



April 25, 2018

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Ms. Birgitta Corsello
County Administrator
County of Solano

Ms. Nancy Huston
Assistant County Administrator
County of Solano

VIA ELECTRONIC MAIL

Dear Ms. Corsello and Ms. Huston:

Board of Directors

Jack Batchelor

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Cliff Lawrence

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James Zambrano

Solano-Napa Habitat for Humanity (Habitat) on Monday, March 26, 2018 paid the City of Dixon \$39,240.17 in Building, Permit and Development Fees related to our Veterans Residence at 250 South Jackson Street. Included in that total is \$8,316.77 in the category of "County Facilities SFD," (which the City is responsible to collect on behalf of Solano County). Based on information provided below, Habitat is respectfully requesting the County reevaluate the amount of the County Facilities fee and issue Habitat an appropriate refund of a portion of the amount collected.¹

AB 1600 (California Government Code Section 66006), Development Impact Fees, is intended to mitigate impacts on a local agency "reasonably related to the development project's impact on the need for public infrastructure."² It is common practice based on fairness, to reduce or even eliminate these fees when a previously improved parcel is being redeveloped.

Staff

Andrew Killeen
Executive Director

The Veterans Residence at 250 South Jackson Street is an infill project on a previously improved parcel. In fact, County Supervisor John Vasquez tells the story of him as a boy attending a gathering at the house at 250 South Jackson Street with a barbeque in the backyard. In short, the impacts for which AB1600 allows the County (or City) to impose fees, already were existing at the time the County approved the Facilities Fee program, establishing at that time the base for subsequent impacts. For this reason, Habitat is asking that our AB1600 County Facilities fee be reduced. In fact, the Dixon Unified School District reduced its School Impact Fee recognizing the project site previously was improved.

¹ In a separate procedure, Habitat is requesting the City of Dixon refund all or a portion of the total of \$30,923.40 in fees paid to the City.

² City Attorneys Department, League of California Cities; Continuing Education Seminar, February 27, 2003. Peter N. Brown, City Attorney, Graham Lyons, Deputy City Attorney, City of Carpinteria.

I also wish to point out that the Vets Project is an affordable housing project and will provide permanent housing for six veterans earning at or less than 80% of area Median Income.

Thank you and I look forward to a favorable outcome from our request.

Sincerely,

Gerry Raycraft, Board President
Solano-Napa Habitat for Humanity