

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION ADOPTING A STOCKTON ECONOMIC STIMULUS PLAN SUPERSEDING EXISTING PUBLIC FACILITIES FEE REDUCTION PROGRAM FOR RESIDENTIAL AND NON-RESIDENTIAL PROJECTS

In 1988 the City Council adopted Stockton Municipal Code section 16.72.260, which established the authority for imposing and charging public facilities fees for new development; and

In 2005 the City Council increased these fees in response to a nexus study. The fee increases resulted in a significant increase in residential and nonresidential public facility fees; and

On September 14, 2010, the City Council adopted Resolution No. 10-0309, which established a temporary reduction of certain public facilities fees for non-residential projects Citywide, exempted certain public facilities fees for residential projects in the "Greater Downtown Stockton Area," reduced certain public facilities fees for single-family residential projects developed within the existing City limits, as of October 14, 2008, and increased the Public Facilities Administrative Fee to 3.5% until December 2012; and

On November 16, 2010, the City Council adopted Resolution No. 10-0377, which expanded the program to include multi-family projects with a sunset date of December 31, 2012; and

On December 11, 2012, the City Council adopted Resolution No. 2012-12-11- 1601, which extended certain components of the fee reduction program through December 31, 2013, which were scheduled to sunset on December 31, 2012; and

On December 17, 2013, the City Council adopted Resolution No. 2013-12-17- 1502, which extended certain components of the fee reduction program through December 31, 2014, which were scheduled to sunset on December 31, 2013; and

On November 18, 2014, the City Council adopted Resolution No. 2014-11-18- 1501, which extended certain components of the fee reduction program through December 31, 2015, which were scheduled to sunset on December 31, 2014; and

On August 18, 2015, the Mayor introduced the Stockton Economic Stimulus Plan (SESP) for City Council consideration, the City Council directed the City Manager to return to Council on October 6, 2015 and report on the financial impacts of the SESP and the status of the General Plan; and

On October 6, 2015, the Council members scheduled a study session for October 13, 2015 to discuss the SESP. At the study session, Council discussed the SESP (Item 15-2115). On November 3, 2015, Council further debated the SESP and an alternative proposal (Item 15-2124) and moved to continue the public hearing to November 17, 2015 so that further analysis related to the alternative could be considered.

In order to stimulate new development, attract new business, improve the unemployment rate, provide greater opportunities for disadvantaged communities within Stockton and jump start the local economy, the City Council of the City of Stockton desires to implement the following Economic Stimulus Plan (ESP); now therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

The Economic Stimulus Program (ESP) proposal is hereby adopted as follows:

1. The local hire program as described with the Mayor's proposed Stockton Economic Stimulus Plan, incorporated as Attachments A and B, shall be adopted, with the exception that quarterly review of the hiring accomplishments of the program shall be overseen by the City instead of industry.

2. The ESP supersedes the existing EDD Fee Reduction program set to expire December 31, 2015. Therefore, proposed PFF reduction levels are deducted from baseline full fee amounts (such as would be the case if the EDD Fee Reduction program were not in place). However, because expiration of the program is approaching and staff requires time to implement the fee reduction proposal, the EDD Fee Reduction program shall remain in force in its entirety until such time the ESP is fully implemented.

3. The ESP, once fully implemented, shall remain in effect until December 31, 2016, before which point the Council may elect to extend the program for an additional year.

4. For new single-family home residential development within SB 535 defined disadvantaged communities, and outside of the Greater Downtown Stockton Area (GDSA), the following shall occur:

- a. The following Public Facilities Fees shall be reduced from their full amount by 100% per unit:
 - i. City Office Space
 - ii. Community Recreation Centers
 - iii. Libraries
 - iv. Police Stations

- v. Fire Stations
- vi. Street Improvements
- vii. Parks

- b. A further reduction of processing fees, equivalent to 25% of the balance of Public Building, Street and Park PFF fees remaining after deducting existing reductions related to the 2010 EDD PFF Fee Reduction Program, or waiver of processing fees up to the 25% further reduction, whichever is less.

5. For new single-family home residential development outside of SB 535 defined disadvantaged communities and outside of the Greater Downtown Stockton Area (GDSA), the following shall occur:

- a. The following Public Facilities Fees shall be reduced from their full amount by 100% per unit:
 - i. City Office Space
 - ii. Community Recreation Centers
 - iii. Libraries
 - iv. Police Stations
 - v. Fire Stations
 - vi. Street Improvements
 - vii. Parks

6. For new multifamily residential development within SB 535 defined disadvantaged communities and outside of the Greater Downtown Stockton Area (GDSA), the following shall occur:

- a. The following Public Facilities Fees shall be reduced from their full amount by 100% per unit:
 - i. City Office Space
 - ii. Community Recreation Centers
 - iii. Libraries
 - iv. Police Stations
 - v. Fire Stations
 - vi. Street Improvements
 - vii. Parks
- b. A further reduction of processing fees, equivalent to 25% of the balance of Public Building, Street and Park PFF fees remaining after deducting existing reductions related to the 2010 EDD PFF Fee Reduction Program, or waiver of processing fees up to the 25% further reduction, whichever is less.

7. For new multifamily residential development outside of SB 535 defined disadvantaged communities and outside of the Greater Downtown Stockton Area (GDSA), the following shall occur:

a. The following Public Facilities Fees shall be reduced from their full amount by 100% per unit:

- i. City Office Space
- ii. Community Recreation Centers
- iii. Libraries
- iv. Police Stations
- v. Fire Stations
- vi. Street Improvements
- vii. Parks

8. For new residential development within the Greater Downtown Stockton Area (GDSA), the following shall occur:

a. The following Public Facilities Fees shall be reduced from their full amount by 100% per unit:

- i. City Office Space
- ii. Community Recreation Centers
- iii. Libraries
- iv. Police Stations
- v. Fire Stations
- vi. Street Improvements
- vii. Parks

9. For new non-residential development, the following public facilities fees shall be reduced from their full amount by fifty percent (50%) Citywide:

- a. City Office Space
- b. Community Recreation Centers
- c. Libraries
- d. Police Stations
- e. Fire Stations
- f. Street Improvements

Note: New non-residential development is already exempt from Parkland fees.

10. These fee reductions shall take effect 60 days following adoption.

11. For new single family permits outside of the GDSA, reductions, as stated under items 4 & 5, apply to the first 500 cumulative single family building permits issued

between disadvantaged (SB 535) and non-disadvantaged areas after the effective date and before the sunset date.

12. For new multifamily permits outside of the GDSA, reductions, as stated under items 6 & 7, apply to the first 500 cumulative multifamily building permits issued between disadvantaged (SB 535) and non-disadvantaged areas after the effective date and before the sunset date.

13. All other provisions of the Public Facilities Fees Program shall remain in full force and effect.

14. The City Manager is authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED AND ADOPTED. November 17, 2015.

ANTHONY SILVA, Mayor
City of Stockton

ATTEST:

BONNIE PAGE, City Clerk
City of Stockton