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.	• Commercial & Industrial $15.58	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	• Office $14.96 • Hotel $11.21 • Retail $13.95	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	• Commercial & Industrial $10.00 • Warehousing, printing, assembly $5.45.	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	• Office/Industrial $6.00 • Hotel $2.00 • Retail $2.00	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	• Office/R&D $7.19 • Retail/Rest. $5.40 • Warehouse $1.95 • Hotel/Motel $1,746/room • Manufacturing $3.74	No minimum threshold.	Yes, preferred.	Substantial	
City of Oakland	2002	• Office/ Warehouse $4.00	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	• All Commercial $4.00 • Industrial $2.00	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	• Office $4.79 • R&D lab $3.20 • Light Industrial $2.79 • Warehouse $0.40 • Retail $8.38 • Com Services $1.20 • Restaurant $4.39 • Hotel $1.20	No Minimum Threshold	NA	Substantial	
City of Sunnyvale	1984 Updated in 2003.	• Industrial & Office $8	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.

Prepared by Keyser Marston Associates, Inc.

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CITY OF SAN DIEGO

City of Santa Monica	1984 Updated fees in 2002.	• Office only • $3.87 per square foot for first 15,000 sf • $8.61 per square foot in excess of 15,000 sf.	15,000 sf exemption for new construction, 10,000 sf exemption for additions.	N/A	Very Substantial	
LOW FEE CITIES						
Jurisdiction	**Yr. Adopted /Updated**	**Current Fee Levels per SF**	**Thresholds & Exemptions**	**Build Option/ Other**	**Market Strength**	**Comments**
City of Alameda	1989	• Office $3.63 • Retail $1.84 • Warehouse $0.63 • Hotel/Motel $931 per room	No Minimum Threshold.	Yes. Program specifies number of units per 100,000 square feet.	Moderate	Fee may be adjusted by CPI.
City of Pleasanton		• Commercial, Office & Industrial $2.31 sq. ft.	No Minimum Threshold	NA	Moderate	Fee increased in 2003.
City of Cupertino	1993	• Office & Industrial $2.13.	No Minimum Threshold.	NA	Very Substantial	Fee is adjusted annually based on CPI. Update in process
City of Petaluma	2003	• Commercial $2.08 * • Industrial $2.15 * • Retail $3.59 * (See Comments)	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.	• Office $1.06 • Hotel $0.64 • R&D $0.80 • Retail $0.64 • Manufacturing $0.64 • Warehouse $0.27	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	• Office $1.00 • Hotel $1.40 • R&D $0.80 • Industrial $0.50 • Warehouse $0.20/0.30 • Wine Production $0.50	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	• Office $0.99 • Hotel $0.94 • R&D $0.84 • Commercial $0.79 • Manufacturing $0.62 • Warehouse/Office $0.36 • Warehouse $0.27	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	• Retail $0.81 • Service Retail $0.61 • Office $0.52 • Hotel $397 per room • Manufacturing $0.25 • Warehouse $0.07 • Business Park $0.52 • Heavy Industrial $0.26 • Light Industrial $0.16	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

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