

The background of the slide is a collage of four images. The top-left image shows a modern building with a solar panel array on its roof. The top-right image shows a map with red circles indicating specific locations. The bottom-left image shows a white bus with "UCSD" and "05603 0705" on its side. The bottom-right image shows a red and white train engine with the number "3011" on its front, stopped at a brick building with a traffic light.

The Case for Neighborhood Special Districts

CDIAC 2015

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Director, City & Regional Planning, Americas
AECOM

A City Set in a Bio-Diverse Region



City Planning & Community Investment

Habitat Conservation Lands in San Diego

Orange County

Riverside County

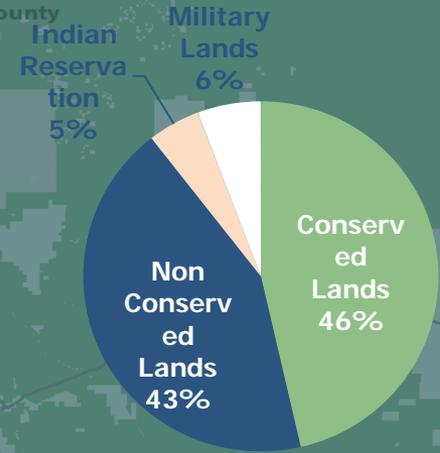
San Diego County

Imperial County

PACIFIC OCEAN

UNITED STATES

MEXICO

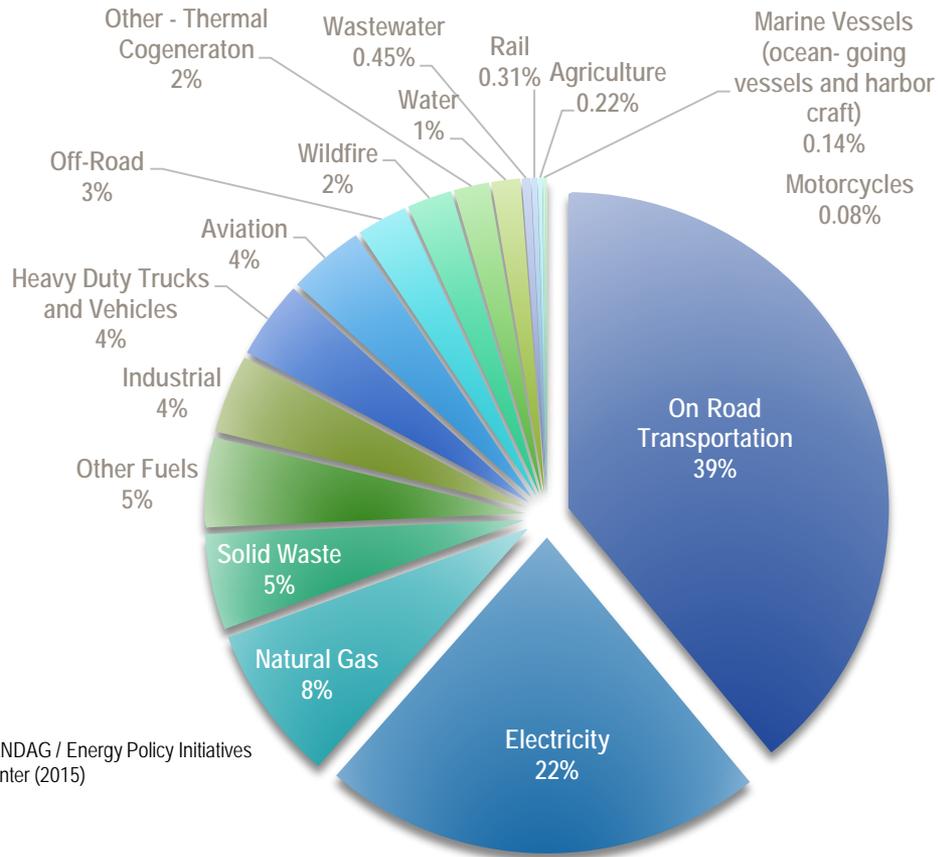


-  County Water Authority Boundary
-  Conserved and Proposed Habitat Lands
-  Military Lands
-  Indian Reservation





Climate Change Response – Defining Challenge of the 21st Century



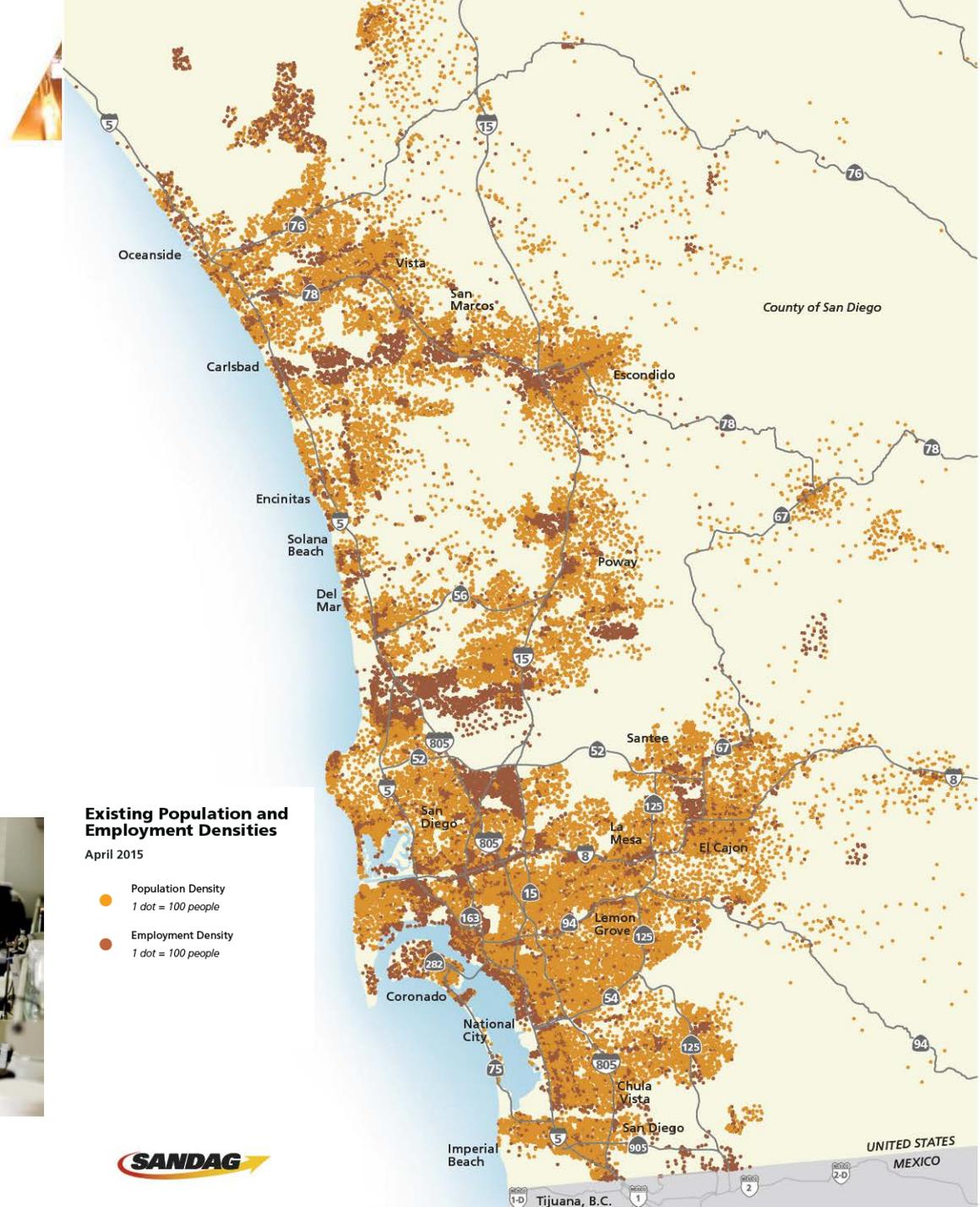
SANDAG / Energy Policy Initiatives Center (2015)



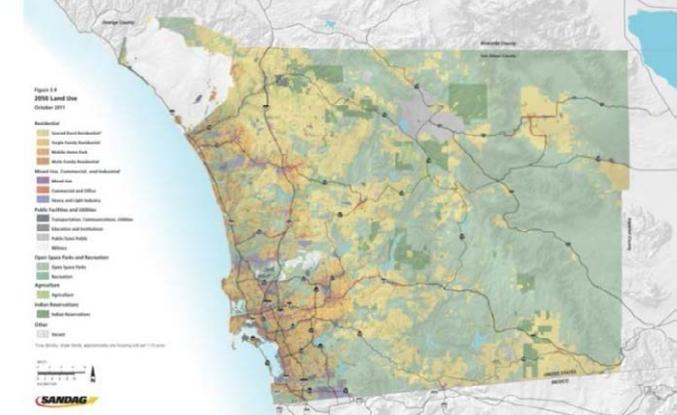
TODAY:

Where People Live and Work

- 3.1 million people
- 1.5 million jobs
- 1.2 million homes



2050 Regional Transportation Plan / Sustainable Communities Strategy

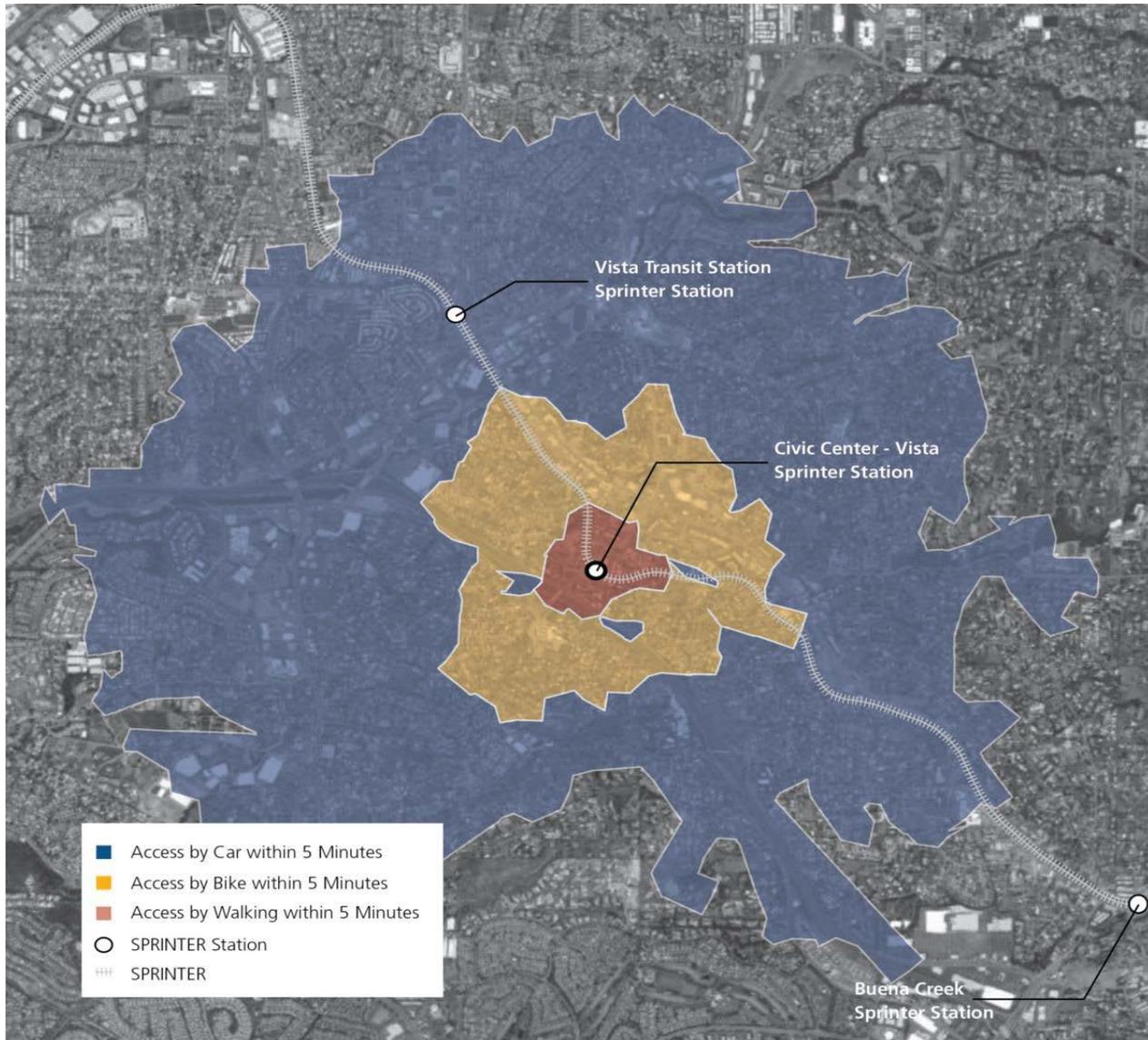




By 2050, most people in the region will live within 5 minutes of a transit station; almost half by biking

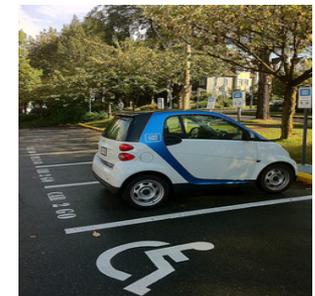
	2012		2050	
	Pop	% of Region	Pop	% of Region
Walk	174K	5.5%	688K	15.7%
Bike	669K	21.3%	2,153K	49.1%
Drive	1,447K	46.0%	3,148K	71.8%

Driving @ 25 mph



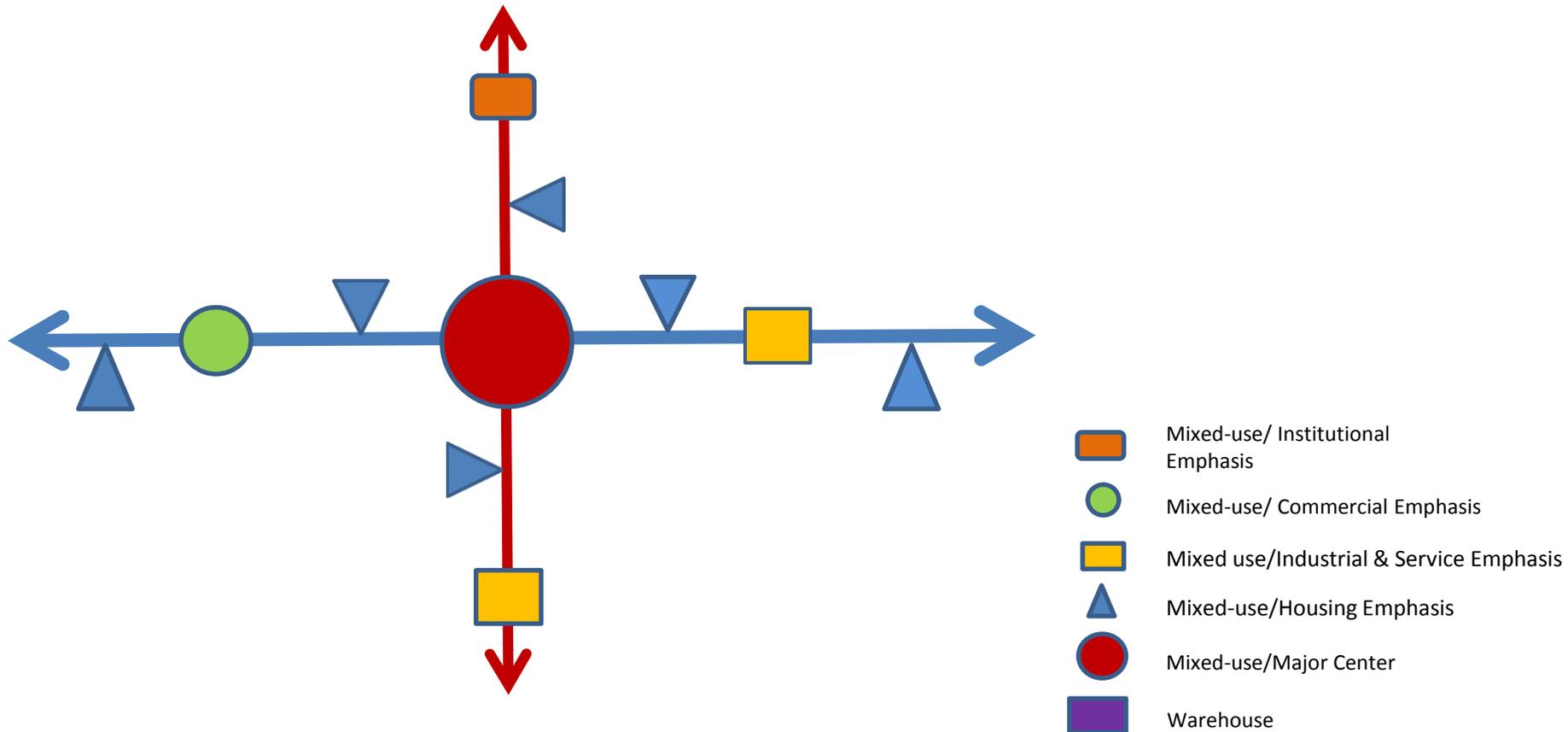
Plan TODs for Market Choices

- Mobility
- Housing
- Workplaces
- Community



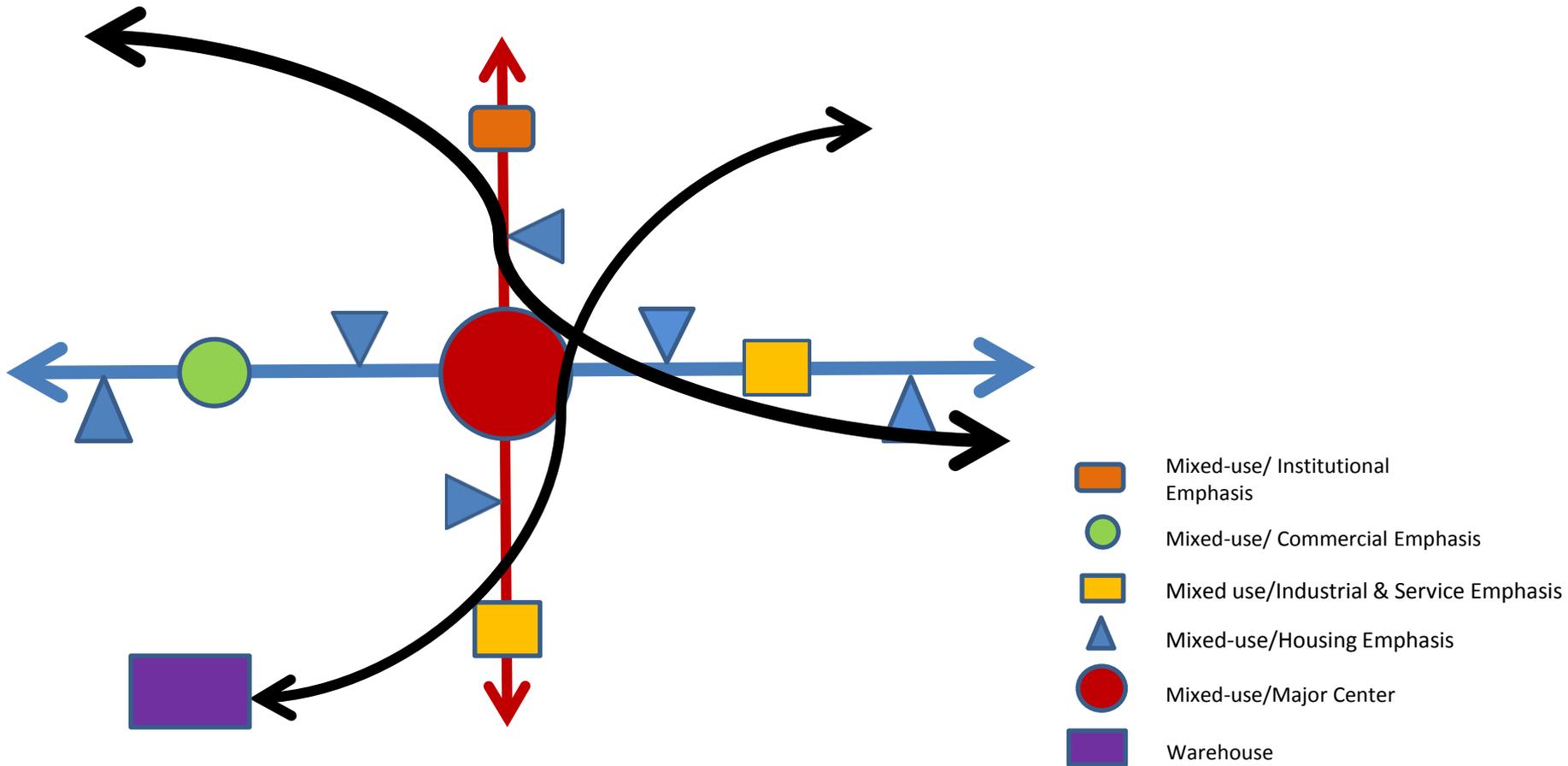


TODs + Transit: The Jobs Housing Connection



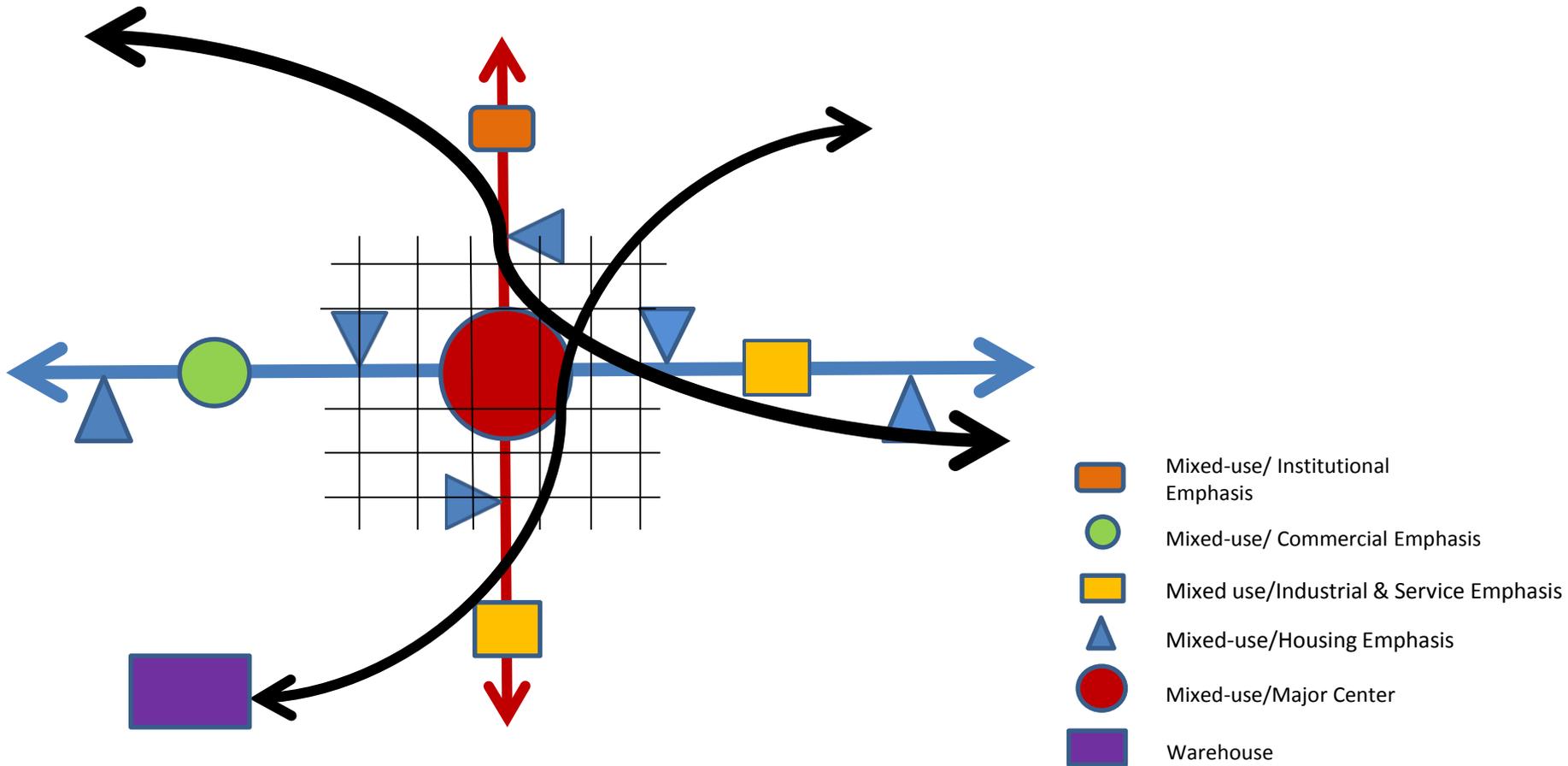


TODs + Transit: The Jobs Housing Connection



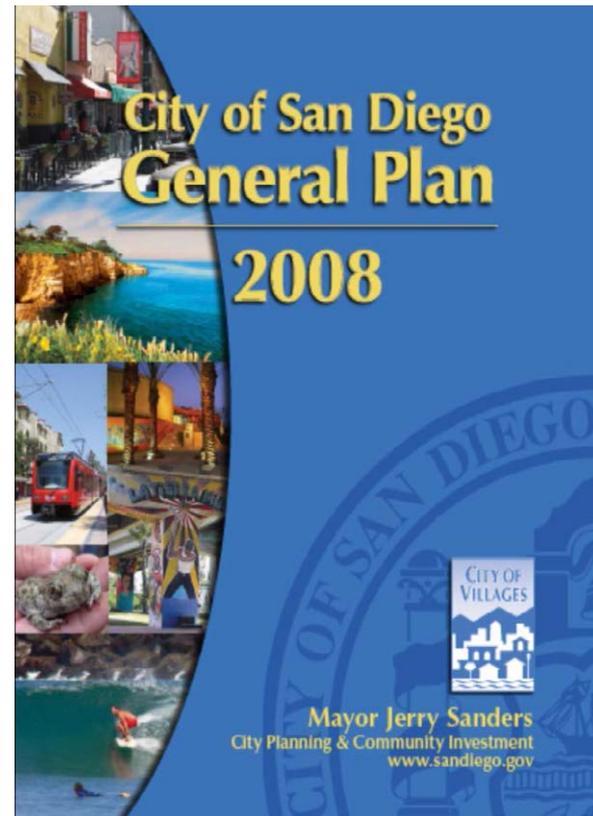
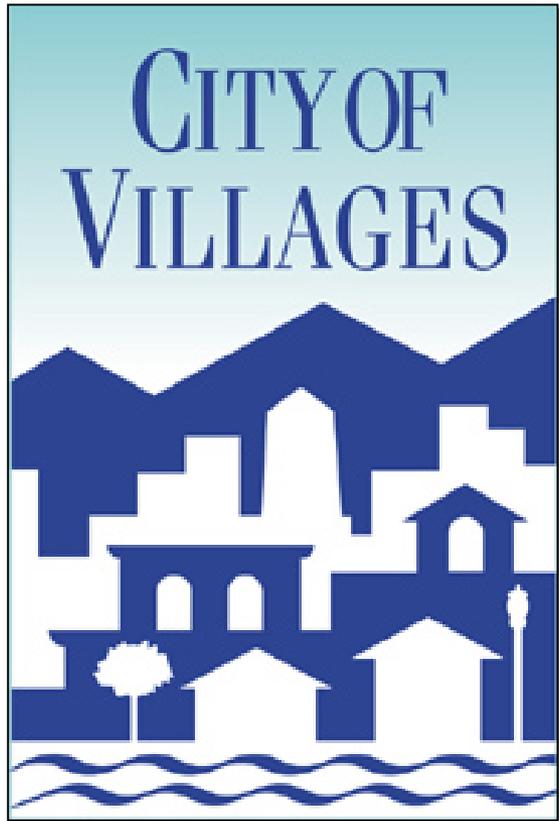


TODs + Transit: The Jobs Housing Connection





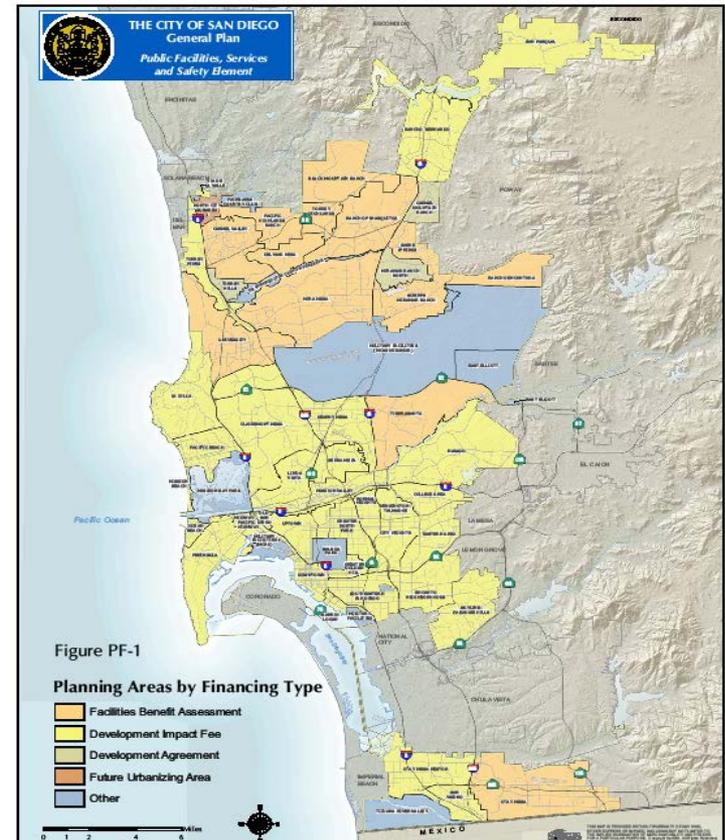
The City of San Diego General Plan





Since 1970s Growth Management – Directed Growth & Facility Funding

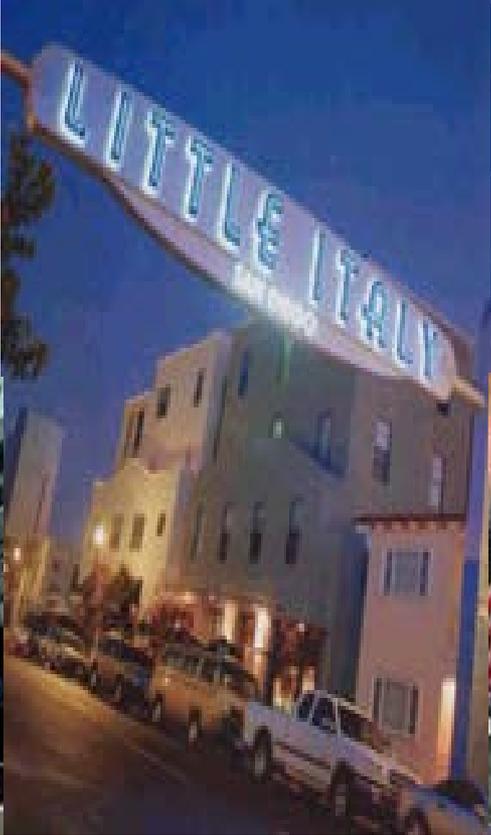
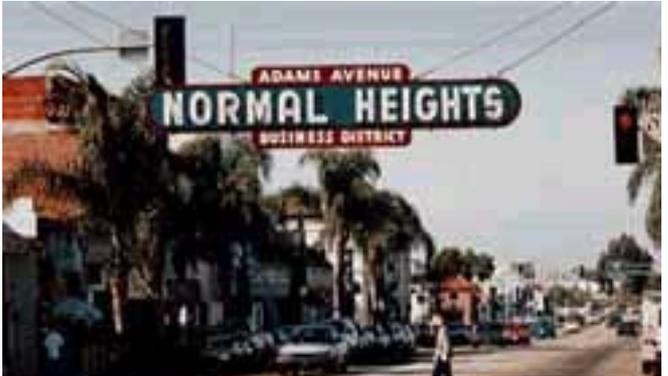
Tier	Funding
Urbanized	Impact Fees: Approx. \$5K - \$16K/unit
Urbanizing	Developer financed; FBAs & Impact Fees Approx. \$45 - \$125K/unit
Future Urbanizing	Phase shift, then developer financed

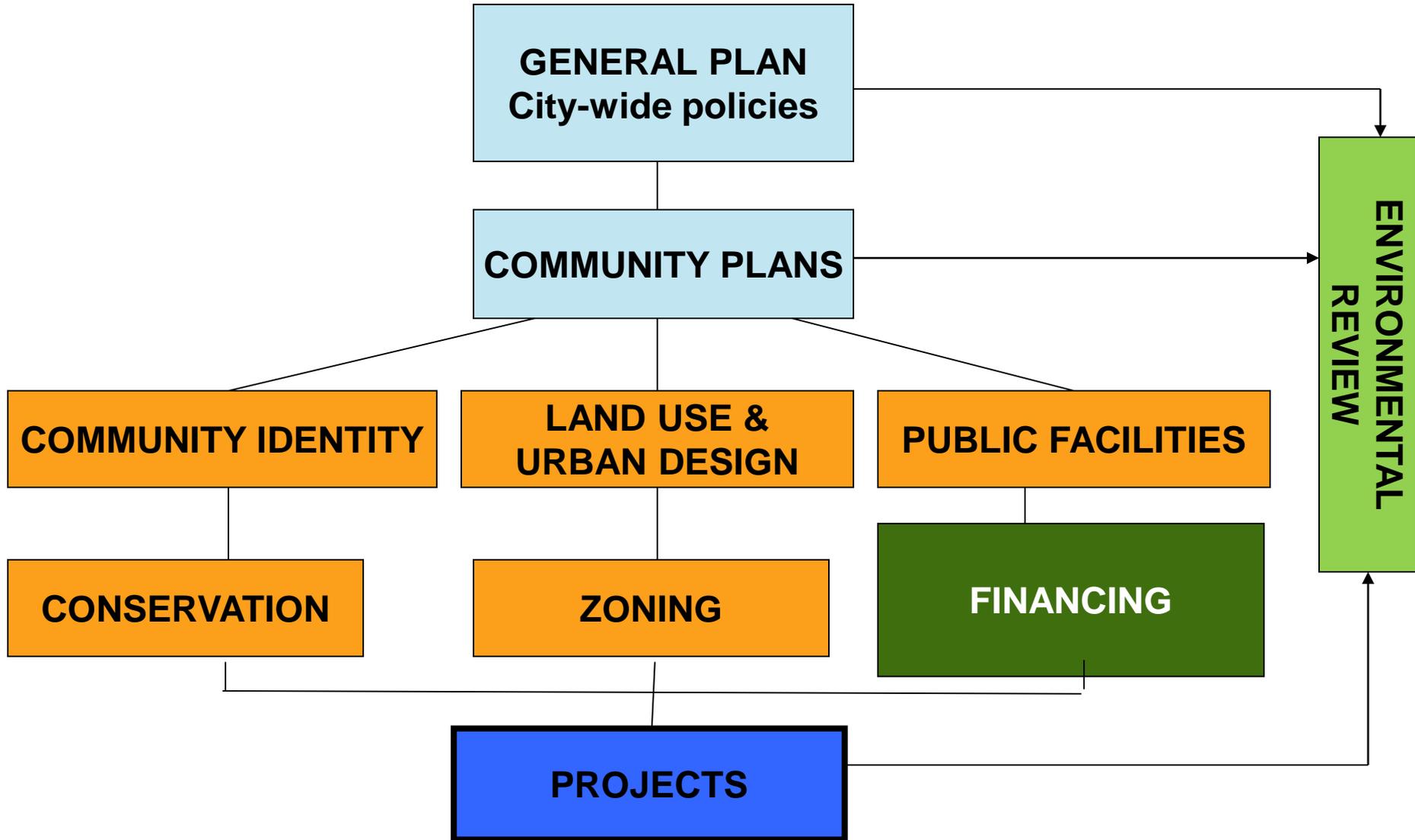




Infill & TODs:

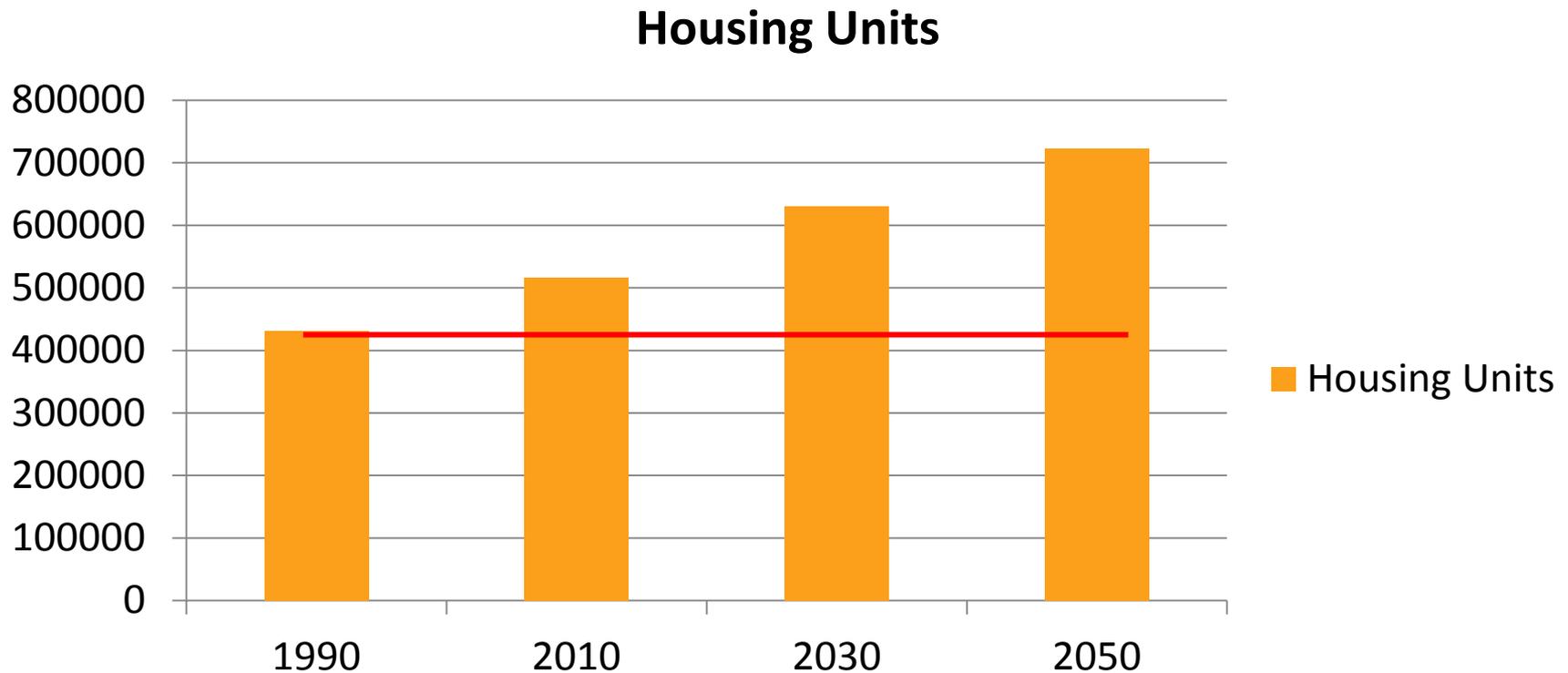
- At what scales?
- With what public facilities?
- At what standards?
- Who pays for it?







Financing from New Growth Won't Address Facility Deficits: City of San Diego Housing



Sources: US Census; SANDAG



Do we have the right financing tools for existing public facility deficits?

General Obligation?

Voter skepticism?

Jurisdiction-wide Special Tax?

2/3rds & why pay for someone else when I already pay?

User Fees

Rate payer services; public parking

Assessment Districts/BIDs?

Enough? Benefit Challenges? Sustaining?

Dev. Agree? Incentive Zoning?

Is there a market? Public support?

Community Facilities Districts?

“Mello-Roos” If so good, why not more for infill?

Enhanced IFDs?

Gen Fund trade-off? Why would County, other taxing agencies participate?



The Case for Counties?: Healthy Communities

Building Healthy Environments and a Healthy Population



HEALTH

The Planning and Community Health Research Center advances plans and policies for improving the built environment to promote public health.

Planning and Community Health
Research Center



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Anna Ricklin

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Do We Need a Neighborhood Facilities District Mechanism?

California Planning Roundtable

Sub-district of jurisdiction; all eligible, not just blighted areas

To address existing facility deficits that serve district, chosen by voters within

New monies – voluntary. Don't like taxes, don't form one

Approved by voters within district – applied on unit basis, not ad valorem. Voter threshold?

Not Mello-Roos

Pooled financing

Thank you.

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