

**DOWNTOWN FINANCIAL INCENTIVE PROGRAM (DFIP):  
GUIDELINES AND PROCEDURES**

---

1. PURPOSE

To eliminate blight and/or blighting influences and to encourage economic reuse of structures within Downtown Stockton that have been vacant for a period of six months or longer. The City of Stockton will grant to the owner of eligible structure a sum equal to certain City imposed fees required to be paid in order to secure a building permit for tenant improvements.

2. ADMINISTRATION

The DFIP is administered by the Economic Development Department. The City, with the assistance of the Downtown Stockton Alliance, will verify vacancy dates and determine eligibility. The City's determination is final. Owner shall complete an application and provide all information necessary or requested to permit City to determine and/or confirm vacancy dates. City staff will verify that the proposed used is permitted, conduct an historic review of the property, and ensure that the applicant possesses a City of Stockton business license.

3. ELIGIBILITY

a. Program Boundary

- i. Structures located within the Downtown Stockton Management District (aka Downtown Stockton Alliance) are eligible to apply. A map of the program boundary is attached as Exhibit A.

b. Eligible Structures

- i. Residential or commercial buildings
- ii. Structures that have continuously been vacant for six (6) month or longer
- iii. Structures or portion(s) thereof located within the program boundary capable of being rehabilitated pursuant to applicable building codes.

c. Eligible Uses

- i. Any use permitted within the zoning applicable to the building/parcel, including uses requiring a conditional use permit.

4. ELIGIBLE FEES

Certain City imposed fees are eligible for payment as shown in Exhibit B. Fees are paid at the time of building permit issuance. Owner must secure verification of eligibility prior to the issuance of the building permit. Only fees applicable to tenant improvements/rehabilitation are eligible. Fees associated with building expansions or new construction are not eligible for payment under this program.

## 5. APPLICATION

Applicant must submit a completed Downtown Financial Incentive application, signed by the property owner and Downtown Stockton Alliance, to the City of Stockton's Economic Development Department. City staff will review and determine eligibility. The property owner must agree to the following:

- a. Keep the building free of graffiti and blight
- b. Complete tenant improvements within 180 days of permit issuance
- c. Possess a current City of Stockton Business License

The Economic Development Department will notify the Community Development Department once an application has been approved.

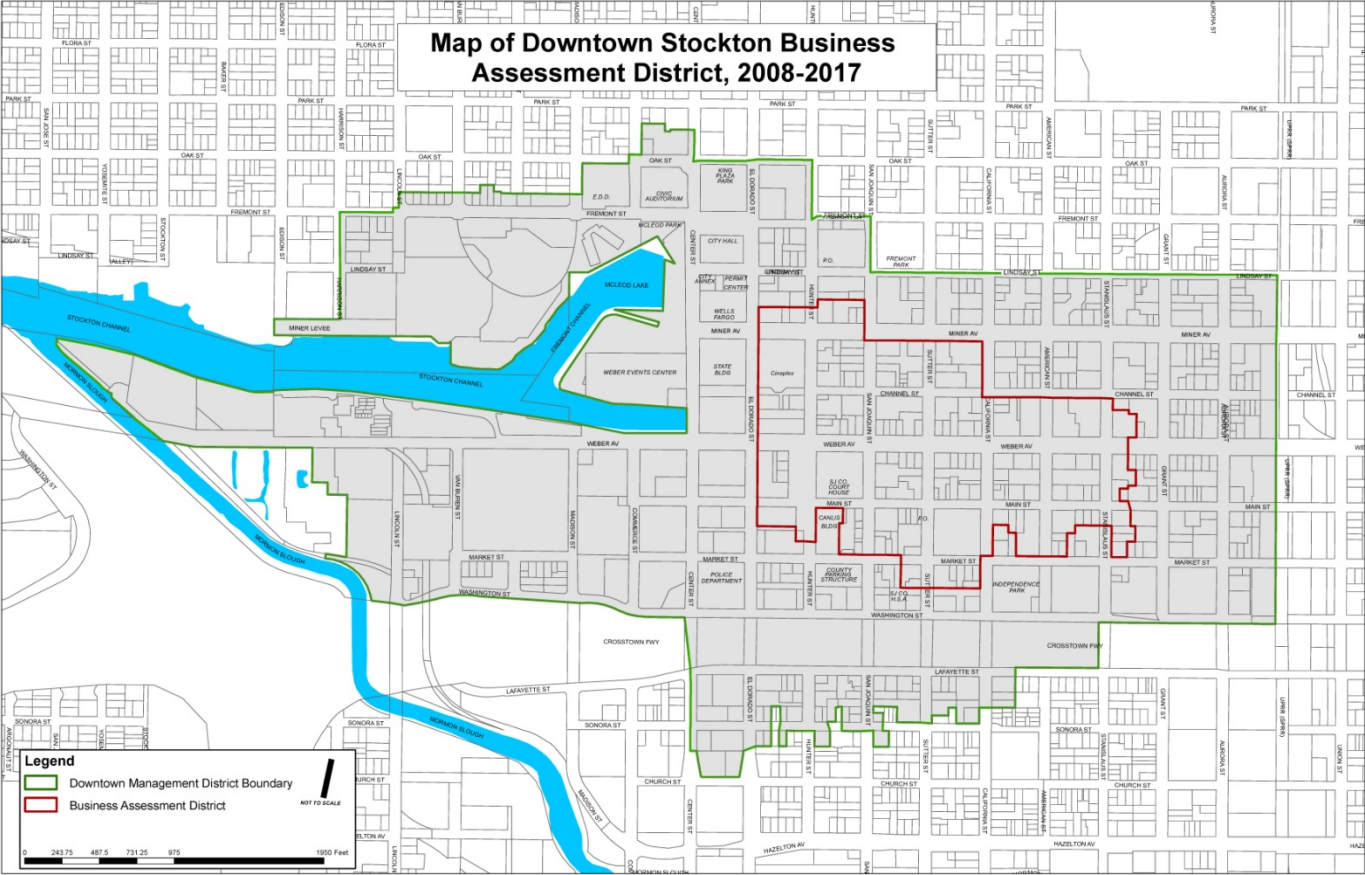
## 6. EFFECTIVE DATES

Program was originally adopted by the Stockton City Council on December 14, 1999 by Resolution No. 99-0583. Continuation of the program is dependent upon availability of funding.

Doc#110176  
Revised August 2012

# EXHIBIT A

## Program Boundary



# EXHIBIT B

## Eligible Fees

### PUBLIC FACILITIES FEES

- City Office Space
- Fire Stations
- Libraries
- Police Station
- Street Improvements
- Surface Water
- Air Quality
- Conservation/Open Space
- Administration

### SEWER CONNECTION FEES

### SEWER ADMINISTRATION FEE

### BUILDING FEES

- Plan Check
- Building Permits
- Strong Motion Instrument Program (SMIP)
- General Plan Maintenance and Implementation
- Miscellaneous Fees: Permit Tracking, Land Update, Microfilm, Green Building, Permit Issuance

### FIRE PROTECTION FEES

- Plan Check: sprinkler systems fire alarm systems, hood and duct systems, others as deemed appropriate
- Permit: place of assembly

### PUBLIC WORKS FEES

- Plan Check
- Permit
- Street Light "in lieu of"
- Flood Control
- Public Works Commercial Construction