

## Attachment 2

**OTHER JOBS HOUSING LINKAGE PROGRAMS  
HOUSING IMPACT FEE NEXUS ANALYSIS  
CITY OF SAN DIEGO**

HIGH FEE CITIES						
Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
City of Palo Alto	1984 Updated in March 2002.	<ul style="list-style-type: none"> <li>Commercial &amp; Industrial \$15.58</li> </ul>	No Minimum Threshold. Churches; colleges and universities; comm'l recreation; hospitals, convalescent facilities; private clubs, lodges, fraternal org.'s; private educational facilities; and public facilities are exempt.	Yes	Very Substantial	Fee is adjusted annually based on CPI.
City and County of San Francisco	1981 Updated fees in 2002	<ul style="list-style-type: none"> <li>Office \$14.96</li> <li>Hotel \$11.21</li> <li>Retail \$13.95</li> </ul>	25,000 gross SF threshold. Excludes: redevelopment areas and Port.	Yes, may contribute land for housing.	Very Substantial	\$40 million raised
City of Menlo Park	1998	<ul style="list-style-type: none"> <li>Commercial &amp; Industrial \$10.00</li> <li>Warehousing, printing, assembly \$5.45.</li> </ul>	10,000 gross SF Threshold. Churches, private clubs, lodges, fraternal orgs and public facilities are exempt.	Yes, may provide housing on- or off-site.	Very Substantial	Fee is adjusted annually based on CPI.
MEDIUM FEE CITIES						
Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
City of Mountain View	2001	<ul style="list-style-type: none"> <li>Office/Industrial \$6.00</li> <li>Hotel \$2.00</li> <li>Retail \$2.00</li> </ul>	Fee is 50% less if building meets thresholds: Office <10,000 sf Hotel <25,000 sf Retail <25,000 sf	Yes	Very Substantial	
County of Marin	2003	<ul style="list-style-type: none"> <li>Office/R&amp;D \$7.19</li> <li>Retail/Rest. \$5.40</li> <li>Warehouse \$1.95</li> <li>Hotel/Motel \$1,746/room</li> <li>Manufacturing \$3.74</li> </ul>	No minimum threshold.	Yes, preferred.	Substantial	
City of Oakland	2002	<ul style="list-style-type: none"> <li>Office/ Warehouse \$4.00</li> </ul>	25,000 sf exemption	Yes - Can build units equal to total eligible sf times .0004	Moderate	Fee will be effective July 1, 2005. Fee due in 3 installments. Fee will be adjusted with an annual escalator tied to residential construction cost increases.
City of Berkeley	1993	<ul style="list-style-type: none"> <li>All Commercial \$4.00</li> <li>Industrial \$2.00</li> </ul>	7,500 SF threshold.	Yes.	Substantial.	Fee has not changed since 1993; may negotiate fee downward based on hardship or reduced impact.
Town of Corte Madera	2001	<ul style="list-style-type: none"> <li>Office \$4.79</li> <li>R&amp;D lab \$3.20</li> <li>Light Industrial \$2.79</li> <li>Warehouse \$0.40</li> <li>Retail \$8.38</li> <li>Com Services \$1.20</li> <li>Restaurant \$4.39</li> <li>Hotel \$1.20</li> </ul>	No Minimum Threshold	NA	Substantial	
City of Sunnyvale	1984 Updated in 2003.	<ul style="list-style-type: none"> <li>Industrial &amp; Office \$8</li> </ul>	Applies only to the portion of the project that is in excess of allowable FAR (typically 0.35:1).	NA	Very Substantial	Fee had not changed since the 1980's, until fee was recently raised from \$7.19.

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City of Santa Monica	1984 Updated fees in 2002.	<ul style="list-style-type: none"> <li>• Office only</li> <li>• \$3.87 per square foot for first 15,000 sf</li> <li>• \$8.61 per square foot in excess of 15,000 sf.</li> </ul>	15,000 sf exemption for new construction, 10,000 sf exemption for additions.	N/A	Very Substantial	
<b>LOW FEE CITIES</b>						
Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
City of Alameda	1989	<ul style="list-style-type: none"> <li>• Office \$3.63</li> <li>• Retail \$1.84</li> <li>• Warehouse \$0.63</li> <li>• Hotel/Motel \$931 per room</li> </ul>	No Minimum Threshold.	Yes. Program specifies number of units per 100,000 square feet.	Moderate	Fee may be adjusted by CPI.
City of Pleasanton		<ul style="list-style-type: none"> <li>• Commercial, Office &amp; Industrial \$2.31 sq. ft.</li> </ul>	No Minimum Threshold	NA	Moderate	Fee increased in 2003.
City of Cupertino	1993	<ul style="list-style-type: none"> <li>• Office &amp; Industrial \$2.13.</li> </ul>	No Minimum Threshold.	NA	Very Substantial	Fee is adjusted annually based on CPI. Update in process
City of Petaluma	2003	<ul style="list-style-type: none"> <li>• Commercial \$2.08 *</li> <li>• Industrial \$2.15 *</li> <li>• Retail \$3.59 *</li> <li>(See Comments)</li> </ul>	Fee is 50% less if located in redevelopment project area	NA	Moderate/ Substantial	* Fee will be phased-in over 3 years beginning 2005. Fees listed are full fees, starting in 2007.
City of San Diego	1990 Fees reduced in mid 90s; have not been readjusted.	<ul style="list-style-type: none"> <li>• Office \$1.06</li> <li>• Hotel \$0.64</li> <li>• R&amp;D \$0.80</li> <li>• Retail \$0.64</li> <li>• Manufacturing \$0.64</li> <li>• Warehouse \$0.27</li> </ul>	No Minimum Threshold.  No exempted uses. Does exclude some geographic areas.	Can dedicate land or air rights in lieu of fee.	Substantial	Since 1990, \$33 million raised. Update in process.
City and County of Napa	County 1994 City 1999	<ul style="list-style-type: none"> <li>• Office \$1.00</li> <li>• Hotel \$1.40</li> <li>• R&amp;D \$0.80</li> <li>• Industrial \$0.50</li> <li>• Warehouse \$0.20/0.30</li> <li>• Wine Production \$0.50</li> </ul>	No Minimum Threshold.  Non-profits are exempt.	Units or land dedication; on a case by case basis.	Moderate/ Substantial	There is a companion fee of 1% of construction costs on all residential construction. Update in process; county fees will roughly double.
City and County of Sacramento	1989	<ul style="list-style-type: none"> <li>• Office \$0.99</li> <li>• Hotel \$0.94</li> <li>• R&amp;D \$0.84</li> <li>• Commercial \$0.79</li> <li>• Manufacturing \$0.62</li> <li>• Warehouse/Office \$0.36</li> <li>• Warehouse \$0.27</li> </ul>	No Minimum Threshold.  Service uses operated by non-profits are exempt.	Pay 20% fee plus build at reduced nexus. (No meaningful given amount of fee)	Moderate	Applies to all non-residential construction; alternate fees for North Natomas area. Since 1989, raised more than \$11 million. Update in process.
City of Livermore	1999	<ul style="list-style-type: none"> <li>• Retail \$0.81</li> <li>• Service Retail \$0.61</li> <li>• Office \$0.52</li> <li>• Hotel \$397 per room</li> <li>• Manufacturing \$0.25</li> <li>• Warehouse \$0.07</li> <li>• Business Park \$0.52</li> <li>• Heavy Industrial \$0.26</li> <li>• Light Industrial \$0.16</li> </ul>	No Minimum Threshold.  Church; private or public schools.	Yes; negotiated on a case-by-case basis.	Moderate	

Programs Pending: San Mateo  
San Rafael  
Walnut Creek