



Joint Cordova/Vineyard CPAC Workshops

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Topic of Tonight's Workshop

Infrastructure financing for new growth areas.



General Plan Requirements

The County of Sacramento General Plan Land Use Policies require proposed developments to be **cost-neutral** to the County's General Fund and existing taxpayers/ratepayers.

Therefore, a **Fiscal Impact Analysis, Public Facilities Financing Plan and an Urban Services Plan** are required for all new master plan projects.

Fiscal Impact Analysis

- Examines the total impact of the proposed development on the General Fund and other County funds.
- Includes all costs generated with providing services to future residents, businesses and employees in the development.
- Includes all anticipated revenues.
- Summarizes costs and revenues and identifies any negative impacts to the County.

The Financing Plan

- Summarizes the facility requirements from the technical studies.
- Includes capital improvement programs for major facilities and associated costs.
- Identifies project phasing and phasing constraints from technical studies and conditions.
- Takes into account existing funding sources.
- Recommends new financing mechanisms for facilities not financed by existing funding sources.

Typical facilities included in Financing Plans:

Roads	Transit
Water	Sewer
Storm Drainage	Schools
Parks	Libraries
Fire	Other

Facilities with Existing Funding Sources

	Existing Funding Source
Roads	<ul style="list-style-type: none">▪ County Transportation Fee [SCTDF]▪ Measure A Funds
Water	Zone 40
Storm Drainage	Zone 11
Fire	Sac Metro Fire Fees
Sewer	SRCS and SASD Fees
Schools	School Impact Fees
Libraries	Countywide Library Fee

Facilities in Need of New Financing Mechanisms

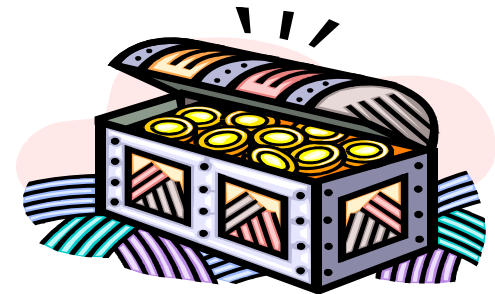
Roads	Transit
Storm Drainage	Parks
Other	



Likely Sources of New Funding

- Development Impact Fee Programs
- Community Facilities Districts [Mello-Roos]
- Developer Funding
- Any combination of the above.

The new funding mechanisms **only** apply to new construction in the growth area.



Examples of New Growth Area Funding Mechanisms

North Vineyard Station

Development impact fee with CFDs over individual development areas

Easton

CFD, developer funding, development impact fees

Vineyard

Development impact fee

Urban Services Plans

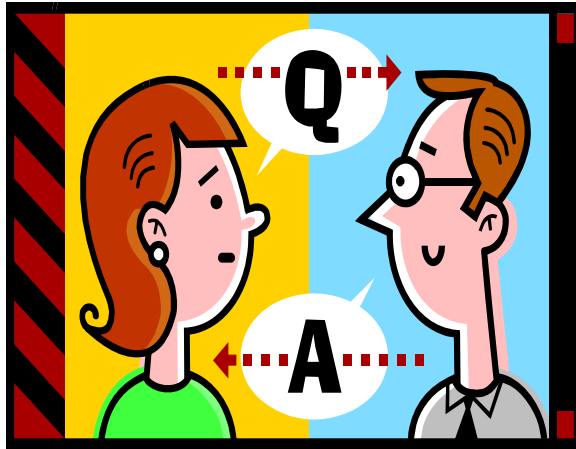
- Summarizes services needed in the new growth area
- Identifies funding shortfalls
- Recommends funding mechanisms

Example: Cordova Hills

Possible Funding Mechanisms =

- County Service Areas
- Services CFDs

Additional Questions?



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