

Building Our Future: Stakeholder Meeting on Proposed Citywide Development Impact Fee

August 10, 2016; 5:30-7:30pm



What: Stakeholder Meeting on the proposed Citywide Development Impact Fee (DIF) Program

When: Wednesday, August 10th, 2016, 5:30-7:30pm

Where: New City Hall (915 I St.), 1st Floor Conference Room 1119 (Entrance on H St.)

Purpose: To seek feedback on the proposed Citywide DIF program including:

- Proposed policies and administration procedures applicable to all DIFs.
- Modification to existing Park Impact Fee, Housing Trust Fund Fee and Jacinto Creek Impact Fee
- New Transportation DIF, 65th Street Impact Fee and River District Impact Fee
- Update to the existing Fee Deferral Ordinance
- City efforts to participate in the Statewide Community Infrastructure Program (SCIP)

Presentation will cover the streamlined policies and administration of proposed DIF ordinance; what infrastructure improvements are included in each finance plan and how future city development will benefit from the Citywide DIF program.

Benefits to developers include:

- **Provides for a streamlined umbrella ordinance, with a common set of rules and requirements for fee administration applicable to all new DIFs:**
 - Provides consistency and more certainty for developers and staff
 - Provides a mechanism to allow credit for prior use and credits for impact fees previously paid on the same property
 - Offers a uniform refund and protest policy

- Includes a reimbursement process for infrastructure which serves more than the project itself
- **The fee deferral and finance district elements provide for flexibility on the timing of payments.**
- **Transportation DIF: funds transportation improvement projects citywide and leverages local match funds when competing for grants.**
- **Park DIF: funds neighborhood, community and citywide parks facilities while reducing the required park acreage (Quimby). Promotes infill development by reducing the required number of park acres built, while providing new funding for regional parks. Reduced LOS means more developable land in our core, while funding more robust improvements.**
- **Subarea fee funds local infrastructure that catalyzes development (for 65th St, River District, etc.) and includes economic incentives for River District and 65th Street Finance Plans.**
- **Implementation of a fee deferral program to assist infill development. For residential, mixed use, and large non-residential (greater than 100,000 square feet) fees could be deferred to final inspection. This would allow developers to pull more permits at once, developing economies of scale, while also saving on expensive soft-cost financing.**

For more information, or if you are unable to attend and would like additional information, call 916-808-1941 or email RCostantino@cityofsacramento.org. Light refreshments will be provided. View more information about the [Citywide Development Impact Fee](#).