



ONE
7
2011

Housing impact fee waivers scaled down

By Adam Pollack, San Diego Public Policy Examiner

April 13th, 2011 3:05 pm PT

Business builders that create jobs will have to pay for increasing the workforce where there is not enough housing available. The city council decided Tuesday, April 12 to limit waiver applications to industrial and medical developers.

The waivers end for retail outlets like those in Las Americas shopping center built in the old San Ysidro/Otay Mesa enterprise zone.

In 2006, the city agreed with the state to direct staff to grant waivers for the Housing Impact Fees the council made mandatory in 1990 by enacting an ordinance. The local incentives were part of the deal made with the state on creating the regional Enterprise Zone.

The fees were charged for an amount equal to a part of the impact on the cost of providing new housing to the workers at the new business development. Waivers worth millions were granted to project developers, largely industrial developers, before 2006. The two enterprise zones in San Ysidro/Otay Mesa and Southeast/Barrio Logan became part of one regional zone that year. The waivers continued.

The amended ordinance adjusts the local incentives, ending the waivers for most types of business, and continuing to make waivers available to the industries that drive the local economy and the medical establishments that pay hires high wages. Before getting a building permit for building a heavy or light manufacturing factory, or a wholesale distributor house, the developer can still get a waiver. Medical developers can avoid the fee when constructing a building for research and development, urgent care, intermediate care, or nursing. Hospitals are bedrock building enterprises that make good money the council will not limit by imposing additional impact fees.

Developers that take waivers have to hire local workers first., worker who live either in the enterprise zone or a targeted employment area. Their building projects must be run entirely within the enterprise zone,

A developer asking for no charge for creating jobs can not shift the housing development costs to another community. Another developer, if anyone pays for the cost of housing additional workers, will pay a cost. Impact fee funds can be used anywhere in the city, but there must be a "geographic nexus" between the fee payor and the funded housing units . If the Housing Commission and Mayor find the community connections have become negligible, they can set maximum distances between housing and development or divide the city into zones.

The community business anchors eligible for waivers can draw plans without city debt concerns. A developer can make money and improve the jobs market in a community free from impact fees.

Advertisement

This article is the latest developing news article for Open Commitments on every second Wednesday. On the other Wednesdays the articles are telling commentaries for Post Edition.

To read earlier articles, read

- [Convention center expansion debt given to redevelopment agency](#)
- [Redevelopment agency transferring project property to city](#)
- [Supervisors poised to raise taxi cab insurance](#)
- [Financing agreement for refinancing city fleet approved](#)
- [Legislative state and federal priorities in the political field](#)



[SHOCKING: 46" LED TV's for only \\$98.76!](#)

Pflugerville: Over 1,000 Samsung 46" LED TV's selling for \$98.76 each!



[The Healthy Cigarette?](#)

Can E-Cigarettes Be A Healthier Alternative To Smoking?



[Pflugerville: Mom Makes \\$77/Hr Online](#)

Unemployed Mom Makes \$6,397/Month Working Online.

Tags: [development incentives](#), [Open Commitments](#), [Housing Impact Fees](#), [Industry](#), [medical business](#), [developers](#)

From around the web

[Sacrifice now, or pay later](#) (BankRate.com)

[10 Chain Restaurants Worth Visiting](#) (The Daily Meal)

[What makes up the price of U.S. gasoline?](#) (ExxonMobil's Perspectives)

[what's this]

We recommend

[King, Ding, Peszek, Stack-Eaton rock NCAA event finals](#)

['Glee': Charice prepares for return to 'Glee', song release, movie role](#)

["Maybe somebody is lying to him" - Marcos Maidana fires back at Victor Ortiz](#)

["I want to thank Manny Pacquiao for his words" - Victor Ortiz](#)