



# **SOLANO COUNTY REGIONAL TRANSPORTATION IMPACT FEE (RTIF)**

*Presented to:*

**Senate Governance And Finance Committee  
Senate Housing Committee**

**Assembly Local Government Committee**

**Assembly Housing And Community Development Committee**

**Mcguire, Wiener, Aguiar-Curry, And Chiu, Chairs**

*on February 26, 2020*



# Solano Orderly Growth Initiative Background and History

- **1980** – The Solano Orderly Growth Initiative, evolved as the result of previous development policies approved as part of the Solano County General Plan’s Land Use and Circulation Element
- **1994** – The Solano Orderly Growth Initiative was officially enacted by voters to continue the County’s city-centered development policy of locating residential growth in the County’s 7 incorporated cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo
- **2008** – Voters renewed the Solano Orderly Growth Initiative
- **2020** – As a result of this initiative, approximately 128 square miles of the County, or 14% of the total land area, lies within 7 incorporated cities
  - 86% of the total land area is open space, agriculture, and waterways
  - 95% of Solano County’s population is located within the 7 cities



# Solano Public Facilities Fee Background and History



- In January 1990, the Solano County board of supervisors passed Resolution No. 90-16 to express concern that new residential, commercial and industrial development in the county was placing increasing demands on county facilities. This resolution was jointly adopted by all of the cities in the county.
- **Public facilities fees are necessary to mitigate impacts caused by new development projects within the county, to finance public facilities and to assure that new development projects pay their fair share for these facilities.**
- Without fees from a dedicated funding source, funds for construction, expansion, or improvement of public facilities are not available to accommodate the needs caused by development projects

# The Solano County Public Facilities Fee (PFF)

- The Solano County PFF Program was adopted in 1992 and subsequently updated in 1998, 2002, 2007, 2013, and 2018.
- The fee for new development in the incorporated area is collected by a respective City or by the County for development in the unincorporated area.



# Types of Facilities Included in the Solano Public Facilities Fee (PFF)

Facility Category	List of Facilities Included
Public Protection (Includes Courts)	Sheriff; Adult detention, Inmate training, and Probation facilities; Courts (Traffic, Juvenile Detention, Collaborative); DA forensic lab improvements/equipment, Animal Care facilities, Fair-share debt service on Gov. Administrative Center
Health and Social Services	Healthcare facilities (regional/Countywide facilities, including behavioral and mental health facilities), Capital equipment, Office space
Library	Library expansions and six new branch libraries
General Government	General Services facilities; Ag. Commissioner office space and equipment; County Parks improvements; Capital equipment for elections; IT improvements in required facilities; Fair-share debt service on Gov. Administrative Center
Transportation (Added 2014)	Regional roads and road improvements (STA); County roads; Transit projects

# The Regional Transportation Impact Fee (RTIF)



- In 2013, the STA Board (which is comprised of 7 Solano Mayors and 1 County Supervisor) requested that the County add transportation impacts to the Public Facilities Fee
- The RTIF began in February 2014 as a way to mitigate the impacts of development on transportation
- It is a portion of the existing PFF dedicated to transportation impacts – not an additional fee
- Seven working groups of local agency representatives were created to select RTIF projects
- Averages \$1.2M annually at \$1,500 per unit
  - A 2013 Nexus Study found that Solano County could justify charging up to \$8,282 per Single Family dwelling unit to mitigate the impacts of development
- The RTIF Program is governed and administered by STA

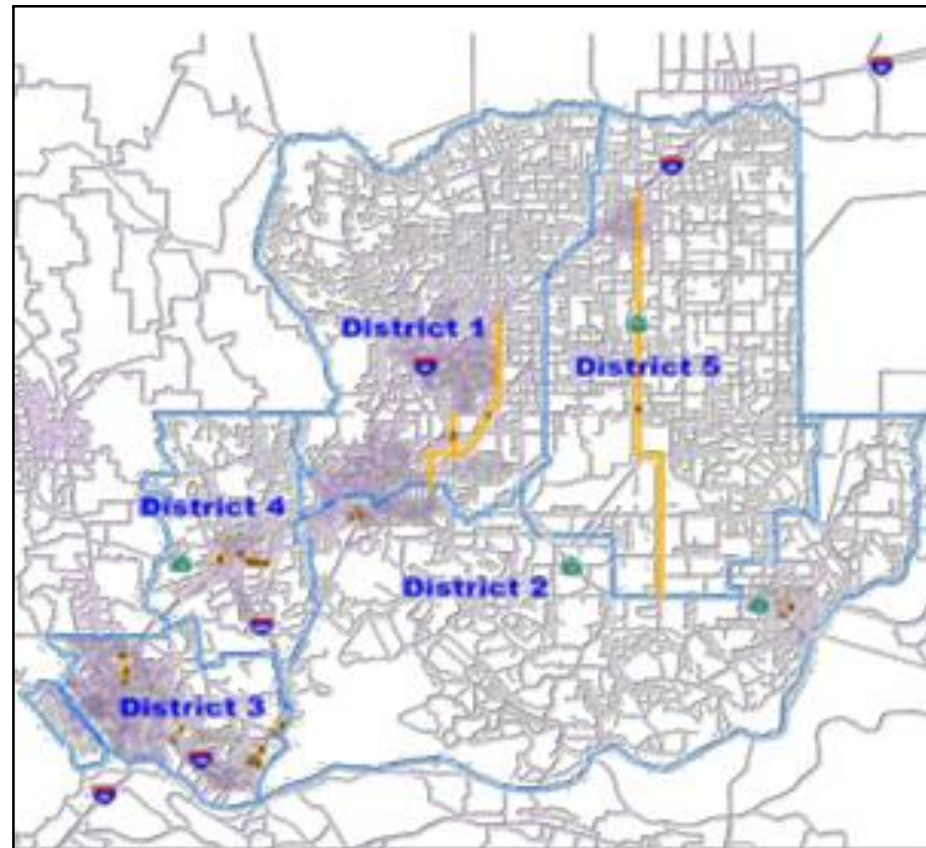


\$1500 per dwelling unit



# Regional Transportation Impact Fee (RTIF) Working Groups

- Each RTIF District has its own Working Group to strategize, prioritize, plan, and deliver projects
- Each Group includes one or more cities and the County, facilitating regional collaboration on transportation projects
- 90% of the RTIF Revenue collected is allocated back to the cities based on 5 geographical areas where development occurs



# Regional Transportation Impact Fee (RTIF) Distribution

- 90% of the RTIF Revenue collected is allocated back to the 7 incorporated cities
- 5% of the RTIF Revenue collected is allocated toward regional transit
- 5% of the RTIF Revenue collected is allocated toward unincorporated County roads impacted by development





## RTIF Revenue by District

RTIF Revenue for Eligible Projects	Total Revenue Collected 2014-Present
District 1 Jepson Corridor	\$3,462,220
District 2 SR 12 Corridor	\$660,429
District 3 South County	\$294,882
District 4 Central County	\$1,367,642
District 5 SR 113	\$591,205
District 6 Regional Transit (5%)	\$354,243
District 7 County Road (5%)	\$354,243
<b>Total RTIF Revenue Collected</b>	<b>\$7,084,865</b>

# RTIF Program Successes

- Collected over \$7M in 6 years of the program
- 7 projects or phases have been completed using RTIF funds
- 3 projects are currently underway
- Estimated **\$39M leveraged in regional and state funding**
- In 2018, Solano County increased the RTIF component of the PFF from \$1500 to \$2500 per unit, **without raising the overall PFF**



# Projects Advanced With RTIF Funding (Completed)

- Jepson Parkway Phase 1A (Vacaville)
- Midway Rd Safety Improvements (County/Dixon)
- Benicia Bus Hub (Benicia)
- Green Valley Overcrossing (Fairfield)
- SolanoExpress Bus Stops at Solano Community College (Fairfield)
- Church Rd Intersection Environmental (Rio Vista)
- Fairgrounds Dr. SolanoExpress Bus Stops (Vallejo)



# Projects Advanced With RTIF Funding (In Progress)

- Jepson Parkway Phase 1B (Vacaville)
- Jepson Parkway Phase 2A (Fairfield)
- SR 12 Complete Streets Project (Rio Vista)



# Case Study

- Church Rd Intersection Environmental
  - Total Cost Estimate: \$4.5M
  - Safety and operations project to provide access to development
  - ENV Document (\$300k) funded through RTIF in 2018
  - Caltrans agreed to STA's request to include the Church Rd project in larger SR12 SHOPP project because project was ready for design
  - \$300,000 Solano RTIF investment resulted in **more than \$4M in leveraging.**



# Future RTIF Priorities

- Advance projects to make them competitive for grant funding for construction
- Leverage RTIF funding for regional and state grant match
- Focus on projects that foster housing production, particularly affordable housing, job growth, and improved safety
- Promote investment in Priority Development Areas (PDAs) with access to regional transit connectivity



# For questions regarding the...

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