

HOUSING DEPARTMENT

Impact Analysis Report

OVERVIEW

The Housing Department is responsible for the collection of fees related to the Rental Rights and Referrals Program (RRRP) and for the collection of Inclusionary Fees, Affordable Housing Impact Program, Rental Mediation Penalty Fees, Homebuyer Subordination Fees, and Multi-Family Fees. The proposed changes to the Housing Department's fees and charges will increase the department's overall cost recovery rate from 97.5% in 2016-2017 to 99.9% in 2017-2018.

The RRRP fees are collected from property owners, renters, and mobilehome owners to support work associated with implementation of the Apartment Rent Ordinance and Mobilehome Ordinance. The fees are set at an amount to cover the estimated costs of providing the Program, which includes mediation services to settle tenant-landlord disputes, information and referral services, and outreach and education services.

On April 18, 2017, the City Council expanded the scope of the Rental Rights and Referrals Program by approving an Ellis Act Ordinance and directing staff to return to City Council with a revised Tenant Protection Ordinance (TPO) which will be presented on May 9, 2017. The TPO will provide all tenants with just cause protections from no-cause evictions. A new Ellis Act Fee and fee increases for increased staffing to sufficiently administer, monitor, and enforce the newly adopted Tenant Protection Ordinance are recommended in 2017-2018.

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Law requiring housing affordability in residential construction in Redevelopment Project Areas have not been repealed.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=1307>.

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.

Although the Ordinance was operative on January 1, 2013, its implementation was prevented by an injunction imposed by the Santa Clara County Superior Court. That injunction was overturned by the 6th District Court of Appeal. The ordinance was held to be valid, and the case was appealed to

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the California Supreme Court. On June 15, 2015, the California Supreme Court issued its decision unanimously affirming the Court of Appeals' determination that the Inclusionary Housing Ordinance is valid.

On September 14, 2015, the California Building Industry Association (CBIA) filed a petition for a writ of certiorari with the U.S. Supreme Court seeking review of the California Supreme Court's unanimous ruling that upheld the City's Ordinance. On February 29, 2016, the Supreme Court declined to hear that petition. At this time, the Housing Department is implementing the Inclusionary Ordinance.

The Inclusionary 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 fee for 2017-2018. Therefore, the in lieu fee per each Inclusionary Housing unit shall be \$153,426.

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 proposed grandfathering process exempts pipeline development projects from the new \$17 per square foot Housing Impact Fee if the rental development project

received an entitlement prior to July 1, 2016 and if the project receives its Certificate of Occupancy prior to January 31, 2020. Fees associated with the collection of pipeline project applications and to cover the cost for staff to track compliance and monitoring of exempted projects are recommended in accordance with the plan adopted by City Council. Additionally, the ordinance increases the Housing Impact Fee by 2.4% annually. Therefore, the Housing Impact Fee is proposed to increase from \$17 to \$17.41 per square foot in 2017-2018.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Existing Fees

Rental Rights And Referral Program - On April 18, 2017, the City Council approved a Tenant Protection Ordinance (TPO), and the 2017-2018 Proposed Budget includes the additional staff to administer the TPO and initiate tasks needed to implement the New Apartment Rent Ordinance. Final approval of the new Apartment Rent Ordinance (ARO) is scheduled for the fall. The cost of the new positions are factored in the proposed fees. Fees for rent-controlled apartments will increase from \$19.29 to \$30.30, and since non-rent controlled apartments are subject to the TPO, those fees are proposed to increase from \$1.98 to \$4.10. Mobilehome fees will not be impacted by the new positions associated with the new ARO and the TPO. An inflation adjustment has been factored into the mobilehome fee bringing it from \$33.48 to \$34.10 per unit.

It is important to note that when staff return to City Council this fall with the final version of the New Apartment Rent

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Existing Fees (Cont'd.)

Ordinance, additional positions will be proposed that are necessary to implement the new ARO. The staffing proposal will be accompanied with proposed changes to the fees charged to rent-controlled and non-rent controlled apartments.

Recommended changes to existing fees pertaining to the management of the City's Multi-Family Affordable Housing Loan Portfolio will align the fees with the cost of delivering the services. In 2017-2018, these fees are being shifted from the Low and Moderate Income Housing Asset Fund to the Multi-Source Housing Fund. The Housing Department is proposing fees at a level to maintain the full cost recovery of these services to its loan portfolio.

For more complicated refinancing scenarios that exceed the base hours, property owners will be assessed an additional per hour rate for both Housing and City Attorney staff time. The proposed \$140 per hour for Housing staff remains unchanged and a decrease from \$205 per hour to \$202 per hour for City Attorney staff are included. The proposed changes reflect the actual costs for the positions that perform these functions. Fees subject this hourly rate change are the *Affordable Housing Compliance Plan Fee, Multi-Family Loan Conversion Fee, Multi-Family Loan Origination Fee, Multi-Family Loan Payoff Processing Fee, Multi-Family Loan Recapitalization Fee, Multi-Family Loan Refinance Fee, Multi-Family Project Owner Transfer Fee, Multi-*

Family Project Restructuring Fee, and the Supplemental Document Processing Fee.

- *Multi-Family Loan Servicing Fee:* An increase in the fee (from \$20.65 to \$27.65 per unit) is recommended. This fee recovers 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 \$20.65 to \$27.65 per unit) is recommended. This fee recovers 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.
- *Homebuyer Subordination Fee* - An increase in the fee (from \$218 to \$322 per transaction) is recommended.
- *Affordable Housing Impact Fee* - An increase in the fee (from \$17.00 to \$17.41 per square foot) is recommended in accordance with the methodology outlined in Inclusionary Ordinance.
- *Inclusionary In-Lieu Fee.* An increase in the fee (from \$85,572 to \$153,426 per unit) is recommended in accordance with the methodology outlined in Inclusionary Ordinance.

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

New Fees

Ellis Act Ordinance:

On April 18, 2017, the City Council approved a local Ellis Act Ordinance. In order to implement the Ellis Act Ordinance, a new fee is recommended in accordance with the plan adopted by the City Council as referenced in the Overview.

- *Ellis Act Filing Fee:* A fee of \$2,235 per unit, up to 10 units is recommended. Additional units above 10 units would be charged at a rate of \$860 per unit. This fee recovers staff and consultant costs associated with the review of Ellis Act applications. This work includes reviewing the Notice of Intent to Withdraw, relocation issues, and coordinating with both property owners and tenants.

NOTIFICATION

The Housing Department staff met with potential impacted stakeholders and held public hearings at the May 11, 2017 and June 8, 2017 Housing and Community Development Commission meetings. The Proposed Fees and Charges Report was released on May 5, 2017, 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 16, 2017 at 1:30 p.m. and Monday, June 12, 2017 at 7:00 p.m. in the Council Chambers.

DEPARTMENTAL FEES AND CHARGES

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
LOW/MOD INCOME HOUSING ASSET FD - CATEGORY I								
Note: Low/Mod Income Housing Asset Fd - Category I fees recommended to be reallocated to Multi-Family Housing - Category I.								
1. Homebuyer Subordination Fee								
1 Homebuyer Subordination Fee	\$218 per transaction		Delete					
Sub-total Homebuyer Subordination Fee		100.0%						
2. Multi-Family Affordability Restriction Monitoring Fee								
1 Multi-Family Affordability Restriction Monitoring Fee	\$20.65/unit per year		Delete					
Sub-total Multi-Family Affordability Restriction Monitoring Fee		100.0%						
3. Multi-Family Loan Conversion Fee								
1 City Attorney Staff Time	\$205/hr in excess of 89 hours		Delete					
2 City Housing Staff Time	\$140/hr in excess of 183 hours		Delete					
3 Standard Transaction	\$43,865 per transaction		Delete					
Sub-total Multi-Family Loan Conversion Fee		100.0%						
4. Multi-Family Loan Origination Fee								
1 City Attorney Staff Time	\$205/hr in excess of 89 hours		Delete					
2 City Housing Staff Time	\$140/hr in excess of 204 hours		Delete					
3 Standard Transaction	\$46,805 per transaction		Delete					
Sub-total Multi-Family Loan Origination Fee		100.0%						

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
LOW/MOD INCOME HOUSING ASSET FD - CATEGORY I								
5. Multi-Family Loan Payoff Processing Fee								
1 City Attorney Staff Time	\$205/hr in excess of 3 hours		Delete					
2 City Housing Staff Time	\$140/hr in excess of 24 hours		Delete					
3 Multi-Family Loan Payoff Processing Fee	\$3,975 per transaction		Delete					
Sub-total Multi-Family Loan Payoff Processing Fee		100.0%						
6. Multi-Family Loan Recapitalization Fee								
1 City Attorney Staff Time	\$205/hr in excess of 89 hours		Delete					
2 City Housing Staff Time	\$140/hr in excess of 183 hours		Delete					
3 Standard Transaction	\$43,795 per transaction		Delete					
Sub-total Multi-Family Loan Recapitalization Fee		100.0%						
7. Multi-Family Loan Refinance Fee								
1 City Attorney Staff Time	\$205/hr in excess of 29 hours		Delete					
2 City Housing Staff Time	\$140/hr in excess of 106 hours		Delete					
3 Standard Transaction	\$20,785 per transaction		Delete					
Sub-total Multi-Family Loan Refinance Fee		100.0%						
8. Multi-Family Loan Servicing Fee								
1 Multi-Family Loan Servicing Fee	\$20.65/unit per year		Delete					
Sub-total Multi-Family Loan Servicing Fee		100.0%						

DEPARTMENTAL FEES AND CHARGES

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
LOW/MOD INCOME HOUSING ASSET FD - CATEGORY I								
9. Multi-Family Project Owner Transfer Fee								
1 City Attorney Staff Time - New Parties	\$205/hr in excess of 29 hours		Delete					
2 City Attorney Staff Time - Related Parties	\$205/hr in excess of 22 hours		Delete					
3 City Housing Staff Time - New Parties	\$140/hr in excess of 106 hours		Delete					
4 City Housing Staff Time - Related Parties	\$140/hr in excess of 82 hours		Delete					
5 Standard Transaction - New Parties	\$20,785 per transaction		Delete					
6 Standard Transaction - Related Parties	\$15,920 per transaction		Delete					
Sub-total Multi-Family Project Owner Transfer Fee		100.0%						
10. Multi-Family Project Restructuring Fee								
1 City Attorney Staff Time	\$205/hr in excess of 21 hours		Delete					
2 City Housing Staff Time	\$140/hr in excess of 20 hours		Delete					
3 Standard Transaction	\$7,040 per transaction		Delete					
Sub-total Multi-Family Project Restructuring Fee		100.0%						
11. Single-Family Loan Payoff Fee								
1 Short Sale Loan Payoff Fee	\$350 per transaction		Delete					
2 Single-Family Loan Payoff Fee	\$210 per transaction		Delete					
Sub-total Single-Family Loan Payoff Fee		100.0%						

DEPARTMENTAL FEES AND CHARGES

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
LOW/MOD INCOME HOUSING ASSET FD - CATEGORY I									
12. Supplemental Document Processing Fee									
1 City Attorney Staff Time	\$205/hr		Delete						
2 City Housing Staff Time	\$140/hr		Delete						
3 County of Santa Clara Clerk Recorder's Office Fees	Actual costs charged by the County Recorder to the City		Delete						
Sub-total Supplemental Document Processing Fee		100.0%							
SUB-TOTAL LOW/MOD INCOME HOUSING ASSET FD - CATEGORY I		100.0%							
MULTI-FAMILY HOUSING - CATEGORY I									
Note: Low/Mod Income Housing Asset Fd - Category I fees recommended to be reallocated to Multi-Family Housing - Category I.									
1. Homebuyer Subordination Fee									
1 Homebuyer Subordination Fee			\$322 per transaction						
Sub-total Homebuyer Subordination Fee				22,540	15,260	22,540	67.7%	100.0%	
2. Multi-Family Affordable Restriction Monitoring Fee									
1 Multi-Family Affordability Restriction Monitoring Fee			\$27.65/unit per year						
Sub-total Multi-Family Affordable Restriction Monitoring Fee				66,360	4,130	66,360	6.2%	100.0%	
3. Multi-Family Loan Conversion Fee									
1 City Attorney Staff Time			\$202/hr in excess of 89 hours						
2 City Housing Staff Time			\$140/hr in excess of 183 hours						

DEPARTMENTAL FEES AND CHARGES

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
MULTI-FAMILY HOUSING - CATEGORY I									
3. Multi-Family Loan Conversion Fee									
3 Standard Transaction			\$43,595 per transaction						
Sub-total Multi-Family Loan Conversion Fee				130,785	131,595	130,785	100.6%	100.0%	
4. Multi-Family Loan Origination Fee									
1 City Attorney Staff Time			\$202/hr in excess of 89 hours						
2 City Housing Staff Time			\$140/hr in excess of 204 hours						
3 Standard Transaction			\$46,535 per transaction						
Sub-total Multi-Family Loan Origination Fee				93,070	93,610	93,070	100.6%	100.0%	
5. Multi-Family Loan Payoff Processing Fee									
1 City Attorney Staff Time			\$202/hr in excess of 3 hours						
2 City Housing Staff Time			\$140/hr in excess of 24 hours						
3 Standard Transaction			\$3,970 per transaction						
Sub-total Multi-Family Loan Payoff Processing Fee				247,800	3,975	247,800	1.6%	100.0%	
6. Multi-Family Loan Recapitalization Fee									
1 City Attorney Staff Time			\$202/hr in excess of 89 hours						
2 City Housing Staff Time			\$140/hr in excess of 183 hours						
3 Standard Transaction			\$43,570 per transaction						
Sub-total Multi-Family Loan Recapitalization Fee				43,570	43,795	43,570	100.5%	100.0%	

DEPARTMENTAL FEES AND CHARGES

HOUSING

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
MULTI-FAMILY HOUSING - CATEGORY I									
7. Multi-Family Loan Refinance Fee									
1 City Attorney Staff Time			\$202/hr in excess of 29 hours						
2 City Housing Staff Time			\$140/hr in excess of 106 hours						
3 Standard Transaction			\$20,650 per transaction						
Sub-total Multi-Family Loan Refinance Fee				247,800	249,420	247,800	100.7%	100.0%	
8. Multi-Family Loan Servicing Fee									
1 Multi-Family Loan Servicing Fee			\$27.65/unit per year						
Sub-total Multi-Family Loan Servicing Fee				66,360	4,130	66,360	6.2%	100.0%	
9. Multi-Family Project Owner Transfer Fee									
1 City Attorney Staff Time - New Parties			\$202/hr in excess of 29 hour						
2 City Attorney Staff Time - Related Parties			\$202/hr in excess of 22 hours						
3 City Housing Staff Time - New Parties			\$140/hr in excess of 106 hours						
4 City Housing Staff Time - Related Parties			\$140/hr in excess of 82 hours						
5 Standard Transaction - New Parties			\$20,695 per transaction						
6 Standard Transaction - Related Parties			\$15,870 per transaction						
Sub-total Multi-Family Project Owner Transfer Fee				109,695	110,115	109,695	100.4%	100.0%	

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
MULTI-FAMILY HOUSING - CATEGORY I								
10. Multi-Family Project Restructuring Fee								
1 City Attorney Staff Time			\$202/hr in excess of 20 hours					
2 City Housing Staff Time			\$140/hr in excess of 21 hours					
3 Standard Transaction			\$6,980 per transaction					
Sub-total Multi-Family Project Restructuring Fee				6,980	7,040	6,980	100.9%	100.0%
11. Single-Family Loan Payoff Fee								
1 Short Sale Loan Payoff Fee			\$350 per transaction					
2 Single-Family Loan Payoff Fee			\$210 per transaction					
Sub-total Single-Family Loan Payoff Fee				11,900	11,900	11,900	100.0%	100.0%
12. Supplemental Document Processing Fee								
1 City Attorney Staff Time			\$202/hr					
2 City Housing Staff Time			\$140/hr					
3 Standard Transaction			Actual costs charged by the County Recorder to the City					
Sub-total Supplemental Document Processing Fee				11,870	9,975	11,870	84.0%	100.0%
SUB-TOTAL MULTI-FAMILY HOUSING - CATEGORY I				1,058,730	684,945	1,058,730	64.7%	100.0%
MULTI-SOURCE HOUSING FD - CATEGORY I								
1. Affordable Housing Compliance Fee Program								
1 City Attorney Staff Time	\$160/hr in excess of 7 hours		\$202/hr in excess of 7 hours					
2 Housing Staff Time	\$99/hr in excess of 20 hours		\$140/hr in excess of 20 hours					

DEPARTMENTAL FEES AND CHARGES

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
MULTI-SOURCE HOUSING FD - CATEGORY I									
1. Affordable Housing Compliance Fee Program									
3 Standard Application	\$3,200 per application	100.0%	No Change						
Sub-total Affordable Housing Compliance Fee Program		100.0%							
2. Affordable Housing Impact Fee Program									
1 Affordable Housing Impact Fee	\$17/sf		\$17.41/sf	1,500,000		1,500,000		100.0%	
Sub-total Affordable Housing Impact Fee Program				1,500,000		1,500,000		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	78.0%	No Change						
Sub-total Housing Impact Fee Program - Pipeline Annual Fee		78.0%							
4. Inclusionary In-Lieu Fee									
1 Inclusionary In-Lieu Fee	\$85,572/unit		\$153,426/unit						
Sub-total Inclusionary In-Lieu Fee									
5. Rental Rights and Referrals Program									
1 Apartment Unit	\$19.29 annually	98.7%	\$30.30 annually	1,345,321	564,575	1,344,078	42.0%	99.9%	
2 Ellis Act Filing Fees - additional per unit over 10 units			\$860 additional per unit over 10 units						
3 Ellis Act Filing Fees - per unit up to 10 units			\$2,235 per unit up to 10 units						
4 Mobile Home Unit	\$33.48 annually	99.3%	\$34.10 annually	365,193	357,271	364,427	97.8%	99.8%	

DEPARTMENTAL FEES AND CHARGES

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
MULTI-SOURCE HOUSING FD - CATEGORY I								
5. Rental Rights and Referrals Program								
5 Non-Rent-Controlled Apartment Units	\$1.98 annually	100.0%	\$4.10 annually	196,710	92,497	195,554	47.0%	99.4%
Sub-total Rental Rights and Referrals Program		99.0%		1,907,224	1,014,343	1,904,059	53.2%	99.8%
SUB-TOTAL MULTI-SOURCE HOUSING FD - CATEGORY I		96.2%		3,407,224	1,014,343	3,404,059	29.8%	99.9%

MULTI-SOURCE HOUSING FD - CATEGORY II

1. Inclusionary Fees

1 For-Sale - High Rise Not in Downtown Core	\$17.00 per square foot of total living space in entire development. Maximum per affordable unit: \$200,200		No Change					
2 For-Sale - High Rise in Downtown High-Rise Incentive Area	\$8.50 per square foot of total living space in entire development. Maximum per affordable unit: \$65,000		No Change					
3 For-Sale - Low-Rise Condominium/Stacked Flat Units	\$17.00 per square foot of total living space in entire development. Maximum per affordable unit: \$90,000		No Change					
4 For-Sale - Single-Family Detached Units	\$17.00 per square foot of total living space in entire development. Maximum per affordable unit: \$200,000		No Change					
5 For-Sale - Townhouse/Row-House Units	\$17.00 per square foot of total living space in entire development. Maximum per affordable unit: \$120,000		No Change					

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Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
MULTI-SOURCE HOUSING FD - CATEGORY II								
1. Inclusionary Fees								
6 Rental Units	\$17.00 per square foot of total living space in entire development. Maximum per affordable unit: \$85,500		No Change					
2. Rental Mediation Penalty: Apartments								
1 30 days past due = 25% of principal	Penalties and interest assessed for delinquent permit payment		No Change					
2 60 days past due = 50% of principal	Penalties and interest assessed for delinquent permit payment		No Change					
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		No Change					
SUB-TOTAL MULTI-SOURCE HOUSING FD - CATEGORY II								
TOTAL DEPARTMENT - NON-GENERAL FUND				4,465,954	1,699,288	4,462,789	38.0%	99.9%
TOTAL DEPARTMENT - Category I				4,465,954	1,699,288	4,462,789	38.0%	99.9%
TOTAL DEPARTMENT - Category II								
TOTAL DEPARTMENT				4,465,954	1,699,288	4,462,789	38.0%	99.9%