

Solano Economic Forum



Ranking of Perceived Impediments

	Combined	Public Sector	Construction	Business
Market Conditions: Financing	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>
Market Conditions: Market Pricing (land, home values, and building lease rates, etc.)	<u>2</u>	<u>2</u>	<u>3</u>	<u>5</u>
City/County Development Regulations: Development Impact Fees	<u>3</u>	6	<u>1</u>	15
State/Federal Development Regulations: Wetlands/Endangered Species	<u>4</u>	<u>4</u>	<u>5</u>	11
State/Federal Development Regulations: State/Federal Permit Processing Time	<u>5</u>	<u>3</u>	8	7
City/County Permit Processing: CEQA Compliance	6	<u>5</u>	7	24
Quality of life: Public Education Rankings	7	9	12	<u>3</u>
City/County Permit Processing: Length of Permit Processing	8	7	6	16
City/County Development Regulations: Planning Requirements	9	19	<u>4</u>	10
City/County Development Regulations: Local Permit, Building and Inspection Fees	10	20	10	<u>4</u>

Ranking of Potential Solutions

	Combined	Public Sector	Construction	Business
Development Impact Fee reductions to reflect new business economics and feasibility for new projects	<u>1</u>	<u>3</u>	<u>1</u>	6
Simplified application procedures	<u>2</u>	<u>2</u>	<u>2</u>	<u>1</u>
Technical assistance with compliance to applicable laws, rules, regulations	<u>3</u>	<u>1</u>	7	<u>3</u>
Adoption of same standards and procedures across jurisdictions	<u>4</u>	<u>5</u>	<u>3</u>	<u>5</u>
Work with local schools to strengthen business/education partnerships and promote hiring opportunities for local high school graduates	<u>5</u>	6	6	<u>2</u>
Advocate on the State level on behalf of Solano business owners to achieve simplification of requirements and/or identify alternative compliance strategies	6	<u>4</u>	<u>4</u>	8
Strengthen workforce development efforts with Solano Community College	7	8	<u>5</u>	<u>4</u>
Designation of a county-wide ombudsperson to help project proponents navigate regulatory agencies	8	7	8	7
Obtain and present statistical data about demographics, education, crime, and other	9	9	11	9
Redirect a portion of existing county impact fees to transportation improvements	10	N/A	9	10



County Facility Fee	16%
Sewer Fee	11%
School District Fee	11%
City Fees	
Park & Rec. Fee	5%
Water Connection Fee	11%
AB 1600 Traffic	6%
AB 1600 Public Facilities	6%
AB 1600 Park & Rec.	14%
Quimby Act Fee	11%
All Other Fees/Plan Checks	10%

What is Already Being Done

- Deferral of Fees & Deferred Fee Increases
- Financing of Fees (i.e. SCIP)
- Streamlined Permit Process
- Conceptual Review
- Internal Development Teams
- Staff as Ombudsman on Regulatory Issues

What is Already Being Done

- Public Financing (i.e. CFD)
- Business Financing (CDBG, Redevelopment)
- Renegotiations of Development Approvals/Agreements
- Funding of Small Business Assistance
- Fighting State/Federal Regulatory Issue (i.e. appeal regional water regulations)

What Can Be Done

- Evaluate Fee Reductions/Deferrals (w/Performance Standards)
- Expand Business Loan Programs
- Develop/Expand Fee Financing Programs
- Create/Expand Economic Development Incentives
- Implement Aggressive Economic Development/Marketing Efforts
- Implement Best Practices Countywide
- Review & Update Fees
- Review General Plan Standards
- Evaluate Infrastructure Financing Sources



Risks/Threats

- Reduced fees/deferrals may require agencies to:
 - reduce levels of service
 - potentially default on existing debt service for projects funded by fees
 - future increases could be large to “catch up” with cost of providing projects



Risks/Threats

- Potential loss or reform of Redevelopment could hinder ability to use this mechanism for economic development efforts in the future
- Use of government funding or subsidies will trigger prevailing wage requirements

