



# City of Fresno 2018 Impact Fee Waiver Workshop

*presented by*  
**City of Fresno**  
**Public Works Department**

**December 6, 2018**

# Overview of Development Impact Fees

- Regional Street Impact Fees
- New Growth Street Impact Fees
- Traffic Signal Impact Fees
- Fire Impact Fees
- Police Impact Fees
- Park Facility Impact Fees
- Quimby Parkland Dedication Fees
- Water Capacity Fees
- Wastewater Capacity Fees

# Current Impact Fee Waiver or Reduction Programs

- iDIFER
- BUILD Act
- Commercial BUILD Act
- Economically Disadvantaged Neighborhoods
- Economic Expansion Act
- Businesses Impacted by High-Speed Rail Condemnation

# AB1600 Mitigation Fee Act limitations

- Government Code 66000 – 66025
- Requires a nexus to demonstrate that the fee bears a reasonable relationship to the impact of the proposed development
- Developers can be charged no more than their “fair share” under AB1600.

# Mitigation Fee Act Legal Requirements

## REQUIRED FINDINGS UNDER AB1600

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of public facility attributable to development on which the fee is imposed.

# Annual Report of Fee Waivers and Public Funding to Offset the Waivers

- The City Council required an annual report be made by the City Manager, as part of the adoption of the Economically Disadvantaged Neighborhoods incentive program.
- Fee waivers have been totaled for each participating development project and by impact fee type.
- Public infrastructure funds may help offset the loss of waived or reduced development impact fees.

# Total Waivers by Program (2014 – today)

- Commercial BUILD / Economically Disadvantaged Neighborhoods - \$484,036
- Industrial iDIFER - \$3,379,472
- Residential BUILD - \$470,493

**TOTAL = \$4,334,001**

# Total Waivers by Fee (2014 – today)

- Citywide Fire Facilities - \$459,326
- Citywide Park Facilities - \$215,172
- Citywide Police Facilities - \$1,033,472
- Regional Streets - \$550,739
- New Growth Area Major Streets - \$910,997
- Citywide Traffic Signal Mitigation - \$929,047



# Public Infrastructure Funds Obtained (2014 – today)

Infrastructure funding obtained may potentially offset fee waivers for the following infrastructure types:

- Citywide Fire Facilities - \$0
- Citywide Park Facilities - \$10,491,902
- Citywide Police Facilities - \$0
- Regional Streets - \$390,765
- New Growth Area Major Streets - \$1,686,700
- Citywide Traffic Signal Mitigation - \$1,113,438

**TOTAL = \$13,682,805**

# Questions & Discussion

