

RESOLUTION NUMBER R- 298599

ADOPTED ON NOV 17 2003

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO ADOPTING THE PILOT VILLAGE INCENTIVE  
PROGRAM.

WHEREAS, on October 22, 2002, the Council of the City of San Diego adopted the Strategic Framework Element to the City of San Diego's Progress Guide and General Plan by Resolution No. R-297230; and

WHEREAS, on October 22, 2002, the Council of the City of San Diego established the Pilot Village Program by Resolution No. R-297231; and

WHEREAS, the Strategic Framework Element is based on a City of Villages strategy; and

WHEREAS, the Pilot Village Program includes incentives to facilitate Pilot Village development; and

WHEREAS, Pilot Villages will foster greater community interaction and mobility, while addressing challenges associated with growth; and

WHEREAS, the Pilot Villages can serve as the catalyst for citywide implementation of the City of Villages strategy; and

WHEREAS, the Strategic Framework Citizen Subcommittee, the Mayor's Smart Growth Implementation Committee, and city staff from various departments created the following list of topics from which the City Council could adopt particular incentives for the Pilot Villages: infrastructure, fees and taxes, processing, funding, policies and regulations.

WHEREAS, adoption of an incentive package is a demonstration of the City's commitment to the Pilot Village Program; and

WHEREAS, the city has a schedule of proposed water and sewer facility replacements that can be modified on a case by case basis to facilitate the timely implementation of the Pilot Village Program; and

WHEREAS, deferral of impact and capacity fees until prior to final inspection allows Pilot Village applicants to finance a smaller portion of the project with a construction loan; and

WHEREAS, a fee subsidy could cover the cost of building permits and impact fees for those affordable units that exceed twenty percent of the total project; and

WHEREAS, the Community and Economic Development Strategy 2002-2004 was amended to authorize business incentives for mixed-use projects, infill projects, and reuse projects in locations identified in the City of Villages Opportunity Areas Map; and

WHEREAS, Pilot Villages that provide affordable housing as described in the eligibility section of Council Policy 600-27 will receive top priority within the City's Expedite Program; and

WHEREAS, amending the Urban Village Overlay Zone will assist with village development by allowing for a greater variety of uses, flexibility in site planning and development regulations, and intensity of land uses than are generally permitted in other citywide zones; and

WHEREAS, the City has citywide handicapped access funds to ensure compliance with the Americans with Disabilities Act, Title 24, and universal access design standards; and

WHEREAS, the San Diego Regional Revolving Loan Fund provides economic assistance to small businesses that could benefit Pilot Villages within eligible census tracts and that meet the program criteria; and

WHEREAS, the City has current resources for: undergrounding utilities, affordable housing, Community Development Block Grants, and Capital Improvement Projects; and

WHEREAS, each Pilot Village may seek one or more of the Pilot Village incentives as they proceed through the entitlement process; NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego adopts the following incentives for the Pilot Village Program:

**A. Infrastructure**

1. Revise the current sewer and water line replacement schedules for completion and upgrades to accommodate development of the Pilot Village sites where not otherwise in conflict with state or federal mandates.

**B. Fees and Taxes**

1. Defer collection of fees for the Pilot Village until prior to final inspection.
2. Provide a fee subsidy, when monies are available, for those Pilot Villages that provide more than 20 percent of the project as affordable housing. The fee subsidy will cover the cost of building permits and impact fees for those units exceeding 20 percent of the total project.

**C. Processing**

1. Utilize Council Policy 900-12 Business Industry Incentives for the Pilot Village.
2. Include Pilot Villages as a priority category in amendments to Council Policy 600-27.
3. Amend the Urban Village Overlay Zone to facilitate Pilot Village development and processing or create an alternative permit process.

**D. Funding**

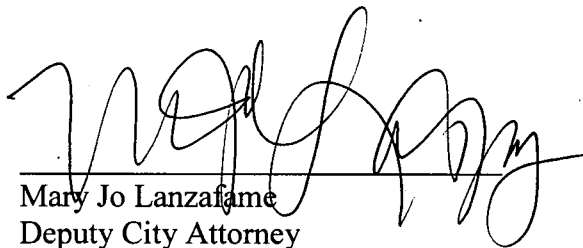
1. Commit citywide handicapped access funds to the Pilot Village to ensure compliance with the Americans with Disabilities Act (ADA), Title 24, and universal access design standards, unless these funds are otherwise legally obligated for another purpose.
2. Create Pilot Village incentive agreements to rebate a portion of the property taxes if the Pilot Village involves significant job creation in accordance with Council Policy 900-12.
3. Provide staff assistance to apply for San Diego Regional Revolving Loan Funds.
4. Seek and secure funding through state or federal legislation to assist with the City's costs of implementing the Pilot Village Program.
5. Assist Pilot Village applicants in securing applicable grants and philanthropic opportunities, especially in relation to:
  - a. Universal design
  - b. Green building technology
  - c. Storm water best management practices

**E. Policies and Regulations**

1. As appropriate, revise the priority or allocation of resources for a Pilot Village. The resources may include: the undergrounding of utilities, affordable housing, Community Development Block Grants [CDBG], Capital Improvement Projects or other appropriate resources.

APPROVED: CASEY GWINN, City Attorney

By

  
Mary Jo Lanzafame  
Deputy City Attorney

MJL:cdk  
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Or.Dept: Planning  
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