

Burke/Lowenthal Motion

The Guiding Principles to MTA's Congestion Mitigation Fee feasibility study set the framework for resolving many of the outstanding issues raised by cities during the study process. Our efforts in achieving the first principle: "**Fees should be structured to mitigate congestion from new development without discouraging economic development...**" may be facilitated by an examination of the utility of the innovative ***Statewide Community Infrastructure Program*** (SCIP) in conjunction with the payment of fees.

The Statewide Community Infrastructure Program (SCIP) is a development impact fee-financing program offered by California Communities, a joint powers authority, sponsored by the California State Association of Counties and the League of California Cities. SCIP utilizes 1913/15 Act bonds to finance impact fees for roads, water, sewer, storm drainage, parks, etc. with tax-exempt bonds. Developers can be reimbursed for fees paid to obtain a building permit, or fees can be funded directly prior to obtaining a building permit. The two SCIP programs are called the "Reimbursement Program" and the "Pre-Funding Program". SCIP can also finance public improvements directly through the Acquisition Funding Program.

SCIP can be used for commercial, industrial, retail and multi- and single-family residential projects, but can be modified for specific land uses as determined by the Local Agency. SCIP is ideal as an economic development tool, and can act as a substitute for fee deferral programs for commercial and industrial projects. SCIP works well for residential projects, where it may be too expensive to form a stand-alone district. Local agencies are free to use SCIP to fund selected fees and for different land uses, depending on local policies.

We, Therefore Move that staff be instructed to research this program, meet with the SCIP personnel and examine its applicability with the CMP Mitigation Fee and report back to this Committee after a review with the Policy Advisory Committee and other interested parties.