

# Citywide Development Impact Fee (DIF) Program

## Outreach Summary

- Dave Bugatto, Brian Holloway, John Hodgeson, June 14
- Josh Wood, July 5
- Infill Developers (St. Anton, New Home, Tina Thomas), July 12
- BIA and Midtown Business Association Staff, July 13
- Region Business Members, July 18
- R-Street Developers (CFY, D&S, CADA, Heller Pacific), July 21
- BIA Board, July 28
- Downtown Sacramento Partnership/Greg Thatch, Aug. 3
- Commercial Developers, Aug. 10

## Key Issues Raised

- Central City land value
- Increased park impact fee for multifamily development: Loss of infill fee
- Park impact fee rate scale
- A new transportation development impact fee
- Impacts to areas with weaker housing markets
- Proposed fees make central city development more expensive
- North Natomas fees vs. Citywide Fees

## Recommended Changes

- Incentivize Central City development by providing for a reduced fee in this area, both the TDIF and Parks fees.
- Avoid constraining development in areas like North Sacramento and South Sacramento by extending the reduced fee to these challenged areas, consistent with the incentive zone map prepared for the reduced Mixed Income Housing Ordinance Fee, which includes census tracts where the median homes values (about \$191k) are affordable for a family of four.
- Adjust Quimby land values to provide for the whole Central City. Use practical proportionality based on where we anticipate land purchases.
- Adjust the PIF to charge per square foot (vs. per size range)

## Next Steps

Large Public Stakeholder Meeting, August 10  
Budget and Audit Committee, October 4  
Parks and Recreation Commission, October 6  
Planning and Design Commission, October 6  
Law and Legislation, October 13  
City Council, October 25

**For more information on CDIF Program or to review Nexus Studies go to:**

<http://www.cityofsacramento.org/CityofSacCDIFProgram>