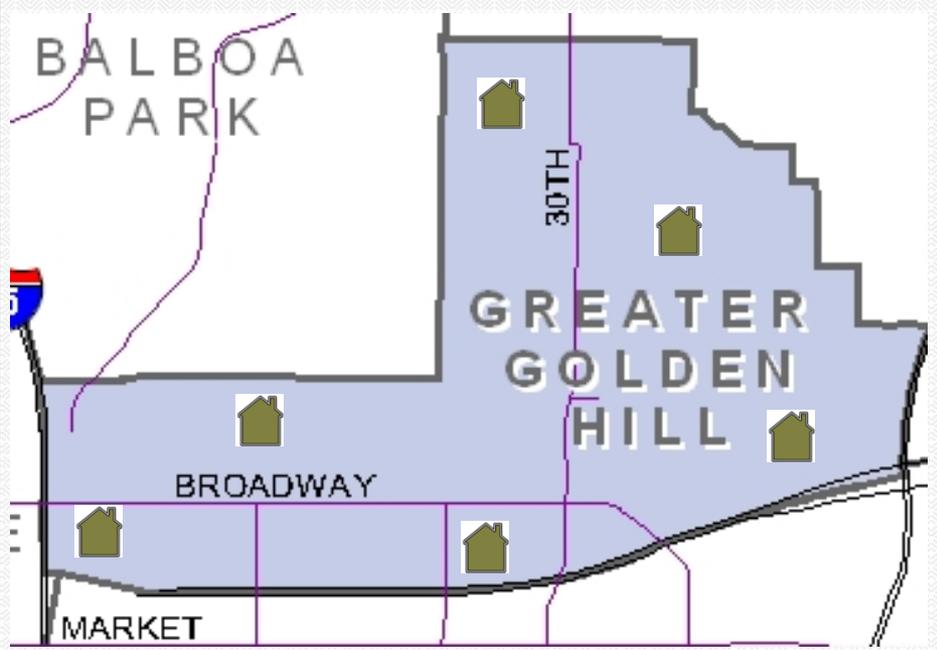
*per dwelling unit*



# Tale of Two Communities



Total Dwelling Units: 1,600  
 Built Since 1980s: 1,600  
 Paid Fees: 100%



Total Dwelling Units: 7,400  
 Built Since 1987: 600  
 Paid Fees: 8%

 = per 100 dwelling units, fees paid

# Facilities Benefit Assessments (FBA)



# Examples of FBA

<b>Development</b>	<b>Scenario</b>	<b>Fee</b>
Residential	Construct 4 new single family units OR multi-family units	Fee based on type of unit
Non-residential	New office building on vacant 5-acre parcel	Fee based on use and cost per acre (one-time only)

# Development Impact Fees (DIF)



# Development Impact Fees (DIF)

## Criteria

Nexus Determination

Proportionality/Fair Share

Equitable distribution of cost

# How to Calculate DIF

DIF Component	DIF Calculation
Transportation: (* non-residential & **residential)	Total transportation needs / total number of trips at community build-out to produce the cost per ADT
Park: (residential only)	Total amount of park needs / total estimated DU at community build-out
Library: (residential only)	Total amount of library needs / total estimated DU at community build-out
Fire: (residential & non-residential)	Total amount of fire needs / total SF of development, both non-residential & residential, at community build-out

\* Fee depends on Trip Generation Rate for non-residential projects.

\*\* Multiply this number by 7 to arrive at the residential fee (based on study by San Diego Association of Governments (SANDAG))

# Two DIF Scenarios

Development	Scenario	Fee
Residential	Demo 2 existing units & construct 4 new units	Credit for demo & fee 2 new units
Non-residential	Demo existing 1,000 sf bldg & construct new 2,000 sf bldg	Credit for demo & fee additional 1,000 sf bldg

*NOTE: DIF pays small portion of projects, or "fair share."*

# Regional Transportation Congestion Improvement Program Fee (RTCIP)

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- Part of TransNet Extension measure
- Fees: \$1,865 Multi-family, \$2,331 Single-family
- 2% annual increase

# Recap

## Summary

- Organization & Role
- General, Community, Facilities Financing Plans
- Programs: FBA & DIF and RTCIP

## Links:

<http://www.sandiego.gov/planning/community/>

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



# Q & A