

# CITY OF LOS ANGELES

CALIFORNIA



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Date: June 16, 2016

To: Honorable Members, Planning & Land Use Management Committee

From: Vincent P. Bertoni, AICP, Director of Planning   
Michael Shull, General Manager, Department of Recreation and Parks 

Subject: **Report on Park Fees Ordinance and Related Fees and Strategies**

On May 17, 2016, your Committee instructed the Department of City Planning (DCP) and the Department of Recreation and Parks (RAP) to report back on a number of items related to your consideration of the proposed Park Fees Ordinance. The following information is in response to your Committee's May 17, 2016 instructions:

- 1. Report annually for the first three (3) years of implementation and to provide, as needed, recommendations for updating the fee.**

The Departments will monitor implementation of the new fee program and provide annual updates to the Committee, as requested, regarding the collection of fees and allocations made to specific park projects.

- 2. Compare Los Angeles to other cities in fees, not limited to park fees, which are part of housing development.**

The Department of City Planning has collected park fee data from a number of other California cities. As shown in Attachment 1, the proposed park fees would place the City near the middle of a fairly wide range of fee amounts collected by other California jurisdictions. The City of Pasadena charges a park impact fee of \$17,561-\$32,475 per dwelling unit, depending upon the size of unit, while the City of Torrance charges \$550 per dwelling unit. The City of Los Angeles' proposed new fee amounts of \$5,000-\$10,000 per dwelling unit are well within the range charged by other local jurisdictions.

DCP has also collected additional data on other fees that are required as part of housing development for the City of Los Angeles and six nearby cities. These fees are assessed for a variety of purposes, including: General Plan maintenance, transportation, art, affordable housing, school development, sewer/utility facilities, and water, as well as additional taxes

levied on construction and/or residential development. A comparison of this data is presented in Attachment 2. All of the cities surveyed collect park impact fees, and most collect fees for affordable housing, schools, and sewer/utility facilities.

**3. Of fees on housing development, identify which are geographically limited in where they can be spent and which are flexible.**

Some development impact fees which are charged to housing development in the City of Los Angeles are geographically limited in where they can be spent, including those related to both parks and transportation. School fees are collected by the City of Los Angeles on behalf of the Los Angeles Unified School District and are restricted to the boundaries of the school district. Transportation impact fees have been adopted pursuant to the California Mitigation Fee Act (Government Code Section 66006, et al.) for certain specific plans and, as such, are geographically limited to the boundaries of those individual specific plan areas. For example, DCP is currently in the process of updating the West Los Angeles Transportation Improvement and Mitigation Specific Plan and the Coastal Transportation Corridor Specific Plan, both of which assess fees on new development within defined geographic areas to be spent on identified transportation projects within those boundaries. Other fees on housing development, including the General Plan maintenance surcharge, sewer facilities charge, dwelling unit construction tax, and residential development tax, are not limited to expenditure in any specific geographic area.

**4. Identify equity-based strategies to provide parks and recreation in lower-income areas and/or areas where there is less fee revenue generated.**

The Department of Recreation and Parks (RAP) conducted a Citywide Community Needs Assessment in 2009. This park needs assessment report provided a planning tool for RAP to address park needs citywide. In the implementation of the 50 Parks Initiative, RAP focuses on areas of the City that were found to be park poor. Some of these areas are in line with areas where less fee revenues were generated.

RAP recognizes the importance of providing parks and recreation in these areas and continues to prioritize these areas for other funding opportunities, such as, Proposition K, Community Development Block Grants, State Grants (Proposition 40, 84, 1c), and other funding partnerships. These areas were also included in the recent Countywide Park Needs Assessment.

**5. Provide a review of AB 1359 to provide optimum value to the City.**

AB 1359 authorizes park fees to also be used for the purpose of developing or rehabilitating park or recreational facilities in a neighborhood other than the neighborhood in which the subdivision for which fees were paid as a condition of approving a subdivision map, if certain requirements are met. The bill also requires the legislative body to hold a public hearing prior to using fees as prescribed in the bill and authorizes the use of joint or shared use agreements to

facilitate access to park or recreational facilities for residents in specified areas. AB 1359 provides flexibility to cities by not providing a defined radius for a neighborhood park. The proposed ordinance makes use of the added flexibility allowed by this bill and changes the radius for a neighborhood park in the City from one mile to two miles.

**6. Present GIS maps of available Quimby fees to the Committee.**

The Department of Recreation and Parks maintains a Quimby Tracking System (QTS), which is a GIS based system that shows the collection points and the parks that are eligible to receive Quimby fees. All collections are downloaded into QTS and the system creates a programmed radius (currently one (1) mile and two (2) miles) around the collection points and identifies parks in that radius. A sample output table generated by QTS for Council District 12 is Attachment 3.

Although the visual maps show a radius from each collection point, the map does not readily provide a decision making tool for funding allocation. The tool utilized by RAP is the report table generated by QTS that summarizes the different parks that various collections can reach and the total amounts that can reach each park.

For example, the City receives a Quimby fee (Collection 1) and Collection 1 can reach Park A, Park B, and Park C. The GIS map shows the point of collection and the one (1) and two (2) mile radius. However, in reality, there's a possibility of multiple collections and multiple parks. So using a similar example, the City receives Quimby fees, Collection 1, Collection 2, and Collection 3. Collection 1 can reach Park A, Park B, and Park C. Collection 2 can reach Park A and B. Collection 3 can reach Park B and Park C. GIS maps show the various radii and the parks within these radii, but not the available funding amounts. QTS calculates the amounts that could potentially reach the various parks as follows:

Park A = Collection 1 + Collection 2  
Park B = Collection 1 + Collection 2 + Collection 3  
Park C = Collection 1 + Collection 3

QTS provides the City with an accurate real time cost accounting of every collection and tracks the allocation of funds to every park.

Attachments:

1. Parks Fees and Affordable Housing Fees Comparison Table
2. Comparison of Housing Development Fees Charged by Different Cities
3. Sample Quimby Tracking System (QTS) Report Table

## Attachment 1: Park Fees and Affordable Housing Fees Comparison Tables

**Table 1: Parks Fees (As of December 2015)**

Jurisdiction	Type	Residential			Non-Residential				Notes
		Single Family	Multi-Family	Other	Commercial	Office	Industrial	Other	
<b>Los Angeles County</b>									
<b>Arcadia</b>									
Park Facilities Impact Fee Program <sup>1</sup>	Mitigation	\$2.85 (Per Sq. Ft.)	\$3.73 (Per Sq. Ft.)						The funds are used for the acquisition and improvement of public parks and playgrounds. Fee is only assessed on new square footage.
<b>Beverly Hills</b>									
Park & Recreation Construction Tax <sup>2</sup>	Tax	\$7.10 (Per Sq. Ft.)	\$7.10 (Per Sq. Ft.)	\$7.10 (Per Sq. Ft.)	\$7.10 (Per Sq. ft.)	\$7.10 (Per Sq. ft.)	\$7.10 (Per Sq. ft.)	\$7.10 (Per Sq. ft.)	Assesses a tax based on \$7.10 per sq. ft. of floor area
<b>Burbank</b>									
Community Facilities Fee <sup>3</sup>	Mitigation	\$1,315 (Per Unit)	\$974 (Per Unit)		\$0.41 (Per Sq. Ft.)	\$0.82 (Per Sq. Ft.)	\$0.39 (Per Sq. Ft.)	\$0.20 (Per Sq. Ft. Institutional Uses)	The city allocates 52% of the total fee towards Parks while the remainder of the fee is used to fund libraries, police, and fire. The fees are based on 52% of the total fee.
<b>Culver City</b>									
Residential Development Park Dedication and In-Lieu Parkland Fee <sup>1</sup>	Mitigation		Fee assessed on 2 or more units	Mixed Use projects, fee is assessed only on residential uses					
<b>Glendale</b>									
Quimby Fee <sup>4</sup> -subdivision	Quimby	\$17,850 (Per unit)	\$15,335 (Per unit)						Introduced in 2007 along with the Development Impact Fee. The Quimby fee only applies to single-family projects that require a subdivision. Single-family projects that do not require a subdivision will need to pay the Development Impact Fee.
Development Impact Fee (Parks Component) <sup>4</sup> -Non-subdivision	Mitigation	\$19,645 (Per unit)	\$16,876 (Per unit)		\$5.85 (Per Sq. Ft.)	\$7.13 (Per Sq. Ft.)	\$2.92 (Per Sq. Ft.)		Development impact fee pays for library and parks. Fee reflects the parks component of the entire fee. Approximately 90 percent of the fee is allocated towards parks. This allocation is determined by the nexus study.
<b>Hermosa Beach</b>									
Quimby Fee <sup>5</sup>	Quimby	\$7,202 (Per Unit)	\$14,096 (Per Unit for Condos only)						

**Table 1: Parks Fees (As of December 2015)**

Jurisdiction	Type	Residential			Non-Residential				Notes
		Single Family	Multi-Family	Other	Commercial	Office	Industrial	Other	
<b>Long Beach</b> Parks & Recreation Facilities Impact Fee <sup>6</sup>	Mitigation	\$4,613 (Per unit)	\$3,562 (Per unit)	\$2,619 (Per unit/pad for Mobile Home)  \$1,781 (Per unit for Accessory Units)					Accessory Units include artist studios, caretakers unit, personage. There are no geographic or zoning restrictions on where funds can be spent. However, the city prioritizes those areas where new housing development is occurring.
<b>Los Angeles</b> Quimby Fee <sup>7</sup>	Quimby	\$2,634 per unit (Zoning A, RA, RE, RS, RI, RU, RW1, and R2)							Applies to residential subdivision projects including typical single-family tract developments and new condominium projects, with schedules that apply to either the number of lots for tract development or the number of units for multi-story condominium developments.
Finn Fee (Zone Change Park Fee) <sup>7</sup>	Quimby	\$3,955 per unit (Zoning RW2, RD, R3, RAS3)  \$5,391 per unit (Zoning R4, RAS4, and all other zoning)  \$7,598 (Zoning R5)							
Residential Development Taxes	Tax	\$200 (Unit)							
<b>Manhattan Beach</b> Quimby Fee	Quimby	\$1,817 (Per Unit)							
<b>Monterey Park</b> Recreation and Park Development <sup>8</sup>	Mitigation	\$700 (Per unit)	\$700 (Per unit)	\$150 (Flat rate for Residential Addition)	\$1.00 (Per Sq. Ft.)	\$1.00 (Per Sq. Ft.)	\$1.00 (Per Sq. Ft.)		

**Table 1: Parks Fees (As of December 2015)**

Jurisdiction	Type	Residential			Non-Residential				Notes
		Single Family	Multi-Family	Other	Commercial	Office	Industrial	Other	
<b>Pasadena</b> Residential Impact Fee <sup>9</sup>	Mitigation	\$17,561 - Studio \$18,533 - 1 Bdr \$20,583 - 2 Bdr \$23,670 - 3 Bdr \$28,759 - 4 Bdr \$32,475 - 5 Bdr		\$909/unit (Affordable housing, student housing, and skilled nursing unit)					This fee was created to provide funds to mitigate the impact of new residential development on city parks and parks facilities. Offers 30% fee reduction if affordable housing is built on-site.
<b>San Gabriel</b> Open Space and Recreation Development Impact Fee <sup>10</sup>	Mitigation	\$3,000 (Per Unit)							Used to finance the acquisition, expansion and development of park, recreational and open space facilities. In 2014, staff report proposed an increased fee of \$5,000 per residential unit to meet the current needs for open space and recreational facilities. In 2015, the City Council voted to increase the fee to \$3,000 per residential unit.
<b>Santa Monica</b> Parks and Recreation Development Impact Fee <sup>11</sup>	Mitigation	\$7,636 (Per unit)	\$4,138 (Per Studio or 1bdr)	\$6,665 (2 or more bdr)	\$1.49 (Per Sq. Ft.)	\$2.31 (Per Sq. Ft.)	\$1.30 (Per Sq. Ft.)	\$1.27/SF (Medical Office)  \$3.11/SF (Lodging)	Recently passed in 2014 along with an Affordable Housing Linkage Fee. The new fee replaces the previous Parks and Facilities Tax (\$200 per residential unit) and the Housing & Parks In-Lieu Fee (imposed only on office development).
<b>South Pasadena</b> Park Impact Fee <sup>12</sup>	Mitigation	\$4.00 (Per Sq. Ft. of new habitable space)							Applies to residential development. Residential additions can apply for credit for the first 250 sq. ft. Habitable space is defined as space for living, sleeping, eating, or cooking

**Table 1: Parks Fees (As of December 2015)**

Jurisdiction	Type	Residential			Non-Residential				Notes
		Single Family	Multi-Family	Other	Commercial	Office	Industrial	Other	
<b>Torrance</b>									
Parks & Recreational Facilities Tax <sup>1</sup>	Tax	\$550 (Per unit)	\$550 (Per unit)						The city has not raised the fee since 1975. Funds are deposited in the Park and Recreation Facilities Fund and shall be used solely for the acquisition, improvement and expansion of public park, playground and/or recreation facilities.
<b>West Hollywood</b>									
Public Open Space / Quimby Fee <sup>13</sup>	Quimby	\$5,380 (Per Unit for Single-Family and Condos w/ Less than 5 units)	\$3,323 (Per Unit for Condos w/ 5 or more units)	\$3,165 (Per Unit for Mobile Homes)					Based on a formula provided by the City of West Hollywood. Quimby fee is only assessed when a subdivision is involved. The fee has not been changed since 2009.
Commercial Development Project Fee <sup>13</sup>					\$0.79 (Per Sq. Ft.)	\$0.79 (Per Sq. Ft.)	\$0.79 (Per Sq. Ft.)		Proportion of the development fee is allocated towards public open space. Fee applies to any commercial project over 10,000 square feet of gross floor area. In lieu of fees, the developer can provide public open space improvements. The amount of square footage required in lieu of the fees is based on the formula: Proposed Project Sq. Ft. divided by 72.
<b>Other Cities</b>									
<b>Sacramento</b>									
Quimby Fee <sup>14</sup>	Quimby	<i>The in lieu fee is calculated using one of two options: land value based on City Council approved average land values for the project's Community Plan Area; or land value based on a property appraisal. To calculate fees: (park acreage x appraised or planning area value/acre)+ 20%''' in lieu fees</i>							Applies only to Residential Subdivision projects. Quimby in lieu fees can be used for both land acquisition and park development (capital purposes), and cannot be used for maintenance or operations.
Park Development Impact Fee (Standard) <sup>14</sup>	Mitigation	\$5,962 (Per unit)	\$4,491 (Per Duplex)	\$3,513 (Multi-Family)	\$0.42 (Per Sq. Ft.)	\$0.57 (Per Sq. Ft.)	\$0.18 (Per Sq. Ft.)		Assesses fees for duplexes. PIF revenues can be used only for park capital improvements and cannot be used for acquisition, maintenance or operations. Development in an designated infill area qualifies for a fee reduction. Sacramento is currently looking into a new nexus study, and will likely change the fees in 2017.
Park Development Impact Fee (Infill) <sup>14</sup>		\$2,770 (Per unit)	\$2,090 (Per Duplex)	\$1,636 (Multi-Family)	\$0.19 (Per Sq. Ft.)	\$0.21 (Per Sq. Ft.)	\$0.18 (Per Sq. Ft.)		

**Table 1: Parks Fees (As of December 2015)**

Jurisdiction	Type	Residential			Non-Residential				Notes
		Single Family	Multi-Family	Other	Commercial	Office	Industrial	Other	
<b>San Francisco</b>									
Balboa Park Community Infrastructure Impact Fee <sup>15</sup>	Mitigation	\$10.19 (Per Sq. Ft.)	\$10.19 (Per Sq. Ft.)		\$1.91 (Per Sq. Ft.)	\$1.91 (Per Sq. Ft.)	\$1.91 (Per Sq. Ft.)		Subject only to the Balboa Park area, this fee also funds other community facilities, such as transit, childcare, etc. 30% of the fee goes towards recreation and open space improvements.
Downtown Park Fee <sup>15</sup>	Mitigation					\$2.55 (Per Sq. Ft.)			San Francisco does not have a city-wide park development impact fee, but assesses a neighborhood-specific fee that addresses the impact created by office uses on downtown parks. Applies to addition or conversion to office spaces as well.
Eastern Neighborhoods Community Improvement Fee <sup>15</sup>	Mitigation		Tier 1: \$10.19/SF Tier 2: \$15.29/SF Tier 3: \$20.39/SF			Tier 1: \$7.65/SF Tier 2: \$12.74/SF Tier 3: \$17.84/SF			Subject only to the Eastern Neighborhoods area, this fee also funds other community facilities, such as transit, childcare, etc. 47.5% of the fee goes towards recreation and open space improvements.

**Sources:**

1. City of Pasadena Comparison of Park Fees Brion & Associates (2014)
2. City of Beverly Hills FY 2015-16 Fee Schedule
3. City of Burbank FY 2015-16 Fee Schedule
4. City of Glendale Developer Impact Fee Contract current as of 6/2/15
5. City of Hermosa Beach Building Permit Fees current as of 8/31/15
6. City of Long Beach Developer Impact Fees Guide current as of 9/30/15
7. City of Los Angeles Park and Recreation Site and Facility Development Impact Fee Study (6/23/15)
8. City of Monterey Park Plan Check and Permit Related Fees current as of 10/5/15
9. City of Pasadena Schedule of Building Permit Fees current as of 7/1/15
10. San Gabriel City Council Meeting Minutes current as of 5/2/15
11. City of Santa Monica 9.67.040 Parks and Recreation Mitigation Requirement
12. City of South Pasadena Estimated Fees For Residential Development current as of 4/1/12
13. City of West Hollywood, Scott Lunceford, Associate Planner
14. City of Sacramento current as of 1/5/16
15. City/County of San Francisco Development Impact Fees current as of 12/15



**Table 2: Affordable Housing Fees (As of December 2015)**

Jurisdiction	Residential (Per Sq. Ft.)			Non-Residential (Per Sq. Ft.)						Notes	
	Single Family	Multi Family	Other	Office	Retail	Entertain.	Hotel	Industrial	R&D		Other
<b>Los Angeles County</b>											
<b>Burbank</b>											
Inclusionary Housing Fee <sup>1</sup>	14 + Units: \$20.07 (Owned) / \$10.27 (Rental) 10-14 Units: \$16.46 (Owned) / \$8.42 (Rental) 5-9 Units: \$11.24 (Owned) / \$5.75 (Rental)										Basd on FY 13-14 Fee Schedule
<b>Pasadena</b>											
Inclusionary Housing In-Lieu Fee <sup>2</sup>	Fee is based on the number of units, tenure, and geographic location of the project. The per square foot range is based on four sub-areas.  10-49 rental units: \$1.07 – \$23.48 per sq. ft. 50+ rental units: \$1.07 – \$32.01 per sq. ft. 10-49 for sale units: \$14.94 – \$40.55 per sq. ft. 50+ for sale units: \$20.27 – \$56.56 per sq. ft.										Affordable Housing Trust Fund funds are used to create affordable housing. City is examining a commercial linkage fee on new commercial development.
<b>Santa Monica</b>											
Affordable Housing Fee <sup>3</sup>		\$31.25 (Per Sq. Ft. for Apartment Projects)  \$36.51 (Per Sq. Ft. for Condo Projects)									Affordable Housing Fee is paid if developer chooses not to provide onsite or offsite affordable units Administered as part of the Affordable Housing Production Program (AHPP). Includes an annual monitoring fees. (Prop R).
Affordable Housing Commercial Linkage Fee <sup>3</sup>				\$11.21 (Office)  \$9.59 (Creative)  \$6.89 (Medical)	\$9.75	N/A	\$3.07	\$7.53	N/A	\$6.15 (Hospital)  \$10.23 (Institutional)	The purpose is to facilitate the development and availability of housing affordable to a broad range of households with varying income levels within the City.

**Table 2: Affordable Housing Fees (As of December 2015)**

Jurisdiction	Residential (Per Sq. Ft.)			Non-Residential (Per Sq. Ft.)							Notes	
	Single Family	Multi Family	Other	Office	Retail	Entertain.	Hotel	Industrial	R&D	Other		
<b>West Hollywood</b>												
Inclusionary Housing In-Lieu Fee <sup>4</sup>	2 units - \$11.45 3 units - \$13.09 4 units - \$14.73 5 units - \$16.36 6 units - \$18.00 7 units - \$19.64 8 units - \$21.28 9 units - \$22.91 10+ - \$24.54											The City deposits these fees into the City's Affordable Housing Trust Fund used to construct affordable housing for families, seniors, individuals with AIDS, and other groups. Fees have not been changed since 2009. Fee applies to projects where apartments are being converted to condos.
Commercial Development Project Fee <sup>4</sup>				\$2.85	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85		Proportion of the development fee for affordable housing applies to any commercial project over 10,000 square feet of gross floor area.
<b>Other Cities</b>												
<b>Alameda</b>												
Affordable Housing Unit Fee <sup>5</sup>				\$4.42	\$2.24		\$1,108 (Per room or suite)	\$0.77				
<b>Berkeley</b>												
Affordable Housing Impact Fee <sup>6</sup>		\$28,000 (Per Rental Unit with at least 4 or more units)										
Affordable Housing Mitigation Fee <sup>7</sup>				\$4.00	\$4.00			\$2.00				Applies to Nonresidential development projects that increase demand for affordable housing. Funds housing trust fund. Create additional affordable housing units within Berkeley targeting households up to 80% AMI.
<b>Cupertino</b>												
Housing Mitigation Fee <sup>6</sup>	\$15.00 (Detached)  \$16.50 (Small Lot)	\$20.00 (Owned and Rental < 35 du/ac)  \$25.00 (Rental > 35 du/ac)		\$20.00	\$10.00		\$10.00	\$20.00	\$20.00			In 2015, the City Council adopted updated housing mitigation fees for both residential and non-residential uses. Fees to be adjusted annually based on CPI.
<b>Menlo Park</b>												
Below Market Rate Housing Program <sup>8</sup>	% of sales price of market rate unit for 5 or more units			\$15.57	\$8.45	\$8.45	\$8.45	\$8.45	\$15.57			Applies to development of over 10,000 square feet.

**Table 2: Affordable Housing Fees (As of December 2015)**

Jurisdiction	Residential (Per Sq. Ft.)			Non-Residential (Per Sq. Ft.)						Notes	
	Single Family	Multi Family	Other	Office	Retail	Entertain.	Hotel	Industrial	R&D		Other
<b>Mountain View</b>											
Below-Market-Rate (BMR) In-Lieu Fee <sup>9</sup>	3% of the contract sales price for each new market rate home										The BMR In-Lieu Fee has never been increased, but naturally adjusts higher as the price of new ownership housing increases, since it is a percentage of the new home price.
Rental Housing Impact Fee <sup>9</sup>		\$17.00 (Rental Apartments)									Both the Rental Housing Impact Fee and the Housing Impact Fee are adjusted annually based on increases in the Consumer Price Index (CPI) for our area. The BMR In-Lieu Fees naturally adjust as the price of new ownership housing changes, since it is a percentage of the new home price.
Housing Impact Fee (Non-Residential only) <sup>9</sup>				\$25.00 (> 10,000 Sq. Ft.) \$12.50 (< 10,000 Sq. Ft.)	\$2.50 (> 25,000 Sq. Ft.) \$1.25 (< 25,000 Sq. Ft.)	\$2.50 (> 25,000 Sq. Ft.) \$1.25 (< 25,000 Sq. Ft.)	\$2.50 (> 25,000 Sq. Ft.) \$1.25 (< 25,000 Sq. Ft.)	\$25.00 (> 10,000 Sq. Ft.) \$12.50 (< 10,000 Sq. Ft.)			
<b>Napa</b>											
Affordable Housing Impact Fee <sup>6</sup>	\$2.20	\$2.20 (Condos) \$3.75 (Multi-Family)		\$1.00	\$0.80		\$1.40	\$0.50 (Warehouse)			Fees collected are placed in the City of Napa's Affordable Housing Trust Fund. Trust Funds are then used to further the goal of providing affordable housing by leveraging other local, State and Federal funds.
<b>Oakland</b>											
Jobs-Housing Impact Fee <sup>6</sup>				\$5.24				\$5.24			Applies to Office or warehouse/distribution projects greater than 25,000 sq. ft. Calculated as (number of gross square feet in the development project devoted to office or warehouse/ distribution uses minus 25,000 square feet) × \$4.00 = the amount of the fee. An alternative to payment of the fee, the developer can produce new affordable housing units determined by the city's formula.
<b>Palo Alto</b>											
Commercial Housing In-Lieu Fee <sup>6</sup>				\$19.31	\$19.31		\$19.31	\$19.31	\$19.31		
<b>Redwood City</b>											
Affordable Housing Impact Fee <sup>10</sup>	\$25.00	\$20.00 (Condos and Apts)		\$20.00	\$5.00		\$5.00				Applies to residential projects of 5 units or more and commercial projects of 5,000 sq. ft. or more.

**Table 2: Affordable Housing Fees (As of December 2015)**

Jurisdiction	Residential (Per Sq. Ft.)			Non-Residential (Per Sq. Ft.)						Notes	
	Single Family	Multi Family	Other	Office	Retail	Entertain.	Hotel	Industrial	R&D		Other
<b>Sacramento</b>											
Housing Impact Fee <sup>11</sup>	\$2.58 (Per Sq. Ft. for Single Family w/ Less than 20 units per acre)	\$2.58 (Per Sq. Ft. for Single Family w/ Less than 20 units per acre)	\$1.11/SF Units in the Housing Incentive Zone								Used on all new residential units. Funds collected are transferred to the Housing Trust Fund, which is administered by the Sacramento Housing and Redevelopment Agency (SHRA). SHRA uses the fund to assist in the development of affordable workforce housing.
Housing Trust Fee <sup>11</sup>				\$2.25	\$1.80		\$2.14	\$0.61 (Warehouse)  \$0.82 (Warehouse/ Office)	\$1.91	\$1.41 (Manufacture)	
<b>San Diego</b>											
Workforce Housing Offset Fee <sup>12</sup>				\$2.12	\$1.28		\$1.28	\$0.54 (Warehouse)	\$1.60	\$1.28 (Manufacture)	It is often referred to as the housing impact fee or workforce housing offset fee. These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid prior to the issuance of building permits. In 2014, the city council voted to restore the City's Housing Trust Fund by returning the Workforce Housing Offset to what it was before the fee was 'temporarily' reduced in 1996 by 50%.
<b>San Francisco</b>											
Inclusionary Housing Program Fee <sup>6</sup>	# of units x 20% Off-site requirement x In-lieu fee. In-lieu fees: Studio unit - \$198,008 1-bedroom unit - \$268,960 2-bedroom unit - \$366,369 3-bedroom unit - \$417,799 4-bedroom unit - \$521,431										
Jobs-Linkage Fee <sup>6</sup>				\$24.03	\$22.42		\$17.99	\$2.00	\$16.01	\$22.42 (Integrated PDR)  \$16.01 (Small Enterprise)	Funds housing trust fund and is used solely to increase the supply of housing affordable to qualifying households. No portion of the trust fund may be used to pay any administrative, general overhead, or similar expense of any entity.

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Jurisdiction	Residential (Per Sq. Ft.)			Non-Residential (Per Sq. Ft.)						Notes	
	Single Family	Multi Family	Other	Office	Retail	Entertain.	Hotel	Industrial	R&D		Other
<b>Sunnyvale</b>											
Rental Housing Impact Fee <sup>6</sup>		\$17.00 (Market-Rate Rental)									
Housing Mitigation Fee <sup>6</sup>								\$15.00 (High Intensity Industrial)			Fees paid by developers of high intensity industrial projects that result in new floor area ratios to mitigate demand for affordable housing.

**Sources:**

1. City of Burbank FY 215-16 Adopted Citywide Fee Schedule
2. County of Los Angeles Inclusionary Housing Report 7/2/12
3. City of Santa Monica City Council Meeting Staff Report (9/23/14)
4. Scott Lunceford, Associate Planner at City of West Hollywood
5. City of Alameda Master Fee Schedule, effective as of July 2014
6. Non-Profit Housing Association of Northern California Bay Area Cities with Impact Fees, August 2015
7. City of Berkeley Affordable Housing Mitigation Fee Resolution
8. City of Menlo Park Below Market Rate Housing Program
9. City of Mountain View Affordable Housing Fees.
10. City of Redwood City Development Impact Fees as of 7/1/15
11. City of Sacramento Housing Trust Fund Fee Schedule current as of 3/28/14
12. City of San Diego Municipal Code Housing Impact Fees on Commercial Development

**Attachment 2  
Comparison of Housing Development Fees Charged by Different Cities (6/13/2016)**

	General Plan Maintenance	Transportation	Park	Art	Affordable Housing	School Development	Sewer/Utility Facility	Water Impact	Construction Tax	Residential Development Tax
<b>Los Angeles</b>	The greater of 5% surcharge or \$1 added to building permits and entitlement fees	Limited to certain Specific Plan Areas	\$2789-\$8044/DU by zones	N/A	N/A	\$3.32/sq.ft (LAUSD)	Varies by no. of bedrooms and types of development	N/A	\$200/DU	\$300/DU
<b>Glendale</b>	N/A	N/A	\$19795/SF unit; \$17006/MF unit	N/A	\$17/sq.ft. (limited to specific area)	N/A	Follows Interim Fee Schedule from the City of L.A.	N/A	N/A	N/A
<b>Beverly Hills</b>	\$1.51 per \$1000 of project value	N/A	\$7.10/sq.ft	N/A	N/A	\$3.2/sq.ft	\$27.8+\$1.5/sq.ft.	N/A	N/A	N/A
<b>Pasadena</b>	N/A	\$2747.20/unit	Fee varies by no of bedrooms	SF excluded, location and size specific for MF & mixed use projects	Inclusionary housing in-lieu fee: based on no. of units, location, sub-areas	\$2.24/sq.ft	\$6.38 x size x avg. daily flow	N/A	1.92% of project value	N/A
<b>Burbank</b>	N/A	N/A	\$1315/SF unit, \$974/MF unit		Inclusionary housing fee: based on no. of units, owner or rental	N/A	\$814 for SF, \$667 for MF	N/A	N/A	N/A
<b>Santa Monica</b>	N/A	\$8108-8321/SF unit; \$2774-3520/MF unit	\$7636/SF unit, \$4138-6665/MF unit		Apt: 31.25/sq.ft; Condo: \$36.51/sq.ft	1.93/sq.ft.	\$1982/unit	Based on expected use	N/A	N/A
<b>West Hollywood</b>	N/A	\$447.92/DU	\$5380/DU for SF&Condos<5 units (subdivision); \$3323/DU for condos>5 units; \$3165/DU for mobile homes (subdivision)	1% of new development value>\$200,000	Inclusionary housing in-lieu fee for development <=10 units: based on no. of units	N/A	N/A	N/A	N/A	N/A

Sources:

[http://qcode.us/codes/westhollywood/view.php?topic=19-19\\_4-19\\_64-19\\_64\\_020&frames=off](http://qcode.us/codes/westhollywood/view.php?topic=19-19_4-19_64-19_64_020&frames=off)  
<http://www.glendaleca.gov/home/showdocument?id=23084>  
<http://www.beverlyhills.org/cbhfiles/storage/files/929698669207314805/DevelopmentFeeSchedule.pdf>  
[http://cityofpasadena.net/Planning/Fee\\_Schedules/](http://cityofpasadena.net/Planning/Fee_Schedules/)  
<http://burbankca.gov/home/showdocument?id=20930>  
<http://www.smgov.net/uploadedFiles/Departments/PCD/Transportation/Developers/TIF%20Rates%20FY15.16.pdf>  
<http://www.smgov.net/departments/PCD/agendas/Planning-Commission/2014/20140514/s2014051406ab.pdf>

Acronyms

DU Dwelling Unit  
 SF Single Family  
 MF Multi-Family

**Table 3: Parks and Affordable Housing Fees**

City	Parks			Affordable Housing		Notes
	Quimby Fee (Residential)	Mitigation Fee (All Uses)	Excise Tax (All Uses)	Residential Impact Fee	Commercial Linkage Fee	
<b>Los Angeles County</b>						
Arcadia		X				
Beverly Hills			X			The City general plan stated plans to conduct an inclusionary housing nexus study on the relationship between residential development and affordable housing, which is expected to be completed in 2015 and adopted ordinance by 2016.
Burbank		X		X		
Culver City		X				
Glendale	X	X				
Hermosa Beach	X					
Long Beach		X				In 2011, a Commercial Linkage nexus study was prepared for the Long Beach Downtown Community Plan. The fee was not included in the adopted plan because the city was planning to study a citywide housing fee. Plans for the study was abandoned after the 2014 Housing Element was updated. The City is currently using redevelopment funds for affordable housing projects.
Los Angeles	X		X			
Pasadena		X		X		In 2004, the city commissioned a review of affordable housing linkage fees for non-residential development. A preliminary review found that the program would be both problematic and unlikely to make a significant contribution to the production of affordable housing. The City is currently exploring a linkage fee.
Santa Monica		X		X	X	Recently replaced the parks tax and fee with a mitigation fee imposed on all land uses. Also added a commercial linkage fee to supplement an existing affordable housing fee that is only imposed on multi-family apartments and condos.
West Hollywood	X	X		X	X	

**Table 3: Parks and Affordable Housing Fees**

City	Parks			Affordable Housing		Notes
	Quimby Fee (Residential)	Mitigation Fee (All Uses)	Excise Tax (All Uses)	Residential Impact Fee	Commercial Linkage Fee	
<b>Other Areas</b>						
Alameda		X			X	City imposes a Citywide Development Impact fee to mitigate the impacts of new residential and new or intensified industrial and commercial development to fund various improvements or replacement categories such as public safety, parks, recreation, public buildings, traffic and other facilities.
Berkeley		X		X	X	Streets, Open Space, and Improvement Fee (SOSIF) development impact fee imposed on development within the Downtown Area Plan.
Cupertino		X		X	X	Imposes a Park Dedication Fee
Menlo Park	X			X	X	Imposes a Recreation In-Lieu fee for residential subdivisions based on a formula. Fee to provide 5 acres of park per 1,000 residents.
Mountain View	X			X	X	Imposes a Park Land Dedication In-Lieu Fee based on a formula governed by the Quimby
Napa		X		X	X	Imposes a Park Development Fee on the development of new dwelling units.
Oakland					X	
Palo Alto		X			X	Imposes a development impact fee to fund transportation parks, libraries, etc. Imposes a commercial linkage fee.
Redwood City		X			X	Imposes a Parks Impact Fee for residential uses only, including single family, condo, and apartments.
Sacramento	X	X		X	X	
San Diego		X			X	
San Francisco		X		X	X	Downtown Park Fee (Neighborhood Impact Fee)
Sunnyvale		X		X	X	In 2011, the City voted to reduce the park in-lieu fee by 28%. In 2014, the City voted to increase the fee back to its original rate at \$96/sf. The fee is imposed on residential subdivision and multifamily residential rental housing.



City of Los Angeles  
Department of Recreation and Parks  
Quimby Report - CD 12

Park/Facility Name	Park Address	Available Quimby within 2 miles	Available Quimby within 1 mile
ALISO CANYON PARK	18041 Rinaldi St	\$6,039	\$6,039
BEE CANYON PARK	17301 Sesnon Blvd	\$6,039	\$0
BELL CANYON PARK	24544 Bell Canyon Rd	\$0	\$0
BERNSON (HOLLEIGH) MEMORIAL PARK	20500 Sesnon Blvd	\$112,728	\$112,728
BOYAR (MAE) RECREATION CENTER	23936 Highlander Ave	\$0	\$0
BROWNS CREEK PARK	Browns Canyon Rd	\$123,459	\$112,728
CASTLE PEAK PARK	24220 1/2 Clarington Dr	\$0	\$0
CHASE PARK	22525 Chase St	\$153,113	\$0
CHATSWORTH OAKS PARK	9301 Valley Circle Blvd.	\$20,122	\$20,122
CHATSWORTH PARK, NORTH	22300 Chatsworth St	\$30,853	\$14,749
CHATSWORTH PARK, SOUTH	22360 Devonshire St	\$30,853	\$30,853
CHATSWORTH RESERVOIR SITE	8751-9461 Valley Circle Blvd	\$163,844	\$20,122
COHASSET-MELBA PARK	7449 Melba Ave.	\$0	\$0
DEARBORN PARK	17141 Nordhoff St	\$55,378	\$0
EDDLESTON PARK	11820 Reseda Blvd	\$6,039	\$6,039
EL ESCORPION PARK	6801 Sunset Ridge Ct	\$0	\$0
GRANADA HILLS PARK	16730 Chatsworth St	\$82,873	\$59,167
GRANADA HILLS YOUTH RECREATION CENTER	13100 Balboa Blvd	\$6,039	\$0
KNAPP RANCH PARK	25000 Kittridge St	\$0	\$0
KNAPP RANCH PARK, WEST	Wooded Vista & Twisted Oak Dr	\$0	\$0
LAZY J RANCH PARK	23751 Ingomar St	\$0	\$0
LIMEKILN CANYON PARK	19585 Rinaldi St	\$112,728	\$0
MASON PARK	10500 Mason Ave	\$2,528,862	\$0
MINNIE HILL PALMER HOUSE / HOMESTEAD ACRE	22360 Devonshire St	\$30,853	\$14,749
MOONSHINE CANYON PARK	19900 Sesnon Blvd	\$112,728	\$112,728
NORTHRIDGE RECREATION CENTER	10058 Reseda Blvd	\$2,405,062	\$0
O'MELVENY PARK	17300 Sesnon Blvd	\$6,039	\$6,039
Oakridge Residence	18700 Devonshire	\$2,405,403	\$0
OLD MISSION TRAIL	Between Oso Canyon and Limekiln Canyon Roads	\$123,459	\$0
ORCUTT RANCH	23600 Roscoe Blvd	\$16,104	\$0
PALISADES PARK (PORTER RANCH)	12100 Tampa Ave	\$118,767	\$0
PORTER RANCH PARK	11000 Tampa Ave	\$2,518,131	\$0

City of Los Angeles  
 Department of Recreation and Parks  
 Quimby Report - CD 12

Park/Facility Name	Park Address	Available Quimby within 2 miles	Available Quimby within 1 mile
PORTER RANCH-SESNON PROPERTY	W of Porter Ranch Dr. S of Sesnon Blvd.	\$112,923	\$112,728
PORTER RIDGE PARK	18799 Sesnon Blvd	\$6,039	\$0
RINALDI PARK	18501 Rinaldi St	\$6,039	\$0
ROSCOE-VALLEY CIRCLE PARK	24116 De Quincy Ct	\$0	\$0
SHADOW RANCH PARK	22633 Vanowen St	\$132,991	\$0
STONEY POINT PARK	10870 Topanga Canyon Blvd	\$143,581	\$10,731
TAXCO TRAILS PARK	23367 Ingomar St	\$0	\$0
VAN NORMAN LAKES RESERVOIR	15800 Rinaldi St	\$65,206	\$59,508
VANALDEN PARK - WILKINSON SENIOR CENTER	8956 Vanalden Ave	\$2,404,727	\$2,405,403
VIKING PARK	11500 Viking Ave	\$6,039	\$0
WEST HILLS SPORTS CENTER	6900 Valley Circle Blvd	\$0	\$0
WILBUR-TAMPA PARK	12001 Wibur Ave	\$112,728	\$0
ZELZAH PARK	11690 Zelzah Ave	\$6,039	\$6,039