



Impact Fee Nexus & Economic Feasibility Study



Stakeholder Working Group
December 14, 2015

Urban
Economics



Agenda

- City Staff Proposal –
Nonresidential Land Use Types
- Wrap Up Discussion For
Multi-family Fee Zone 1
- Closing Remarks

Oakland Impact Fee Stakeholder Working Group

December 14, 2015

CITY STAFF PROPOSAL – NONRESIDENTIAL LAND USE TYPES

Draft Nonresidential Impact Fees

Draft City Staff Proposed Nonresidential Impact Fees (Fee is Per Square Foot)						
The Date is Based on When the Applicant Applies for Building Permit						
Use Type	Fee Category	7/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19	7/1/19 – 6/30/20	7/1/20 + (target fee)
Office*	Capital Imp.	\$0.00	\$0.00	\$1.00	\$1.00	\$2.00
	Transportation	\$0.85	\$0.85	\$1.00	\$1.00	\$2.00
	Total	\$0.85	\$0.85	\$2.00	\$2.00	\$4.00
Retail, Freestanding	Capital Imp.	\$0.00	\$0.15	\$0.25	\$0.25	\$0.50
	Transportation	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
	Total	\$0.75	\$0.90	\$1.00	\$1.00	\$1.25
Retail, Ground Floor	Capital Imp.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Transportation	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
	Total	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
Light Industrial	Capital Imp.	\$0.40	\$0.40	\$0.75	\$0.75	\$1.00
	Transportation	\$0.60	\$0.60	\$0.75	\$0.75	\$1.00
	Total	\$1.00	\$1.00	\$1.50	\$1.50	\$2.00
Warehouse*	Capital Imp.	\$0.65	\$0.90	\$1.00	\$1.00	\$1.00
	Transportation	\$0.35	\$1.10	\$2.00	\$3.00	\$3.00
	Total	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
Hotel/Motel	Capital Imp.	\$0.10	\$0.20	\$0.35	\$0.35	\$0.60
	Transportation	\$0.65	\$0.65	\$0.65	\$0.65	\$0.65
	Total	\$0.75	\$0.90	\$1.00	\$1.00	\$1.25
Institutional	Capital Imp.	\$2.50	\$2.50	\$2.50	\$2.50	\$3.00
	Transportation	\$1.50	\$1.50	\$2.50	\$2.50	\$3.00
	Total	\$4.00	\$4.00	\$5.00	\$5.00	\$6.00

*Existing jobs-housing linkage fee for affordable housing = \$5.44 per square foot for July 1, 2015 – June 30, 2016.

DRAFT FOR DISCUSSION PURPOSE - SUBJECT TO CHANGE

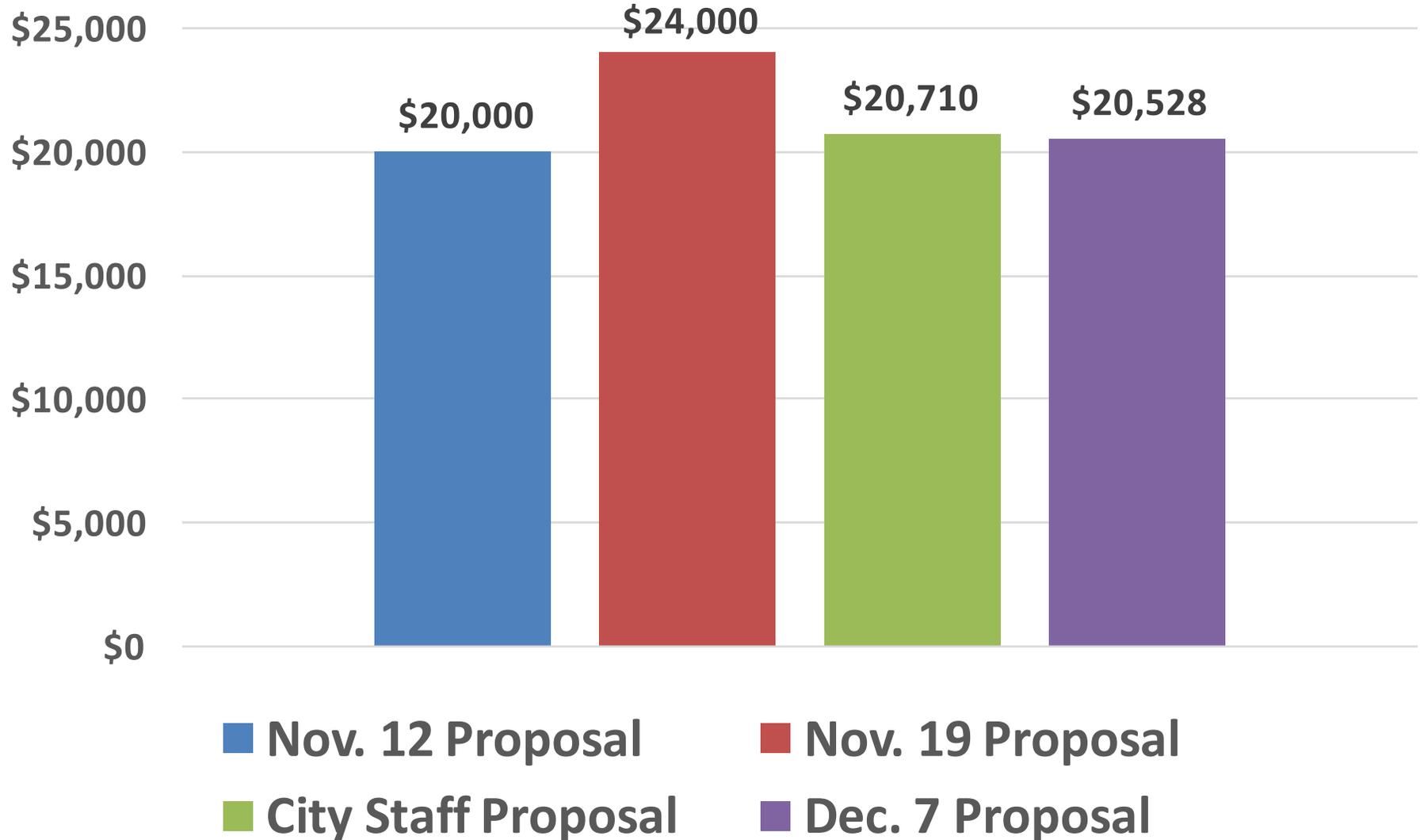
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WRAP UP DISCUSSION FOR MULTI-FAMILY HOUSING ZONE 1

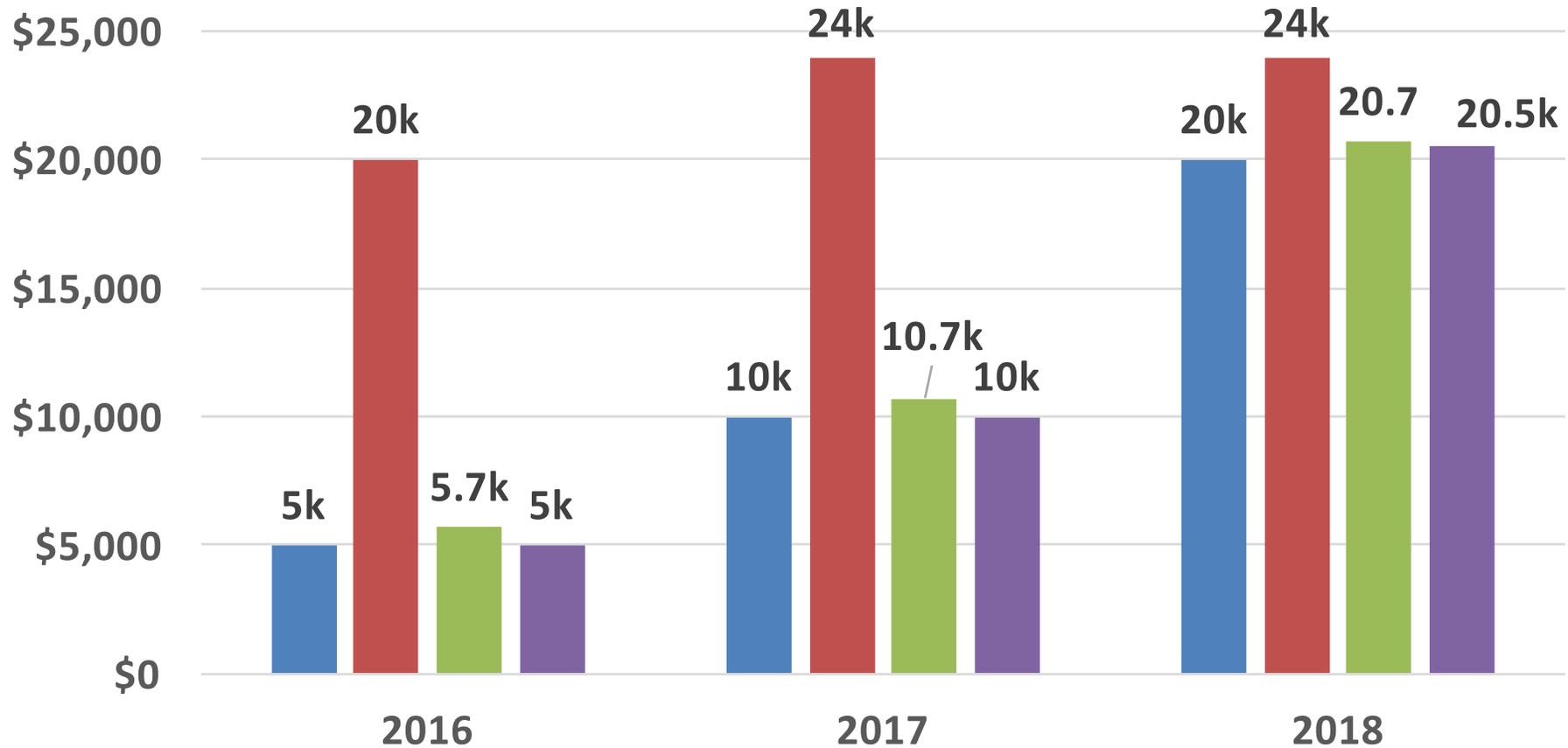
What Should The Target Fee Be?

Multi-family Housing Zone 1



What Phase In Schedule?

Multi-family Housing Zone 1



■ Nov. 12 Proposal

■ Nov. 19 Proposal

■ City Staff Proposal

■ Dec. 7 Proposal

What Projects in Pipeline Pay Fee?

Projects Without Completed Planning Applications 7/1/2016

- **Nov. 12 Proposal**
 - Building permit application within one year of planning approval
 - Construction within one year of building permit

Projects Without Approved Planning Permit 7/1/2016

- **No Proposals**

Projects Without Building Permit Application 7/1/2016

- **Nov. 19 Proposal**
- **City Staff Proposal**
- **Dec. 7 Proposal**

How to Allocate Fee Revenue

Table 1: Draft City Staff Proposal Residential Impact Fees From 12-10-15 Meeting
DRAFT FOR DISCUSSION PURPOSES – SUBJECT TO CHANGE

Draft City Staff Proposed Residential Impact Fees (Fee is Per Unit) The Date is Based on When the Applicant Applies for Building Permit					
Housing Use Type	Fee Category	Percentage of Target Fee	7/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19 (target fee)
Multi-family, Zone 1	Affordable Hsg.	97%	\$5,000	\$10,000	\$20,000
	Capital Imp.*	0%	\$0	\$0	\$0*
	Transportation	3%	\$710	\$710	\$710
	Total	100%	\$5,710	\$10,710	\$20,710
Single-family, Zone 1	Affordable Hsg.	80%	\$5,500	\$13,000	\$20,000
	Capital Imp.	16%	\$1,000	\$1,000	\$4,000
	Transportation	4%	\$1,000	\$1,000	\$1,000
	Total	100%	\$7,500	\$15,000	\$25,000
Townhome, Zone 1	Affordable Hsg.	81%	\$5,500	\$10,000	\$17,000
	Capital Imp.	14%	\$1,000	\$1,000	\$3,000
	Transportation	5%	\$1,000	\$1,000	\$1,000
	Total	100%	\$7,500	\$12,000	\$21,000

*An impact fee, yet to be determined, for Capital Improvements will start in July 1, 2019.

Table 2: Proposal From 12-7-15 Stakeholder Working Group Member Comment

Proposal From 12-7-15 Stakeholder Working Group Member Comment (Fee is Per Unit) The Date is Based on When the Applicant Applies for Building Permit					
Housing Use Type	Fee Category	Percentage	7/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19 (target fee)
Multi-family, Zone 1	Affordable Hsg.	60%	\$3,000	\$6,000	\$12,317
	Capital Imp.	20%	\$1,000	\$2,000	\$4,106
	Transportation	20%	\$1,000	\$2,000	\$4,106
	Total	100%	\$5,000	\$10,000	\$20,528
Single-family, Zone 1	Affordable Hsg.	60%	\$3,000	\$6,000	\$17,179
	Capital Imp.	20%	\$1,000	\$2,000	\$5,726
	Transportation	20%	\$1,000	\$2,000	\$5,726
	Total	100%	\$5,000	\$10,000	\$28,631
Townhome, Zone 1	Affordable Hsg.	60%	\$3,000	\$6,000	\$15,448
	Capital Imp.	20%	\$1,000	\$2,000	\$5,149
	Transportation	20%	\$1,000	\$2,000	\$5,149
	Total	100%	\$5,000	\$10,000	\$25,746

Table 3: Proposal From 11-19-15 Stakeholder Working Group Meeting

Proposal From 11-19-15 Stakeholder Working Group Meeting (Fee is Per Unit) The Date is Based on When the Applicant Applies for Building Permit					
Housing Use Type	Fee Category	Percentage	7/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19 (target fee)
Multi-family, Entire City	Affordable Hsg.	?	\$20,000	\$24,000	\$24,000
	Capital Imp.*	?	?	?	?
	Transportation*	?	?	?	?
	Total	100%	?	?	?

*No fee amount was proposed for Capital Improvements or Transportation

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CLOSING REMARKS