

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): DSD - Facilities Financing	DATE: 10/11/2012
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SUBJECT: Annual Report on Status of FBA/DIF Fee Deferral Program

PRIMARY CONTACT (NAME, PHONE): Tom Tomlinson, 619-533-3187 MS 606F	SECONDARY CONTACT (NAME, PHONE): Megan Sheffield, 619-533-3672
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COMPLETE FOR ACCOUNTING PURPOSES

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE): Not Applicable

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Liaison Office	ORIG DEPT.	Broughton, Kelly	11/5/2012
	CFO		
	DEPUTY CHIEF		
	COO		
	CITY ATTORNEY		
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

None.

STAFF RECOMMENDATIONS:
No requested actions.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S): All

COMMUNITY AREA(S):	All
ENVIRONMENTAL IMPACT:	This activity is not a “project” and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c)(3).
CITY CLERK INSTRUCTIONS:	

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 10/11/2012

ORIGINATING DEPARTMENT: DSD - Facilities Financing

SUBJECT: Annual Report on Status of FBA/DIF Fee Deferral Program

COUNCIL DISTRICT(S): All

CONTACT/PHONE NUMBER: Tom Tomlinson/619-533-3187 MS 606F

DESCRIPTIVE SUMMARY OF ITEM:

This item is an informational report to the Land Use and Housing Committee on the status of the FBA/DIF Fee Deferral Program.

STAFF RECOMMENDATION:

No requested actions.

EXECUTIVE SUMMARY OF ITEM BACKGROUND: The Fee Deferral Ordinance was originally approved in September 2009 as a two year program. In October 2011 Council authorized an extension of the program through December 31, 2014. As requested by the Land Use and Housing Committee in September 2011, the Development Services Department will report on the status of the program annually. This is the first such annual report.

FISCAL CONSIDERATIONS: None; this item is informational only.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): As per City of San Diego EOC Action Document Exemption List of 11-14-11, this item is exempt from EOC review as it is an informational report on the status of FBA/DIF.

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee): On September 14, 2011, the Land Use and Housing Committee voted to approve a three year extension of the FBA Fee Deferral program (approved on October 11, 2011 by Ordinance O-20100).

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: None.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: None.

Broughton, Kelly

Originating Department

Deputy Chief/Chief Operating Officer

FBA and DIF Fee Deferral Activity - November 2009 through June 2012

Attachment 1

FBA Fee Deferral Agreements	FY 2010		FY 2011		FY 2012		Total FDAs		Satisfied FDAs		Outstanding FDAs		All Building Permits	
	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Black Mountain Ranch	0	\$0	13	\$3,469,734	16	\$5,754,574	29	\$9,224,308	29	\$7,829,259	4	\$1,395,049	54	\$11,305,034
Carmel Valley	15	\$2,343,592	14	\$3,288,880	0	\$0	29	\$5,632,472	29	\$5,542,009	1	\$90,463	45	\$7,925,393
Del Mar Mesa	0	\$0	1	\$97,661	1	\$97,661	2	\$195,322	2	\$97,661	1	\$97,661	15	\$1,420,193
Mira Mesa	0	\$0	1	\$473,236	9	\$1,552,454	10	\$2,025,690	10	\$661,576	8	\$1,364,114	23	\$12,147,869
North University City	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	25	\$6,637,726
Otay Mesa-East	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	3	\$2,986,902
Otay Mesa-West	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	32	\$5,738,240
Pacific Highlands Ranch	7	\$3,818,169	8	\$4,263,594	10	\$6,979,600	25	\$15,061,363	25	\$10,786,358	6	\$4,275,005	35	\$21,636,837
Rancho Encantada	2	\$24,512	0	\$0	0	\$0	2	\$24,512	2	\$24,512	0	\$0	26	\$382,483
Rancho Penasquitos	0	\$0	1	\$25,723	0	\$0	1	\$25,723	1	\$25,723	0	\$0	2	\$31,080
Scripps Miramar Ranch	0	\$0	0	\$0	1	\$2,684,928	1	\$2,684,928	1	\$0	1	\$2,684,928	1	\$2,692,903
Torrey Highlands	7	\$5,830,981	13	\$10,860,018	30	\$9,772,601	50	\$26,463,600	50	\$20,928,420	21	\$5,535,180	34	\$29,691,745
FBA FDA Totals:	31	\$12,017,254	51	\$22,478,845	67	\$26,841,818	149	\$61,337,917	149	\$45,895,518	42	\$15,442,400	295	\$102,596,405

DIF Fee Deferral Agreements	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Barrio Logan	0	\$0	1	\$963,884	0	\$0	1	\$963,884	1	\$963,884	0	\$0	5	\$2,460,323
Centre City	2	\$298,435	2	\$180,168	0	\$0	4	\$478,603	4	\$310,345	1	\$168,258	33	\$4,525,590
Clairemont Mesa	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	20	\$212,348
College Area	0	\$0	0	\$0	1	\$557,342	1	\$557,342	1	\$557,342	0	\$0	10	\$1,120,098
Golden Hill	0	\$0	0	\$0	1	\$8,345	1	\$8,345	1	\$8,345	0	\$0	6	\$250,270
Kearny Mesa	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	18	\$11,013
La Jolla Shores	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	22	\$279,995
Linda Vista	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	14	\$622,185
Mid City	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	24	\$388,332
Midway/Pacific Highway	0	\$0	0	\$0	1	\$7,273	1	\$7,273	1	\$0	1	\$7,273	11	\$1,225,333
Mission Beach	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	9	\$20,713
Mission Valley	0	\$0	7	\$705,370	7	\$620,724	14	\$1,326,094	14	\$167,118	12	\$1,158,976	5	\$6,774,521
Navajo	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	5	\$136,043
North Park	0	\$0	0	\$0	1	\$46,101	1	\$46,101	1	\$0	1	\$46,101	15	\$453,351
Ocean Beach	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	14	\$128,852
Otay Mesa-Nestor	0	\$0	1	\$38,813	0	\$0	1	\$38,813	1	\$38,813	0	\$0	11	\$795,754
Pacific Beach	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	26	\$116,809
Peninsula	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	21	\$223,814
Rancho Bernardo	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	8	\$92,613
San Pasqual	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1	\$4,751
San Ysidro/Tijuana River Valley	1	\$722,160	0	\$0	2	\$844,756	3	\$1,566,916	3	\$722,160	2	\$844,756	6	\$1,599,494
Sierra Mesa	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	2	\$232,598
South University City	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	3	\$76,692
Skyline/P.H.	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	4	\$40,498
SESD	4	\$184,970	0	\$0	0	\$0	4	\$184,970	4	\$26,966	2	\$158,004	30	\$632,996
Tierrasanta	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	3	\$94,634
Torrey Pines	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	2	\$18,610
Uptown	0	\$0	1	\$47,238	2	\$94,476	3	\$141,714	3	\$47,238	2	\$94,476	0	\$94,476
Via de la Valle	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	29	\$1,545,284
DIF FDA Totals:	7	\$1,205,565	12	\$1,935,473	15	\$2,179,017	34	\$5,320,054	34	\$2,842,211	21	\$2,477,844	357	\$24,177,993

Building Permits on FDA:	38	13,222,819	63	24,414,318	82	29,020,835	183	66,657,972
All Building Permits:	166	24,378,760	204	45,654,538	309	69,848,466	652	126,774,398
% Building Permits on FDA:	23%	54%	31%	53%	27%	42%	28%	53%

FDA: Fee Deferral Agreement
FBA: Facilities Benefit Assessment
DIF: Development Impact Fee

THE CITY OF SAN DIEGO

FBA & DIF
FEE DEFERRAL PROGRAM

Annual Report

Land Use & Housing Committee
November 2012



Purpose

- Provide Land Use & Housing Committee with an update on the program as requested September 2011.
 - In short, the program is well used, has no cost to the City to date, and has been very well received by our customers.

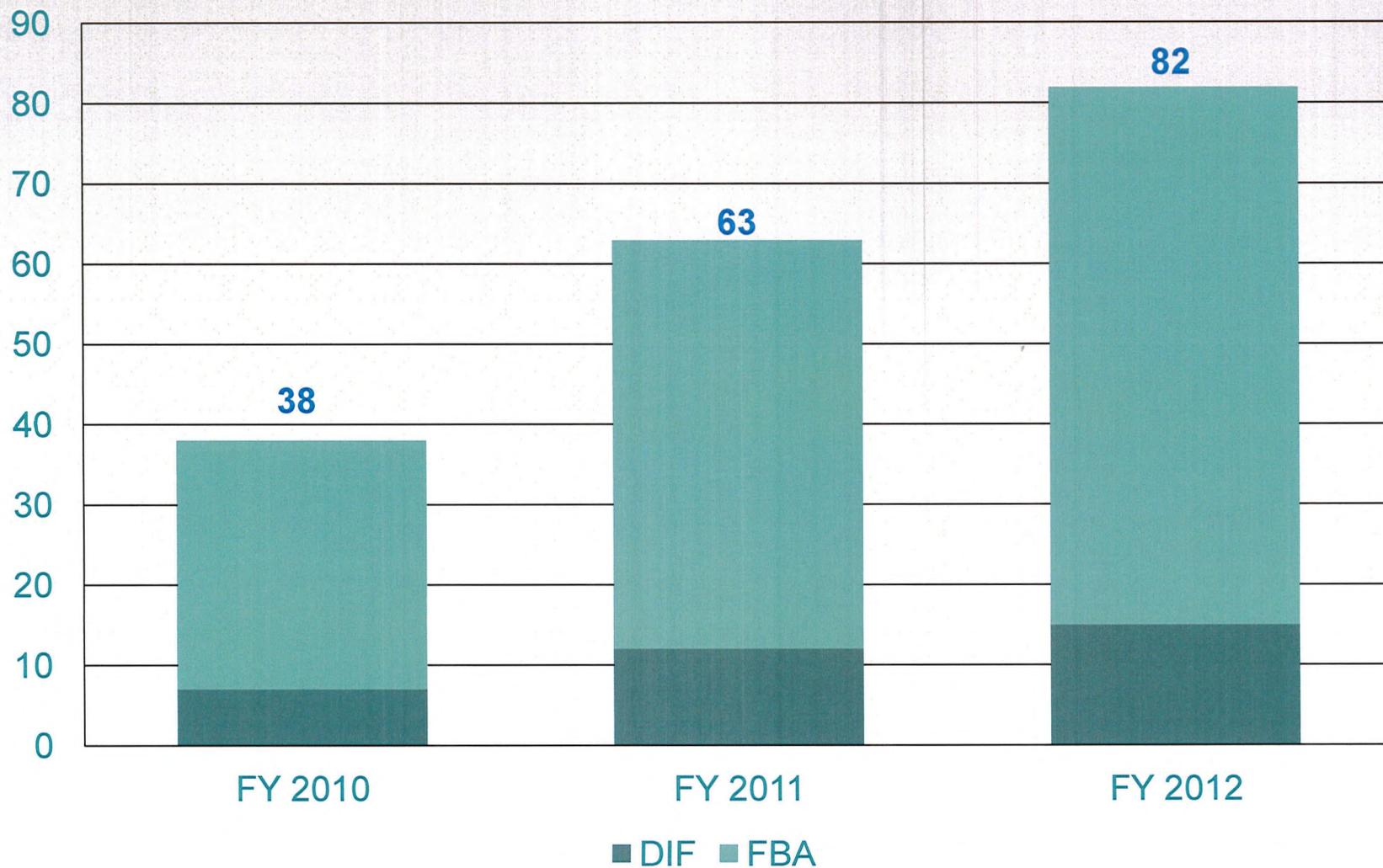


History

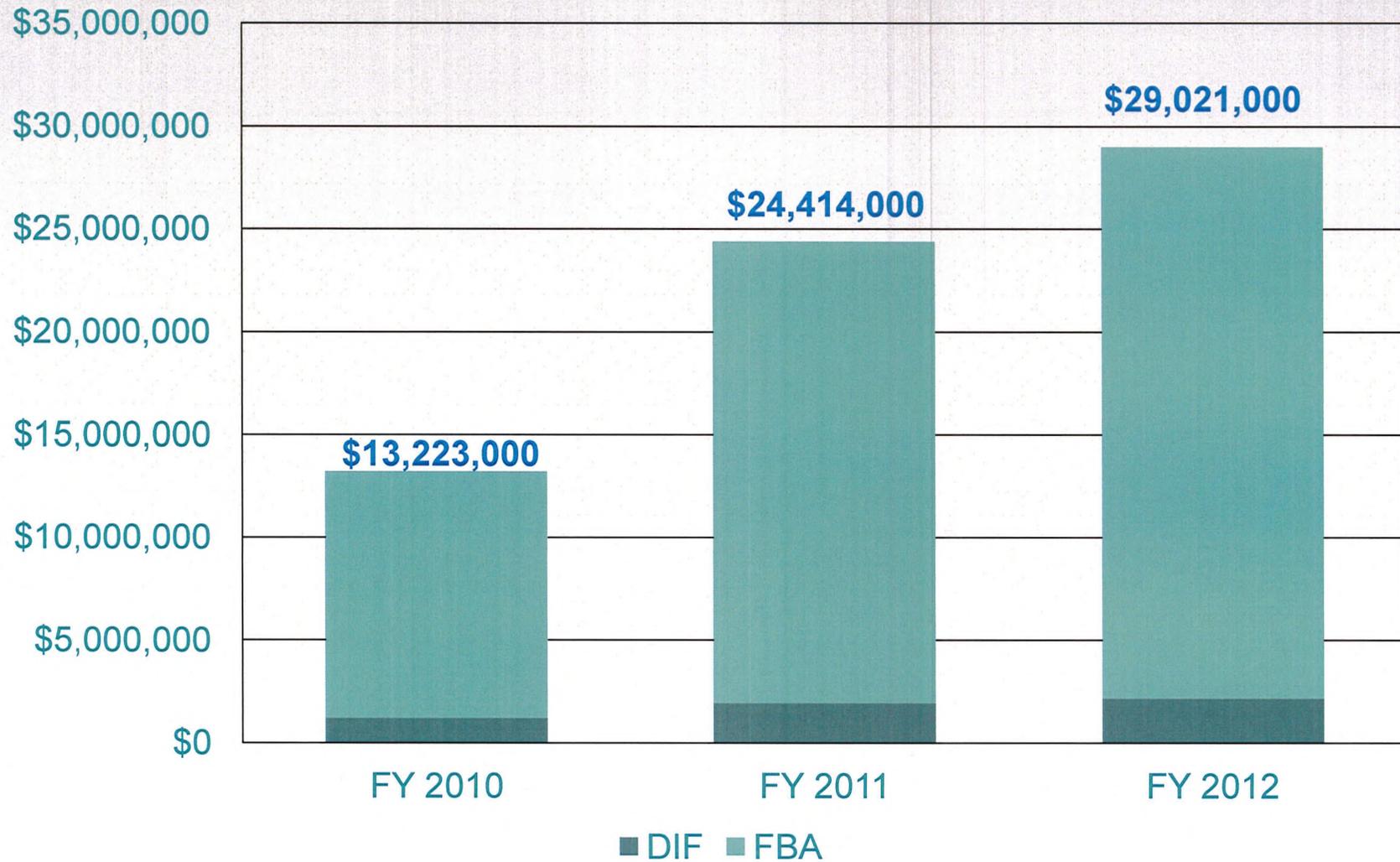
- Fee Deferral Program
 - Program approved September 11, 2009
 - Tool offered by the City to allow applicants to defer DIF/FBA fees until final inspection or two years
 - Initially a two-year Program for FBA communities
 - On October 11, 2011 the program was extended 3 years to December 2014, for FBAs



Number of Fee Deferral Agreements

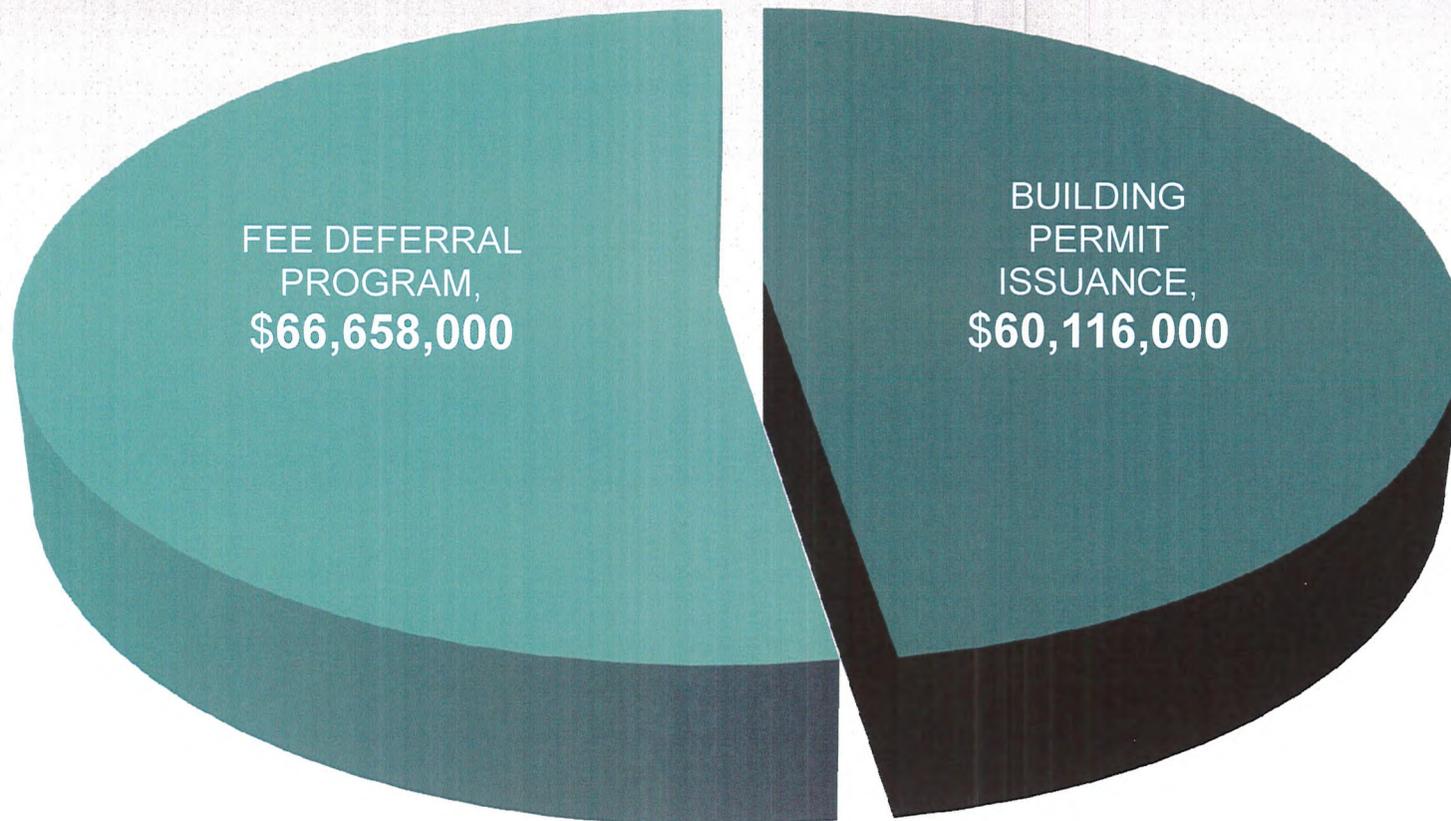


Value of Fee Deferral Agreements



How Much Has Been Deferred?

Impact Fees November 2009 to June 2012



Total Impact Fees: \$126,774,000



Average Length of Fee Deferral

November 2009 to June 2012:

- 4.8 months for FBA
- 12 months for DIF



Conclusion

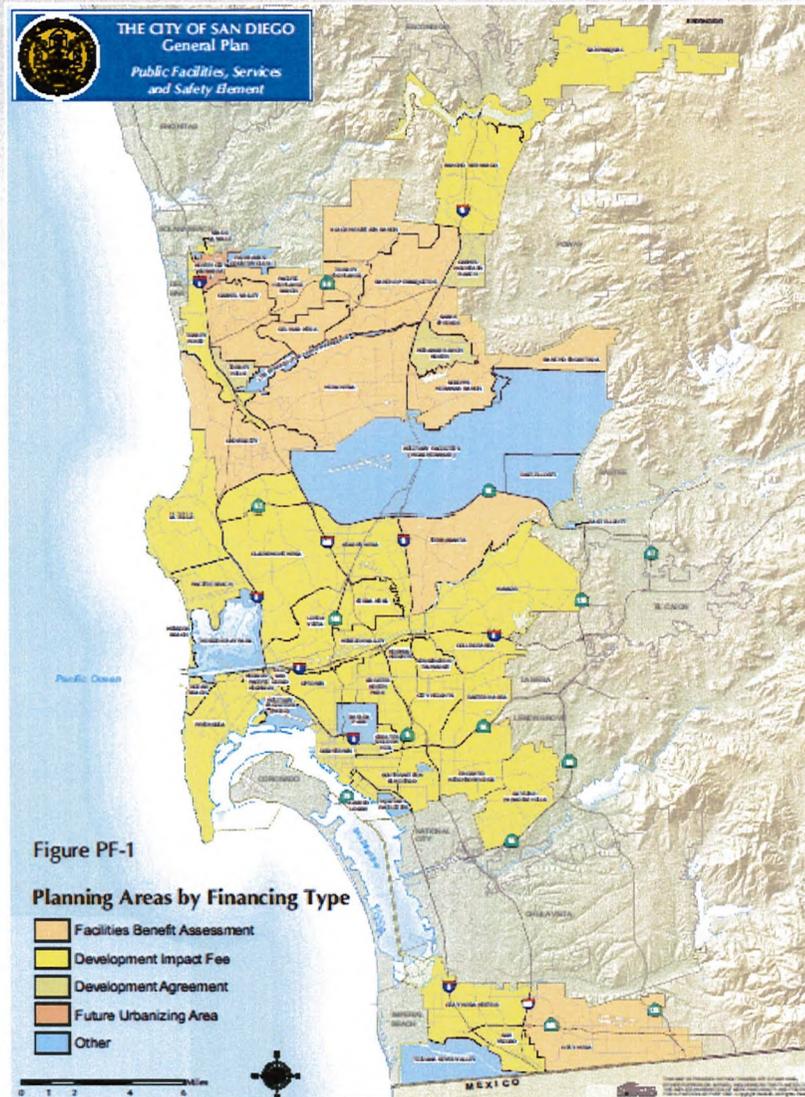
- Approximately 53% of DIF/FBA fees are collected through Fee Deferral Agreement
- Increasing participation each year
- FBA makes up 92% of the program
- Program allows up to 2 years of deferment; the actual average is 4.8 months for FBA deferrals
- No opportunity cost to the City. Annual Cost Index > Annual Interest Rate



Questions



FBA and DIF Communities



- FBA (12 communities)
- DIF (31 communities)
- Other (Miramar, Balboa Park, Tijuana River Valley)

