

SAFCA Development Fee Program

City of Sacramento

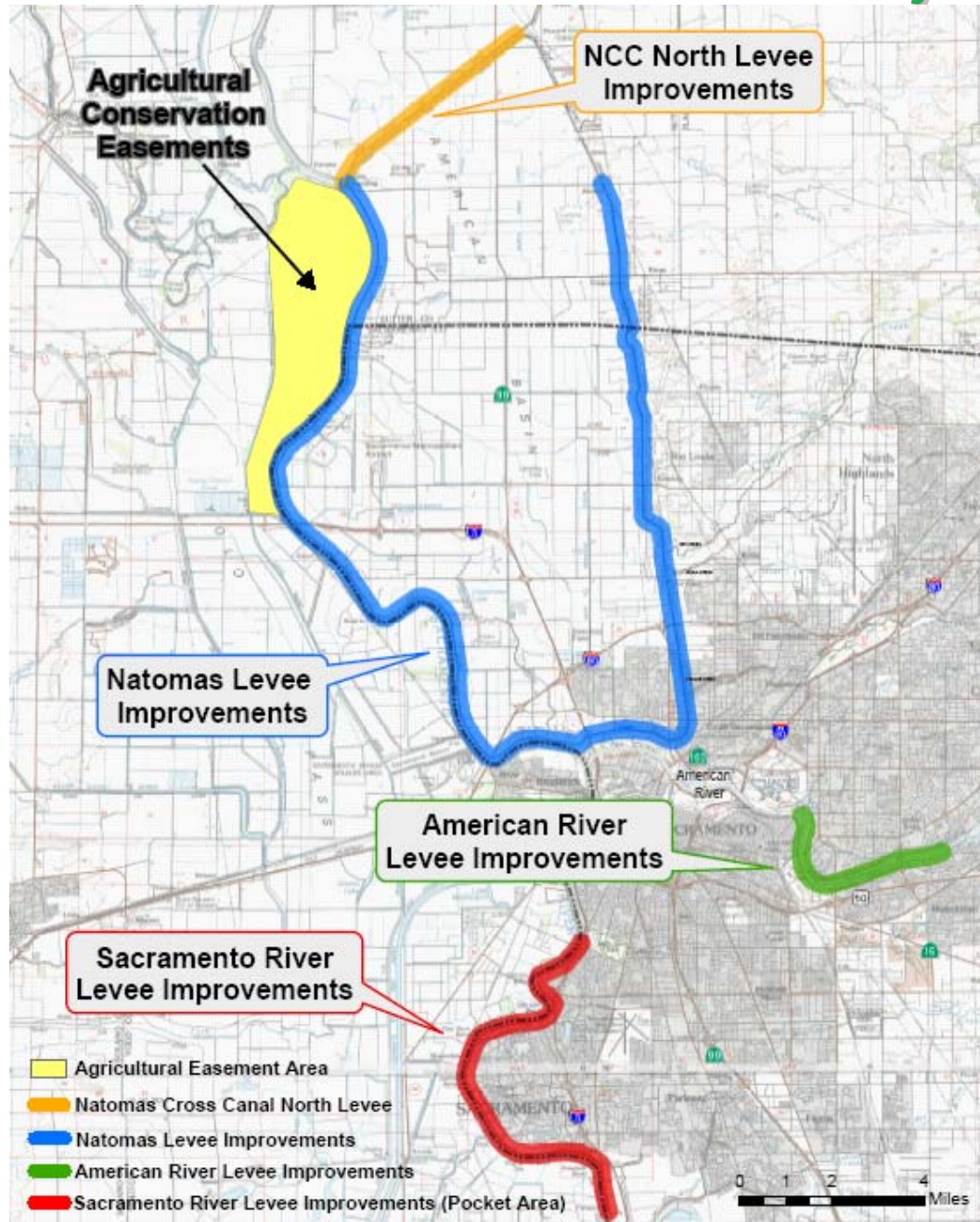
Development Oversight Commission

July 7, 2008

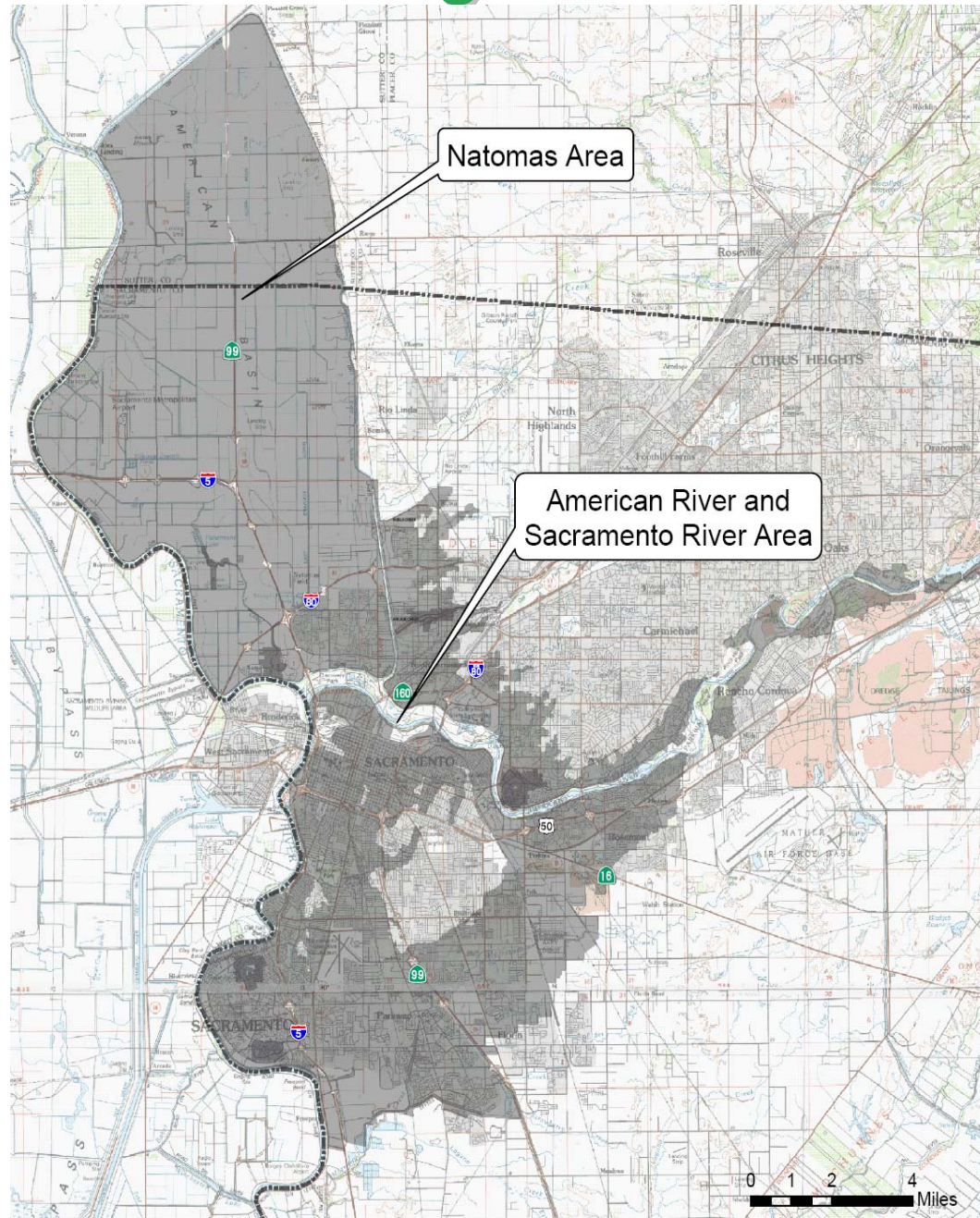
Development Fee Concept

- Off-set increases in Expected Annual Damage due to new development by reducing the chances of an uncontrolled flood
- Secure state funding for early implementation of Natomas levee improvements
- Secure federal and state cooperation for ongoing flood risk reduction in the Sacramento area

Flood Risk Reduction Projects



Fee Program Area



Fee Program Rate Schedule

■ Residential - Cost per Damageable Square Foot*

- Single-Family One-Story = \$1.79
- Multifamily One-Story = \$ 1.00
- Single-Family Two-Story = \$1.72
- Multifamily Two-Story = \$1.06

*Represents Habitable Square Footage of 1st (2) Floors of Residential

■ Non-Residential - Cost per Damageable Square Foot*

- Commercial = \$2.69
- Industrial = \$1.79

*Represents Habitable Square Footage of Ground Floor of Non-Residential

- Habitable square footage is all new square footage that contains conditioned air. I.E. all new square footage constructed except garages, porches, decks, entryways, awnings, carports, driveways, breezeways and the like. (Will also not include basements.)

- Costs Includes Administration of Fee Program

-2009 Base Year Rate

Fee Implementation

- Fee will be collected by the land-use agency when a Building Permit is issued
- Administrative Cost of collecting fee is included within the cost of the fee
- Fee collection may be deferred by SAFCA when allowed by the land-use agency

Fee Exemptions & Credits

- Exemptions and Credits will be allowed
 - Exemptions
 - Structures on Ag property
 - In-kind replacements due to damage
 - Structures raised above 200-year floodplain elevation
 - Structures located in Old Sacramento
 - Minor single-family residential additions of 300 Sq. Ft. or less

Fee Exemptions & Credits (cont.)

- Exemptions and Credits will be allowed
 - Credits
 - For pre-existing structures within two years of demolition
 - For pre-existing structures in a Redevelopment Area after January 1998
 - Special Circumstance
 - For mixed-use development (retail and residential) in a redevelopment project area receiving agency assistance, the project will be classified as a multi-family residential project for purposes of calculating the fee

Fee Program Implementation

- ✓ Public Hearing before SAFCA Board on April 17, 2008. Received Conceptual Approval.
- ✓ Public Hearing before SAFCA Board on May 15, 2008. Fee Program Resolution Adopted.
- ✓ Collection Agreement presented to Sacramento City Council and approved on June 24, 2008.
- Collection Agreement to be presented to Sacramento County on July 22, 2008
- Collection Agreement to be presented to Sutter County prior to final development approvals for the Sutter Pointe project
- Fee Program begins collection January 1, 2009
- Continues until 2020 or until 200-year projects are complete
- Fee Program re-evaluated periodically to account for changed conditions, including Federal Authorization and Appropriation

Periodic Updates

- Annual Inflation Adjustment
 - ENR's Construction Cost Index
- Periodic review (as needed)
 - Changes to the DIF Projects
 - Changes in the cost of administering the DIF
 - Changes in annual financing costs
 - Changes in assumed land uses
 - Changes in other funding sources