

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2024-2025 Adopted Fee	2024-2025 %Cost Recovery	2025-2026 PROPOSED Fee	2025-2026 Estimated Cost	2025-2026 Estimated Revenue		2025-2026 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
INCLUSIONARY FEE FUND - CATEGORY I								
1. Inclusionary Housing Application Fee								
1 Abbreviated Application	\$986 per application	100.0%	No Change	986	986	986	100.0%	100.0%
2 City Attorney Staff Time	\$195/hour in excess of 7 hours		\$160/hour in excess of 7 hours					
3 City Housing Staff Time	\$131/hour in excess of 20 hours		\$138/hour in excess of 20 hours					
4 Standard Application	\$4,524 per application	100.0%	No Change	4,524	4,524	4,524	100.0%	100.0%
Sub-total Inclusionary Housing Application Fee		100.0%		5,510	5,510	5,510	100.0%	100.0%
2. Inclusionary Housing Ordinance (In-Lieu) Fees								
1 For Sale Inclusionary In-Lieu Fee Prior to May 1, 2021	\$184,135/unit		No Change					
2 In-Lieu Fee for For-Sale Residential Developments Adding 10 to 19 Units at 90 or More of maximum density allowed by the General Plan	\$14.54 per net new square foot of residential floor area	100.0%	\$14.52 per net new square foot of residential floor area					
3 In-Lieu Fee for For-Sale Residential Developments Adding 20 or More Units or Adding 10 to 19 Units at less than 90% of maximum density allowed by the General Plan	\$29.07 per net new square foot of residential floor area	100.0%	\$29.03 per net new square foot of residential floor area					
4 In-Lieu Fee for Rental Residential Developments in a Moderate Market Area Adding 10 to 19 Units at 90% or More of maximum density allowed by the General Plan	\$10.87 per net new square foot of residential floor area	100.0%	\$10.85 per net new square foot of residential floor area					
5 In-Lieu Fee for Rental Residential Developments in a Moderate Market Area Adding 20 or More Units or Adding 10 to 19 Units at Less Than 90% of maximum density allowed by the General Plan	\$21.74 per net new square foot of residential floor area	100.0%	\$21.71 per net new square foot of residential floor area					

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee
6 In-Lieu Fee for Rental Residential Developments in a Strong Market Area Adding 10 to 19 Units at 90% or More of maximum density allowed by the General Plan	\$25.00 per net new square foot of residential floor area	100.0%	\$24.96 per net new square foot of residential floor area					
7 In-Lieu Fee for Rental Residential Developments in a Strong Market Area Adding 20 or More Units or Adding 10 to 19 Units at Less Than 90% of maximum density allowed by the General Plan	\$49.99 per net new square foot of residential floor area	100.0%	\$49.91 per net new square foot of residential floor area					
8 Qualifying For-Sale High Rise Units Located in the Downtown Core Fee	\$0/unit		No Change					
9 Qualifying For-Sale Residential Developments under the Multifamily Housing Incentive Program			\$0/unit					
10 Qualifying Rental High Rise Units Located in the Downtown Core Fee	\$0/unit		No Change					
11 Qualifying Rental Residential Developments under the Multifamily Housing Incentive Program			\$0/unit					
12 Rental Inclusionary Adjusted In-Lieu Fees for Rental Residential Developments Providing a Minimum of 5% Inclusionary Units On-Site	See Fee Schedule on the Housing Department's website		No Change					
13 Rental Inclusionary In-Lieu Fee Prior to May 1, 2021	\$145,807/unit		No Change					
Sub-total Inclusionary Housing Ordinance (In-Lieu) Fees		100.0%						0.0% 0.0%
SUB-TOTAL INCLUSIONARY FEE FUND - CATEGORY I		100.0%		5,510	5,510	5,510	100.0%	100.0%
INCLUSIONARY FEE FUND - CATEGORY II								
1. Inclusionary Housing Policy Fees								
1 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		No Change					

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
2 For-Sale - High Rise units not located in the Downtown Core	\$17.00 per square foot of market-rate housing; maximum \$200,200		No Change						
3 For-Sale - Low-Rise Condominium/Stacked Flat Projects	\$17.00 per net square foot of market-rate housing; maximum \$90,000		No Change						
4 For-Sale - Single-Family Detached Units	\$17.00 per square foot of market-rate housing; maximum \$200,000		No Change						
5 For-Sale - Townhouse/Row-House projects	\$17.00 per square foot of market-rate housing; maximum \$120,000		No Change						
6 Rental Units	\$17.00 per net square foot of market-rate housing; maximum \$85,500		No Change						
Sub-total Inclusionary Housing Policy Fees								0.0%	0.0%
SUB-TOTAL INCLUSIONARY FEE FUND - CATEGORY II		0.0%						0.0%	0.0%
MULTI-FAMILY HOUSING - CATEGORY I									
1. Homebuyer Subordination Fee									
1 Homebuyer Subordination Fee	\$407 per transaction		\$373 per transaction						
Sub-total Homebuyer Subordination Fee		100.0%		9,325	10,175	9,325	109.1%	100.0%	
2. Miscellaneous Fees									
1 Multi-Family Application Review Fee	\$1,053/application		\$1,024/application						
Sub-total Miscellaneous Fees		100.0%		10,240	10,530	10,240	102.8%	100.0%	
3. Multi-Family Affordable Restriction Monitoring Fee									
1 Multi-Family Affordability Restriction Monitoring Fee	\$104.36/unit per year		\$109/unit per year						
Sub-total Multi-Family Affordable Restriction Monitoring Fee		100.0%		21,800	20,872	21,800	95.7%	100.0%	

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee
4. Multi-Family Loan Conversion Fee								
1 City Attorney Staff Time	\$195/hr in excess of 89 hours		\$160/hr in excess of 89 hours					
2 City Housing Staff Time	\$131/hr in excess of 183 hours		\$138/hr in excess of 183 hours					
3 Standard Transaction	\$41,328 per transaction		\$39,556 per transaction					
Sub-total Multi-Family Loan Conversion Fee		100.0%		79,112	82,656	79,112	104.5%	100.0%
5. Multi-Family Loan Origination Fee								
1 City Attorney Staff Time	\$195/hr in excess of 89 hours		\$160/hr in excess of 89 hours					
2 City Housing Staff Time	\$131/hr in excess of 204 hours		\$138/hr in excess of 204 hours					
3 Standard Transaction	\$44,079 per transaction		\$42,461 per transaction					
Sub-total Multi-Family Loan Origination Fee		100.0%		127,384	132,237	127,384	103.8%	100.0%
6. Multi-Family Loan Payoff Processing Fee								
1 City Attorney Staff Time	\$195/hr in excess of 3 hours		\$160/hr in excess of 3 hours					
2 City Housing Staff Time	\$131/hr in excess of 24 hours		\$138/hr in excess of 24 hours					
3 Standard Transaction	\$3,729 per transaction		\$3,792 per transaction					
Sub-total Multi-Family Loan Payoff Processing Fee		100.0%		18,960	18,645	18,960	98.3%	100.0%
7. Multi-Family Loan Recapitalization Fee								
1 City Attorney Staff Time	\$195/hr in excess of 89 hours		\$160/hr in excess of 89 hours					
2 City Housing Staff Time	\$131/hr in excess of 183 hours		\$138/hr in excess of 183 hours					
3 Standard Transaction	\$41,328 per transaction		\$39,494 per transaction					
Sub-total Multi-Family Loan Recapitalization Fee		100.0%		157,976	165,312	157,976	104.6%	100.0%

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee
8. Multi-Family Loan Refinance Fee								
1 City Attorney Staff Time	\$195/hr in excess of 29 hours		\$160/hr in excess of 29 hours					
2 City Housing Staff Time	\$131/hr in excess of 106 hours		\$138/hr in excess of 106 hours					
3 Standard Transaction	\$19,541 per transaction		\$19,268 per transaction					
Sub-total Multi-Family Loan Refinance Fee		100.0%		96,340	97,705	96,340	101.4%	100.0%
9. Multi-Family Loan Servicing Fee								
1 Multi-Family Loan Servicing Fee	\$104.36/unit per year		\$109/unit per year					
Sub-total Multi-Family Loan Servicing Fee		100.0%		16,350	15,654	16,350	95.7%	100.0%
10. Multi-Family Project Owner Transfer Fee								
1 City Attorney Staff Time - New Parties	\$195/hr in excess of 29 hours		\$160/hr in excess of 29 hours					
2 City Attorney Staff Time - Related Parties	\$195/hr in excess of 22 hours		\$160/hr in excess of 22 hours					
3 City Housing Staff Time - New Parties	\$131/hr in excess of 106 hours		\$138/hr in excess of 106 hours					
4 City Housing Staff Time - Related Parties	\$131/hr in excess of 82 hours		\$138/hr in excess of 82 hours					
5 Standard Transaction - New Parties	\$19,541 per transaction		\$19,268 per transaction					
6 Standard Transaction - Related Parties	\$15,032 per transaction		\$14,836 per transaction					
Sub-total Multi-Family Project Owner Transfer Fee		100.0%		112,716	114,242	112,716	101.4%	100.0%
11. Multi-Family Project Restructuring Fee								
1 City Attorney Staff Time	\$195/hr in excess of 20 hours		\$160/hr in excess of 20 hours					
2 City Housing Staff Time	\$131/hr in excess of 21 hours		\$138/hr in excess of 21 hours					

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee
3 Standard Transaction	\$6,651 per transaction		\$6,098 per transaction					
Sub-total Multi-Family Project Restructuring Fee		100.0%		6,098	6,651	6,098	109.1%	100.0%
12. Single-Family Loan Payoff Fee								
1 Short Sale Loan Payoff Fee	\$393 per transaction		\$414 per transaction					
2 Single-Family Loan Payoff Fee	\$262 per transaction		\$276 per transaction					
Sub-total Single-Family Loan Payoff Fee		100.0%		10,074	9,563	10,074	94.9%	100.0%
13. Supplemental Document Processing Fee								
1 City Attorney Staff Time	\$195 per hour		\$160 per hour					
2 City Housing Staff Time	\$131 per hour		\$138 per hour					
3 Standard Transaction	Actual costs charged by the County Recorder to the City		No Change					
Sub-total Supplemental Document Processing Fee		100.0%		3,490	3,586	3,490	102.8%	100.0%
SUB-TOTAL MULTI-FAMILY HOUSING - CATEGORY I		100.0%		669,865	687,828	669,865	102.7%	100.0%
MULTI-SOURCE HOUSING FD - CATEGORY I								
1. Commercial Linkage Fee								
1 Application Review Fee (Agreement Required)	\$1,366 per standard application	100.0%	\$2,069 per standard application	12,414	8,196	12,414	66.0%	100.0%
2 Application Review Fee (No Agreement)	\$1,228 per abbreviated application	100.0%	\$1,336 per abbreviated application	1,336	1,228	1,336	91.9%	100.0%
3 City Attorney Staff Time	\$195/hr in excess of 8 hours		\$160/hr in excess of 8 hours					
4 City Housing Staff Time	\$131/hr excess of 15 hours		\$138/hr excess of 15 hours					

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee
5 Deferred Payment Agreement Fee	\$3,225 per deferred payment agreement application	100.0%	\$3,636 per deferred payment agreement application	3,636	3,225	3,636	88.7%	100.0%
6 Gross Square Footage Fee Schedule	See Commercial Linkage Fee Schedule at the Housing Department's website		No Change					
Sub-total Commercial Linkage Fee		100.0%		17,386	12,649	17,386	72.8%	100.0%
2. Replacement Unit Determination Application Fee								
1 City Attorney Staff Time	\$195/hr in excess of 8 hours		\$160/hr in excess of 8 hours					
2 City Housing Staff Time	\$131/hr in excess of 15 hours		\$138/hr in excess of 15 hours					
3 Relocation Pass Through Fee (for charges associated with contracting for consultant services for required relocation services on behalf of developer)	Actual Cost		No Change					
4 Replacement Unit Determination Application	\$4,955 per standard application	100.0%	\$5,467 per standard application	60,137	4,955	60,137	8.2%	100.0%
Sub-total Replacement Unit Determination Application Fee		100.0%		60,137	4,955	60,137	8.2%	100.0%
SUB-TOTAL MULTI-SOURCE HOUSING FD - CATEGORY I		100.0%		77,523	17,604	77,523	22.7%	100.0%
RENT STABILIZATION PROGRAM FEE FUND - CATEGORY I								
1. Rent Stabilization Program								
1 Apartment Unit	\$76 per unit annually	100.0%	\$77 per unit annually	2,958,417	2,919,996	2,958,417	98.7%	100.0%
2 Ellis Act Filing Fees - additional per unit over 10 units	\$951 additional per unit over 10 units	100.0%	\$957 additional per unit over 10 units	957	951	957	99.4%	100.0%
3 Ellis Act Filing Fees - per unit up to 10 units	\$2,833 per unit up to 10 units	100.0%	\$2,619 per unit up to 10 units	2,619	2,833	2,619	108.2%	100.0%
4 Mobile Home Unit	\$30 per unit annually	100.0%	\$32 per unit annually	343,520	322,050	343,520	93.8%	100.0%

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee
5 Non-Rent-Controlled Apartment Units	\$23 per unit annually	82.1%	\$23 per unit annually	1,094,156	1,094,156	1,094,156	100.0%	100.0%
Sub-total Rent Stabilization Program		94.8%		4,399,669	4,339,986	4,399,669	98.6%	100.0%
SUB-TOTAL RENT STABILIZATION PROGRAM FEE FUND - CATEGORY I		94.8%		4,399,669	4,339,986	4,399,669	98.6%	100.0%
RENT STABILIZATION PROGRAM FEE FUND - CATEGORY II								
1. Rental Mediation Penalty: Apartments								
1 30 days past due				10% of the amount of the fee				
2 30 days past due = 25% of principal	10% of the amount of the fee			Delete				
3 60 days past due				20% of the amount of the fee				
4 60 days past due = 50% of principal	50% of the amount of the fee			Delete				
Sub-total Rental Mediation Penalty: Apartments							0.0%	0.0%
2. Rental Mediation Penalty: Mobile Homes								
1 30 days past due				10% of the amount of the fee				

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					Current Fee	Proposed Fee	Current Fee	Proposed Fee
2 30 days past due = 10% of the amount of the fee	10% of the amount of the fee		Delete					
Sub-total Rental Mediation Penalty: Mobile Homes							0.0%	0.0%
SUB-TOTAL RENT STABILIZATION PROGRAM FEE FUND - CATEGORY II		0.0%					0.0%	0.0%
TOTAL DEPARTMENT - GENERAL FUND							0.0%	0.0%
TOTAL DEPARTMENT - NON-GENERAL FUND				5,152,567	5,050,928	5,152,567	98.0%	100.0%
TOTAL DEPARTMENT - Category I				5,152,567	5,050,928	5,152,567	98.0%	100.0%
TOTAL DEPARTMENT - Category II							0.0%	0.0%
TOTAL DEPARTMENT				5,152,567	5,050,928	5,152,567	98.0%	100.0%