

MEETING DATE: September 22, 2014

AGENDA ITEM: JOINT CITY COUNCIL/CULVER CITY HOUSING
AUTHORITY AGENDA ITEM: (1) Discussion of the Projected Funding Shortfall for Housing Programs Provided by the City and (2) Provide Direction to the City Manager/Executive Director as Deemed Appropriate.

ATTACHMENTS

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1. FY 2013/2014 Housing Division Budget	1
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CULVER CITY HOUSING DIVISION
FISCAL YEAR 2013/2014

<u>Housing Division Budget</u>	
Activity	Amount
Staffing	\$500,000
Office Expense	\$4,634
Departmental Special Supplies	\$213
Special Events/Meetings	\$930
Membership/Dues	\$349
Subscriptions	\$725
City Commission Expenses	\$1,580
Other Contract Services	\$152,480
RAP Subsidies	\$648,290
Homeless RAP	\$150,000
Homeless Outreach/Referral Services	\$123,441
Total	\$1,582,642

Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
City of Sunnyvale	1984 Updated in 2003, Under review.	• Industrial & Office \$9.27	Applies only to the portion of the project that is in excess of allowable FAR (typically 0.35:1).	N/A	Very Substantial	
City of Mountain View	Updated 2002	• Office/High Tech/Industrial \$10.00 • Hotel/Retail/Entertainment \$2.47	Fee is 50% on building area under thresholds: Office <10,000 SF Hotel <25,000 SF Retail <25,000 SF	Yes	Very Substantial	Fee is adjusted annually based on CPI.
City of Walnut Creek	2005	• Office, retail, hotel and medical \$5.00	First 500 SF no fee applied.	Yes	Very Substantial	Reviewed every five years.
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 due in 3 installments. Fee adjusted with an annual escalator tied to residential construction cost increases.
City of Cupertino	1993	• Office/Industrial/Hotel/Retail/ R&D: \$5.56 • Planned Industrial Park Zones: \$2.53	No minimum threshold.	N/A	Very Substantial	Fee is adjusted annually based on CPI.
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.
LOW FEE JURISDICTIONS						
City of Napa	1999	• Office \$1.00 • Hotel \$1.40 • Retail \$0.80 • Industrial & Wine Pdn & small Warehouse \$0.50 • Warehouse (30-100K) \$0.30 • Warehouse (100K+) \$0.20	No minimum threshold Non-profits are exempt	Units or land dedication; on a case by case basis.	Moderate/ Substantial	Fee has not changed since 1999.
County of Napa	Updated 2004	• Office \$2.00 • Hotel \$3.00 • Retail \$2.00 • Industrial \$1.00 • Warehouse \$0.80	No minimum threshold Non-profits are exempt	Units or land dedication; on a case by case basis.	Moderate/ Substantial	
City of Petaluma	2003	• Commercial \$2.08 • Industrial \$2.15 • Retail \$3.59	Schools and churches exempt	NA	Moderate/ Substantial	Fee adjusted annually by ENR construction cost index.
County of Sonoma	2005	• Office \$2.52 • Hotel \$2.52 • Retail \$4.37 • Industrial \$2.61 • R&D Ag Processing \$2.61	First 2,000 SF exempt Non-profits, redevelopment areas exempt	Yes. Program specifies number of units per 1,000 SF.	Moderate	Fee adjusted annually by ENR construction cost index.

Note: This chart has been assembled to present an overview, and as a result, terms are simplified. For use other than general comparison, please consult the code and staff of the jurisdiction.

City of Cotati	2006	- Commercial \$2.08 - Industrial \$2.15 - Retail \$3.59	First 2,000 SF exempt Non-profits exempt.	Yes. Program specifies number of units per 1,000 SF	Moderate	Fee adjusted annually by ENR construction cost index.
City of Alameda	1989	- Office \$3.63 - Retail \$1.84 - Warehouse \$0.63 - Hotel/Motel \$931 per room	No minimum threshold	Yes. Program specifies # of units per 100,000 SF	Moderate	Fee may be adjusted by CPI.
City of Pleasanton		Commercial, Office & Industrial \$2.57	No minimum threshold	N/A	Moderate	Fee adjusted annually.
City of Sacramento	1989 Most recent update 2005	- Office \$1.99 - Hotel \$1.89 - R&D \$1.69 - Commercial \$1.59 - Manufacturing \$1.25 - Warehouse/Office \$0.72 - Warehouse \$0.54	No minimum threshold Mortuary, parking lots, garages, RV Storage, Christmas tree lots, B&Bs, mini-storage, alcoholic beverages sales, reverse vending machines, mobile recycling, and small recyclable collection facilities.	Pay 20% fee plus build at reduced nexus. (Not meaningful given the amount of the fee.	Moderate	North Natomas area has a separate fee structure.
City of San Diego	1990 Fees reduced in 1996; in 2013 the City Council voted to restore the original fee basis, but rescinded the adjustment in 2014	- Office \$1.06 - Hotel \$0.64 - R&D \$0.80 - Retail \$0.64 - Manufacturing \$0.64 - Warehouse \$0.27	No minimum threshold Development by government entities. No exempted uses. Does exclude some geographic areas (Enterprise Zones).	Can dedicate land or air rights in lieu of fee	Substantial	
City of Livermore	1999	- Retail \$0.90 - Service Retail \$0.678 - Office \$0.579 - Hotel \$442 per room - Manufacturing \$0.27 - Warehouse \$0.08 - Business Park \$0.574 - Heavy Industrial \$0.2 - Light Industrial \$0.18	No minimum threshold Church; private or public schools.	Yes; negotiated on a case-by-case basis.	Moderate	
City of Folsom	2002	- Office, Retail, Light Industrial, Heavy Industrial and Manufacturing \$1.20 - Up to 200,000 SF, 100% of fee; 200,000-250,000 SF, 75% of fee; 250,000-300,000 SF, 50% of fee; 300,000 SF and up, 25% of fee	No minimum threshold Select nonprofits, small childcare centers, churches, mini storage, parking garages, private schools, etc.	Yes Provide new or rehab housing affordable to very low and low income households. Also, land dedication	Moderate/ Substantial	Fee is adjusted annually based on construction cost index.

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Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
HIGH FEE JURISDICTIONS						
City and County of San Francisco	1981 Updated fees in 2002, 07	- Office \$22.06 - Hotel \$16.52 - Retail & Entertainment \$20.58 - R&D \$14.70 - Integrated PDR \$17.34 - Small Enterprise Workspace \$17.34	Exempt: freestanding retail < 50,000 SF; grocery < 75,000 Increase by 25,000 gsf or more of any combination of entertainment, hotel, Integrated PDR, office, research and development, retail, and/or Small Enterprise Workspace.	Yes, may contribute land for housing.	Very Substantial	Fee is adjusted annually based on the construction cost increases.
City of Palo Alto	1984 Updated in March 2002	Nonresidential Development \$18.44	Churches; colleges and universities; commercial recreation; hospitals, convalescent facilities; private clubs, lodges, fraternal organizations, private educational facilities, day care and nursery school, public facilities are exempt	Yes	Very Substantial	Fee is adjusted annually based on CPI.
City of Menlo Park	1998	- Office & R&D \$14.92 - All other commercial and industrial \$8.10.	10,000 gross SF threshold Churches, private clubs, lodges, fraternal orgs, public facilities and projects with few or no employees are exempt.	Yes, preferred. May provide housing on- or off-site.	Very Substantial	Fee is adjusted annually based on CPI.
MEDIUM FEE JURISDICTIONS						
County of Marin	2003	- Office/R&D \$7.19 - Retail/Rest. \$5.40 - Warehouse \$1.94 - Hotel/Motel \$1,745/room - Manufacturing \$3.74	No minimum threshold	Yes, preferred.	Substantial	
City of St. Helena	2004	- Office \$4.11 - Comm./Retail \$5.21 - Hotel \$3.80 - Winery/Industrial \$1.26	Small childcare facilities, churches, non-profits, vineyards, and public facilities are exempt.	Yes, subject to City Council approval.	Substantial	
Town of Corte Madera	2001	- Office \$4.79 - R&D lab \$3.20 - Light Industrial \$2.79 - Warehouse \$0.40 - Retail \$8.38 - Corn Services \$1.20 - Restaurant \$4.39 - Hotel \$1.20 - Health Club/Rec \$2.00 - Training facility/School \$2.39	No minimum threshold	N/A	Substantial	
City of Santa Monica	1984 Updated fees in 2002	- Office only \$5.11 per square foot for first 15,000 square feet \$11.35 per square foot in excess of 15,000 square feet	15,000 SF exemption for new construction. 10,000 SF exemption for additions.	Yes	Very Substantial	includes fee for open space as well. Fees adjusted monthly based on CPI. No comprehensive update since adoption.

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County of Sacramento	1989	• Office \$0.97 • Hotel \$0.92 • R&D \$0.82 • Commerical \$0.77 • Manufacturing \$0.61 • Indoor Recreational Centers \$0.50 • Warehouse \$0.26	No minimum threshold Service uses operated by nonprofits	Pay 20% fee plus build at reduced nexus. (Not meaningful given the amount of the fee.	Moderate	
City of Elk Grove	1986 inherited from County when incorporated	• \$30 flat fee plus: • Office \$0.97 • Hotel \$0.92 • R&D \$0.82 • Commerical \$0.77 • Manufacturing \$0.61 • Indoor Recreational Centers \$0.50 • Warehouse \$0.26	No minimum threshold Membership organizations (churches, nonprofits, etc.), mini-storage, car storage, marinas, car washes, private parking garages and agricultural uses exempt.	Pay 20% fee plus build at reduced nexus. (Not meaningful given the amount of the fee.	Moderate	

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