

HOUSING DEPARTMENT

Impact Analysis Report

OVERVIEW

The Housing Department is responsible for the collection of fees related to the Rent Stabilization Program (RSP) and for the collection of Inclusionary Fees, Affordable Housing Impact Program, Rental Mediation Penalty Fees, Homebuyer Subordination Fees, and Multi-Family Fees.

The RSP fees are collected from property owners, renters, and mobilehome owners to support work associated with implementation of the Apartment Rent Ordinance (ARO), Tenant Protection (TPO), Ellis Act and Mobilehome ordinances. The fees are set at an amount to cover the estimated costs of providing the RSP, which include mediation services to settle tenant-landlord disputes, information and referral services, tenant protection, and outreach and education services. To better monitor RSP performance, the 2019-2020 Proposed Operating Budget recommends establishing the Rent Stabilization Program Fee Fund.

The City's Inclusionary Housing Policy, established in 1988, requires affordable housing units in newly-constructed for-sale housing developments with greater than 10 units that are located in former Redevelopment Project Areas. In limited circumstances, developers may choose to pay an "in-lieu" fee instead of building the required affordable units in the development. Although redevelopment agencies in California have been dissolved, the relevant provisions of the California Redevelopment Law requiring housing affordability in residential construction in Redevelopment Project Areas have not been repealed. Therefore, San José

continues to implement its Inclusionary Housing Policy and require affordability in newly-constructed for-sale developments in those areas. For more information on the City's Inclusionary Housing Policy, please visit the Housing Department's website at:

<http://www.sanjoseca.gov/index.aspx?nid=1306>.

On January 12, 2010, the City Council approved the Inclusionary Housing Ordinance ("the Ordinance"). The Ordinance generally requires that, in market-rate for-sale developments of 20 or more units, 15% of the units be made affordable to and sold to moderate-income households. The Ordinance provides numerous alternative ways that the developer can meet this requirement, including payment of an in-lieu fee and construction of affordable units off-site, among many others.

The Ordinance requires the City to establish an in-lieu fee on an annual basis. In accordance with the methodology outlined in the Ordinance, the Housing Department has calculated the proposed in-lieu fees for 2019-2020 to be \$192,946 for each For-Sale Inclusionary Housing unit.

The Housing Department has also calculated the maximum in-lieu fees for 2019-2020 to be \$180,511 (\$158,343 x 1.14%) for each Rental Inclusionary Housing unit, consistent with Ordinance methodology and City Council direction. However, staff recommends that the In-Lieu Fee for Inclusionary Rentals continue to be \$125,000 in 2019-2020, to provide some certainty to rental residential developments already in the pipeline. For more information

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on the City's Inclusionary Housing Ordinance, please visit the Housing Department's website at:

<http://www.sanjoseca.gov/index.aspx?NID=3979>.

Additionally, to better monitor performance, the 2019-2020 Proposed Operating Budget recommends establishing the Inclusionary Fee Fund, consisting of the Inclusionary Policy, Inclusionary Ordinance, and Inclusionary In-lieu fees. Revenues are not estimated due to uncertainty of when developments will complete construction, which is the milestone triggering payment to the City. As payments are received, actions will be brought forward to recognize and appropriate the funds.

On November 18, 2014, the City Council adopted an ordinance to establish a Housing Impact Fee Program on new market rate rental housing development to address the need for affordable housing associated with such new development. The City Council approved that the operative date of the Ordinance be July 1, 2016, preceded by the implementation of an exemption process to minimize the financial impacts on development projects in the pipeline. The grandfathering process exempts pipeline development projects from the new \$17 per square foot Housing Impact Fee if the rental development project has received an entitlement prior to July 1, 2016 and if the project receives its Certificate of Occupancy prior to January 31, 2020. In accordance with the plan adopted by City Council, recommended fee levels recover costs associated with the collection of pipeline project applications, as well as staff time to track compliance and monitoring of exempted projects are recommended. Additionally, the Ordinance

increases the Housing Impact Fee by 2.4% annually resulting in a rate increase from \$17.83 to \$18.26 per square foot in 2019-2020. For more information on the City's Affordable Housing Impact Fee, please visit the Housing Department's website at:

<http://www.sanjoseca.gov/index.aspx?NID=6027>.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

New Fees

Qualifying Rental High Rise Units Located in the downtown Core Fee – This fee authorizes a reduction in the Inclusionary In-Lieu Fee to \$0 (per In-Lieu unit) for High-Rise rental developments in the Downtown Core (as described in Resolution Number 73587 adopted January 9, 2007) that are ten (10) or more floors or stories in height not including any nonresidential uses where the highest occupied floor has a floor level elevation that is at least 150 feet above street level, if they obtain issuance of all Certificates of Occupancy on or prior to June 30, 2021.

Multi-Family Transaction Application Review Fee – This fee of \$755.80 partially offsets staff costs associated with the review of asset management transactions and new affordable housing development transactions in which owner/developers request to refinance or resyndicate existing developments supported by City loans. This fee will offset, in part, reviewing applications for completeness, reviewing the applicant's proposed timeline, ensuring the subject property is in compliance with loan requirements, and ensuring project readiness.

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Existing Fees

Rent Stabilization Program - Fees for rent-controlled apartments will decrease from \$77.30 to \$85.04. Non-rent controlled apartments are subject to the TPO fees which are proposed to increase from \$6.20 to \$8.76. The Ellis Act Ordinance fee per unit, up to 10 units, is recommended to increase from \$2,258 to \$2,469 per unit. Additional units, above 10 units, are recommended to increase from \$870 per unit to \$902 per unit. To keep the Mobilehome fee at cost recovery, staff recommends that the fee decrease from \$25.70 to \$24.24 per unit.

Multi-Family Fee Program – Recommended changes to existing fees pertaining to the management of the City’s Multi-Family Affordable Housing Loan Portfolio will more accurately align the fees with the cost of delivering the services. In prior years, these services were primarily funded by loan payments and low and moderate income housing funds. As a result of the dissolution of the former Redevelopment Agency of the City of San José and the loss of the low and moderate income housing funds, the Housing Department assess various fees to recover costs associated with providing services related to the administration of its loan portfolio.

For more complicated refinancing scenarios that exceed the base hours, the additional per hour rate for both Housing and City Attorney staff time is recommended to decrease, from \$157 per hour to \$101 per hour for Housing staff, and from \$206 per hour to \$157 per hour for City Attorney staff time.

These recommended changes reflect the actual costs for the positions that perform work within the Multi-Family Fee Program.

Changes to Single-Family and Multi-Family Asset Management transaction fees are also recommended as outlined below. These cost recovery fees align with the staff time and resources necessary to complete these transactions and have been updated to reflect changes in salary, benefit and indirect costs. If additional time above the standard transaction fee is necessary, an hourly rate of \$157 for Attorney staff time and \$101 for Housing staff time applies.

- *Single-Family Loan Pay-off Fee*: A decrease to the Short Sale fee (\$252.50 per transaction) and Loan Payoff fee (\$151.50 per transaction) is recommended.
- *Multi-Family Project Owner Transfer Fee*: Decreases to the Standard Transaction – Related Parties fee (from \$17,328 to \$11,686) and Standard Transaction – New Parties fee (from \$22,538 to \$15,209) are recommended to recover costs associated with the review, documentation, and closing of changes in ownership structure of the project, either a transfer to a new partnership or a change in ownership of any General Partnership or Limited Partnership interest.
- *Multi-Family Loan Payoff Processing Fee*: A decrease in the Standard Transaction fee (from \$4,386 to \$2,895) is recommended to recover costs associated with the processing of a loan payoff of the City’s existing loan.

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Existing Fees (Cont'd)

- *Multi-Family Loan Conversion Fee:* A decrease to the Standard Transaction fee (from \$46,987 to \$32,456) is recommended to recover costs associated with converting a construction loan to a permanent loan.
- *Multi-Family Loan Origination Fee:* A decrease in the Standard Transaction fee (from \$50,362 to \$34,577) is recommended to recover costs associated with processing and underwriting loans from the time of application submittal to loan closing.
- *Multi-Family Loan Recapitalization Fee:* A decrease in the Standard Transaction fee (from \$46,987 to \$32,406) is recommended to recover costs associated with the review, negotiation, documentation, and closing of the new financing structure for a project where affordable housing project owners are going through a tax credit re-syndication and an existing City loan will remain outstanding.
- *Multi-Family Loan Servicing Fee:* An increase in the fee (from \$25.69 to \$38.75 per unit) is recommended to recover the costs associated with the servicing of the City's loans including construction oversight and the annual review of the project's operating budget and audit.
- *Multi-Family Affordability Restriction Monitoring Fee:* An increase in the fee (from \$25.69 to \$38.75 per unit) is recommended to recover the costs associated with the monitoring of compliance with the City's affordability restrictions, including the annual review of the developer's tenant's income and rents.
- *Multi-Family Loan Refinance Fee:* A decrease in the Standard Transaction fee (from \$22,616 to \$15,259) is recommended to recover costs associated with review, documentation, and closing of a refinancing of, or amendment to, debt senior to the City's loan.
- *Multi-Family Project Restructuring Fee:* A decrease in the standard transaction fee (from \$7,236 to \$5,132) is recommended, reflecting a change in the number of staffing hours to process a transaction, to recover costs associated with the review, negotiation, documentation, and closing of borrower requested amendments to the City's existing loan or affordability restriction terms.
- *Affordable Housing Compliance Plan Fee:* A decrease in the fee from \$4,582 to \$3,119 fee is recommended to offset costs for staff time associated with processing projects subject to both the City's Inclusionary Housing Ordinance and Affordable Housing Impact Fee Programs. For example, staff is required to meet with developers to discuss potential obligations, interface with PBCE on conditions of approvals, work with the City Attorney's Office to draft the agreements, and ensure the developer executes the agreement and that the document is recorded correctly. If additional time is necessary, hourly rates for Attorney Staff time (\$157/hr) and for Housing staff time (\$101/hr) apply.

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Existing Fees (Cont'd)

- *Pipeline Annual Fee:* No change to this \$1,740 fee is recommended to offset costs for staff time associated with monitoring pipeline projects that benefit from the grandfathering provisions of the Housing Impact Fee.
- *Supplemental Document Processing Fee:* A decrease in the Attorney staff fee from \$206 to \$157 per hour and in the Housing staff fee from \$157 to \$101 per hour is recommended to offset costs for staff time associated with processing supplemental housing documents including County fees, notarizations, title company charges and legal recording.

NOTIFICATION

The Housing Department staff met with potential impacted stakeholders and held public hearings at the April 11, 2019 Housing and Community Development Commission meeting. Additionally, Housing Department staff attended the April 10, 2019 Affordable Housing Developer Roundtable meeting to notify developers of the new proposed Multi-Family Transaction Application Review fee.

The Proposed Fees and Charges Report was released on May 3, 2019, allowing for a minimum of 10 days for public review. Public input on fee proposals will be heard by the City Council at public hearings held on Tuesday, May 14, 2019, at 1:30 p.m. and Monday, June 10, 2019, at 6:00 p.m. in the Council Chambers.

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
INCLUSIONARY FEE FUND - CATEGORY I									
1. Affordable Housing Compliance Fee Program									
1 City Attorney Staff Time	Moved from Multi-Source Housing FD - Category I		\$157/hr in excess of 7 hours						
2 City Housing Staff Time	Moved from Multi-Source Housing FD - Category I		\$101/hr in excess of 20 hours						
3 Standard Transaction	Moved from Multi-Source Housing FD - Category I		\$3,119 per application						
Sub-total Affordable Housing Compliance Fee Program									
2. Inclusionary Housing Ordinance (In-Lieu) Fees									
1 For Sale Inclusionary In-Lieu Fee	Moved from Multi-Source Housing FD - Category I		\$192,946/unit						
2 Qualifying Rental High Rise Units Located in the Downtown Core Fee			\$0/unit						
3 Rental Inclusionary In-Lieu Fee	Moved from Multi-Source Housing FD - Category I		\$125,000/unit						
Sub-total Inclusionary Housing Ordinance (In-Lieu) Fees									
SUB-TOTAL INCLUSIONARY FEE FUND - CATEGORY I									
INCLUSIONARY FEE FUND - CATEGORY II									
1. Inclusionary Housing Policy Fees									
1 For-Sale - High Rise units not located in the Downtown Core	Moved from Multi-Source Housing FD - Category II		\$17.00 per square foot of market-rate housing; maximum \$200,200						
2 For-Sale - High rise units located in a Downtown High-Rise Incentive Area	Moved from Multi-Source Housing FD - Category II		\$8.50 per square foot of market-rate high-rise units; maximum \$65,000						

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

INCLUSIONARY FEE FUND - CATEGORY II

1. Inclusionary Housing Policy Fees

3 For-Sale - Low-Rise Condominium/Stacked Flat Projects	Moved from Multi-Source Housing FD - Category II		\$17.00 per net square foot of market-rate housing; maximum \$90,000					
4 For-Sale - Single-Family Detached Units	Moved from Multi-Source Housing FD - Category II		\$17.00 per square foot of market-rate housing; maximum \$200,000					
5 For-Sale - Townhouse/Row-House projects	Moved from Multi-Source Housing FD - Category II		\$17.00 per square foot of market-rate housing; maximum \$120,000					
6 Ownership Alternative Restricted Unit to be developed outside a redevelopment project area	Moved from Multi-Source Housing FD - Category II		\$130,000 per unit					
7 Ownership Alternative Restricted Unit to be developed within a redevelopment project area	Moved from Multi-Source Housing FD - Category II		\$65,000 per unit					
8 Rental Alternative Restricted Unit to be developed outside a redevelopment project area	Moved from Multi-Source Housing FD - Category II		\$142,800 per unit					
9 Rental Alternative Restricted Unit to be developed within a redevelopment project area	Moved from Multi-Source Housing FD - Category II		\$71,400 per unit					
10 Rental Units	Moved from Multi-Source Housing FD - Category II		\$17.00 per net square foot of market-rate housing; maximum \$85,500					

Sub-total Inclusionary Housing Policy Fees

SUB-TOTAL INCLUSIONARY FEE FUND - CATEGORY II

DEPARTMENTAL FEES AND CHARGES

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Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
MULTI-FAMILY HOUSING - CATEGORY I									
1. Homebuyer Subordination Fee									
1 Homebuyer Subordination Fee	\$314 per transaction		\$268 per transaction						
Sub-total Homebuyer Subordination Fee		99.8%		6,700	7,850	6,700	117.2%	100.0%	
2. Miscellaneous Fees									
1 Application Review Fee			\$755.80 per application						
Sub-total Miscellaneous Fees									
3. Multi-Family Affordable Restriction Monitoring Fee									
1 Multi-Family Affordability Restriction Monitoring Fee	\$25.69/unit per year		\$38.75/unit per year						
Sub-total Multi-Family Affordable Restriction Monitoring Fee		100.0%		93,000	61,656	93,000	66.3%	100.0%	
4. Multi-Family Loan Conversion Fee									
1 City Attorney Staff Time	\$206/hr in excess of 89 hours		\$157/hr in excess of 89 hours						
2 City Housing Staff Time	\$157/hr in excess of 183 hours		\$101/hr in excess of 183 hours						
3 Standard Transaction	\$46,987 per transaction		\$32,406 per transaction						
Sub-total Multi-Family Loan Conversion Fee		100.0%		64,812	93,973	64,812	145.0%	100.0%	
5. Multi-Family Loan Origination Fee									
1 City Attorney Staff Time	\$206/hr in excess of 89 hours		\$157/hr in excess of 89 hours						
2 City Housing Staff Time	\$157/hr in excess of 204 hours		\$101/hr in excess of 204 hours						
3 Standard Transaction	\$50,362 per transaction		\$34,577 per transaction						
Sub-total Multi-Family Loan Origination Fee		100.0%		103,731	151,086	103,731	145.7%	100.0%	

DEPARTMENTAL FEES AND CHARGES

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Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
MULTI-FAMILY HOUSING - CATEGORY I								
6. Multi-Family Loan Payoff Processing Fee								
1 City Attorney Staff Time	\$206/hr in excess of 3 hours		\$157/hr in excess of 3 hours					
2 City Housing Staff Time	\$157/hr in excess of 24 hours		\$101/hr in excess of 24 hours					
3 Standard Transaction	\$4,386 per transaction		\$2,895 per transaction					
Sub-total Multi-Family Loan Payoff Processing Fee		100.0%		14,475	21,930	14,475	151.5%	100.0%
7. Multi-Family Loan Recapitalization Fee								
1 City Attorney Staff Time	\$206/hr in excess of 89 hours		\$157/hr in excess of 89 hours					
2 City Housing Staff Time	\$157/hr in excess of 183 hours		\$101/hr in excess of 183 hours					
3 Standard Transaction	\$46,987 per transaction		\$32,406 per transaction					
Sub-total Multi-Family Loan Recapitalization Fee		100.0%		129,624	187,946	129,624	145.0%	100.0%
8. Multi-Family Loan Refinance Fee								
1 City Attorney Staff Time	\$206/hr in excess of 29 hours		\$157/hr in excess of 29 hours					
2 City Housing Staff Time	\$157/hr in excess of 106 hours		\$101/hr in excess of 106 hours					
3 Standard Transaction	\$22,616 per transaction		\$15,259 per transaction					
Sub-total Multi-Family Loan Refinance Fee		100.0%		76,295	113,080	76,295	148.2%	100.0%
9. Multi-Family Loan Servicing Fee								
1 Multi-Family Loan Servicing Fee	\$25.69/unit per year		\$38.75/unit per year					
Sub-total Multi-Family Loan Servicing Fee		100.0%		93,000	61,656	93,000	66.3%	100.0%

DEPARTMENTAL FEES AND CHARGES

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Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
MULTI-FAMILY HOUSING - CATEGORY I									
10. Multi-Family Project Owner									
Transfer Fee									
1 City Attorney Staff Time - New Parties	\$206/hr in excess of 29 hours		\$157/hr in excess of 29 hours						
2 City Attorney Staff Time - Related Parties	\$206/hr in excess of 22 hours		\$157/hr in excess of 22 hours						
3 City Housing Staff Time - New Parties	\$157/hr in excess of 106 hours		\$101/hr in excess of 106 hours						
4 City Housing Staff Time - Related Parties	\$157/hr in excess of 82 hours		\$101/hr in excess of 82 hours						
5 Standard Transaction - New Parties	\$22,538 per transaction		\$15,209 per transaction						
6 Standard Transaction - Related Parties	\$17,328 per transaction		\$11,686 per transaction						
Sub-total Multi-Family Project Owner Transfer Fee		100.0%		88,845	131,713	88,845	148.3%	100.0%	
11. Multi-Family Project									
Restructuring Fee									
1 City Attorney Staff Time	\$206/hr in excess of 20 hours		\$157/hr in excess of 20 hours						
2 City Housing Staff Time	\$157/hr in excess of 21 hours		\$101/hr in excess of 21 hours						
3 Standard Transaction	\$7,236 per transaction		\$5,132 per transaction						
Sub-total Multi-Family Project Restructuring Fee		100.0%		5,132	7,236	5,132	141.0%	100.0%	
12. Single-Family Loan Payoff Fee									
1 Short Sale Loan Payoff Fee	\$392.50 per transaction		\$252.50 per transaction						
2 Single-Family Loan Payoff Fee	\$235.50 per transaction		\$151.50 per transaction						
Sub-total Single-Family Loan Payoff Fee		100.0%		5,060	8,635	5,060	170.7%	100.0%	

DEPARTMENTAL FEES AND CHARGES

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Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
MULTI-FAMILY HOUSING - CATEGORY I									
13. Supplemental Document Processing Fee									
1 City Attorney Staff Time	\$206 per hour		\$157 per hour						
2 City Housing Staff Time	\$157 per hour		\$101 per hour						
3 Standard Transaction	Actual costs charged by the County Recorder to the City		No Change						
Sub-total Supplemental Document Processing Fee				3,290	3,290	3,290	100.0%		
SUB-TOTAL MULTI-FAMILY HOUSING - CATEGORY I		100.0%		683,964	846,761	683,964	123.8%	100.0%	
MULTI-SOURCE HOUSING FD - CATEGORY I									
1. Affordable Housing Compliance Fee Program									
1 City Attorney Staff Time	\$206/hr in excess of 7 hours		\$157/hr in excess of 7 hours						
2 Housing Staff Time	\$157/hr in excess of 20 hours		\$101/hr in excess of 20 hours						
3 Standard Application	\$4,582 per application	100.0%	\$3,119 per application	62,380	91,640	62,380	146.9%	100.0%	
Sub-total Affordable Housing Compliance Fee Program		100.0%		62,380	91,640	62,380	146.9%	100.0%	
2. Affordable Housing Impact Fee Program									
1 Affordable Housing Impact Fee	\$17.83/sf	100.0%	\$18.26/sf						
Sub-total Affordable Housing Impact Fee Program		100.0%							
3. Housing Impact Fee Program - Pipeline Annual Fee									
1 City Attorney Staff Time	\$160/hr in excess of 2 hours		No Change						
2 City Housing Staff Time	\$100/hr in excess of 13 hours		No Change						
3 Standard Transaction	\$1,740 per transaction	100.0%	No Change	34,800	34,800	34,800	100.0%	100.0%	
Sub-total Housing Impact Fee Program - Pipeline Annual Fee		100.0%		34,800	34,800	34,800	100.0%	100.0%	

DEPARTMENTAL FEES AND CHARGES

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Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
MULTI-SOURCE HOUSING FD - CATEGORY I								
4. Inclusionary In-Lieu Fees								
Note: Previously titled "Inclusionary In-Lieu Fee"								
1 For Sale Inclusionary In-Lieu Fee	\$167,207/unit		Moved to Inclusionary Fee Fund - Category I					
Note: Previously titled "Inclusionary In-Lieu Fee"								
2 Rental Inclusionary In-Lieu Fee	\$125,000/unit		Moved to Inclusionary Fee Fund - Category I					
Sub-total Inclusionary In-Lieu Fees								
5. Rental Rights and Referrals Program								
1 Apartment Unit	\$77.30 per unit annually	99.9%	Moved to Rent Stabilization Program Fee Fund - Category I					
2 Ellis Act Filing Fees - additional per unit over 10 units	\$872 additional per unit over 10 units		Moved to Rent Stabilization Program Fee Fund - Category I					
3 Ellis Act Filing Fees - per unit up to 10 units	\$2,258 per unit up to 10 units		Moved to Rent Stabilization Program Fee Fund - Category I					
4 Mobile Home Unit	\$25.70 per unit annually	99.9%	Moved to Rent Stabilization Program Fee Fund - Category I					
5 Non-Rent-Controlled Apartment Units	\$6.20 per unit annually	99.7%	Moved to Rent Stabilization Program Fee Fund - Category I					
Sub-total Rental Rights and Referrals Program		99.9%						
SUB-TOTAL MULTI-SOURCE HOUSING FD - CATEGORY I		99.9%		97,180	126,440	97,180	130.1%	100.0%

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

MULTI-SOURCE HOUSING FD - CATEGORY II

1. Inclusionary Fees

1 For-Sale - High Rise units not located in the Downtown Core	\$17.00 per square foot of market-rate housing; maximum \$200,200		Moved to Inclusionary Fee Fund - Category II					
2 For-Sale - High rise units located in a Downtown High-Rise Incentive Area	\$8.50 per square foot of market-rate high-rise units; maximum \$65,000		Moved to Inclusionary Fee Fund - Category II					
3 For-Sale - Low-Rise Condominium/Stacked Flat Projects	\$17.00 per net square foot of market-rate housing; Maximum \$90,000		Moved to Inclusionary Fee Fund - Category II					
4 For-Sale - Single-Family Detached Units	\$17.00 per square foot of market-rate housing; maximum: \$200,000		Moved to Inclusionary Fee Fund - Category II					
5 For-Sale - Townhouse/Row-House projects	\$17.00 per square foot of market-rate housing; maximum: \$120,000		Moved to Inclusionary Fee Fund - Category II					
6 Ownership Alternative Restricted Unit to be developed outside a redevelopment project area	\$130,000 per unit		Moved to Inclusionary Fee Fund - Category II					
7 Ownership Alternative Restricted Unit to be developed within a redevelopment project area	\$65,000 per unit		Moved to Inclusionary Fee Fund - Category II					
8 Rental Alternative Restricted Unit to be developed outside a redevelopment project area	\$142,800 per unit		Moved to Inclusionary Fee Fund - Category II					

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
MULTI-SOURCE HOUSING FD - CATEGORY II									
1. Inclusionary Fees									
9 Rental Alternative Restricted Unit to be developed within a redevelopment project area	\$71,400 per unit		Moved to Inclusionary Fee Fund - Category II						
10 Rental Units	\$17.00 per net square foot of market-rate housing; maximum \$85,500		Moved to Inclusionary Fee Fund - Category II						
2. Rental Mediation Penalty: Apartments									
1 30 days past due = 25% of principal	Penalties and interest assessed for delinquent permit payment		Moved to Rent Stabilization Program Fee Fund - Category II						
2 60 days past due = 50% of principal	Penalties and interest assessed for delinquent permit payment		Moved to Rent Stabilization Program Fee Fund - Category II						
3. Rental Mediation Penalty: Mobile Homes									
1 30 days past due = 10% of the amount of the fee	Penalties and interest assessed for delinquent permit payment		Moved to Rent Stabilization Program Fee Fund - Category II						
SUB-TOTAL MULTI-SOURCE HOUSING FD - CATEGORY II		100.0%							
RENT STABILIZATION PROGRAM FEE FUND - CATEGORY I									
1. Rent Stabilization Program									
1 Apartment Unit	Moved from Multi-Source Housing FD - Category I		\$85.04 per unit annually	3,317,822	3,317,175	3,317,325	100.0%	100.0%	
2 Ellis Act Filing Fees - additional per unit over 10 units	Moved from Multi-Source Housing FD - Category I		\$902 additional per unit over 10 units						
3 Ellis Act Filing Fees - per unit up to 10 units	Moved from Multi-Source Housing FD - Category I		\$2,469 per unit up to 10 units						

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
RENT STABILIZATION PROGRAM FEE FUND - CATEGORY I								
1. Rent Stabilization Program								
4 Mobile Home Unit	Moved from Multi-Source Housing FD - Category I		\$24.24 per unit annually	259,204	274,656	259,053	106.0%	99.9%
5 Non-Rent-Controlled Apartment Units	Moved from Multi-Source Housing FD - Category I		\$8.76 per unit annually	429,224	303,800	429,161	70.8%	100.0%
Sub-total Rent Stabilization Program				4,006,250	3,895,631	4,005,539	97.2%	100.0%
SUB-TOTAL RENT STABILIZATION PROGRAM FEE FUND - CATEGORY I				4,006,250	3,895,631	4,005,539	97.2%	100.0%
RENT STABILIZATION PROGRAM FEE FUND - CATEGORY II								
1. Rental Mediation Penalty:								
 Apartments								
1 30 days past due = 25% of principal	Moved from Multi-Source Housing FD - Category II		Penalties and interest assessed for delinquent permit payment					
2 60 days past due = 50% of principal	Moved from Multi-Source Housing FD - Category II		Penalties and interest assessed for delinquent permit payment					
Sub-total Rental Mediation Penalty: Apartments								
2. Rental Mediation Penalty:								
 Mobile Homes								
1 30 days past due = 10% of the amount of the fee	Moved from Multi-Source Housing FD - Category II		Penalties and interest assessed for delinquent permit payment					
Sub-total Rental Mediation Penalty: Mobile Homes								
SUB-TOTAL RENT STABILIZATION PROGRAM FEE FUND - CATEGORY II								

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
TOTAL DEPARTMENT - NON-GENERAL FUND				4,787,394	4,868,832	4,786,683	101.7%	100.0%
TOTAL DEPARTMENT - Category I				4,787,394	4,868,832	4,786,683	101.7%	100.0%
TOTAL DEPARTMENT - Category II								
TOTAL DEPARTMENT				4,787,394	4,868,832	4,786,683	101.7%	100.0%