

RESOLUTION NO. 14-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
ESTABLISHING AN AFFORDABLE HOUSING IMPACT FEE FOR DALY CITY
BASED ON THE KEYSER MARSTON ASSOCIATES HOUSING NEXUS STUDY

A. The City of Daly City retained the firm of Keyser Marston and Associates (KMA) to prepare a Residential Nexus Analysis to estimate and quantify the nexus between new residential development in Daly City and the new demand for affordable housing that would be caused by that new development. The underlying nexus concept is that newly constructed residential units represent new households in Daly City. These households represent new income in Daly City that will consume goods and services, either through purchases of goods and services or by "consuming" governmental services. New consumption translates to new jobs; a portion of the jobs are at lower compensation levels, low compensation jobs translate to lower income households that cannot afford market rate units in Daly City and therefore need affordable housing.

B. The Table below shows the impact fee levels that staff recommends should be reflected in the proposed Impact Fee Resolution. These fees are approximately 75 percent of the amount supported by the KMA study. They are less than the amount a developer would currently pay if they paid an in lieu fee under the City's existing ordinance. The proposed fees are roughly consistent with adopted impact fees in surrounding Bay Area cities.

Recommended Affordable Housing Impact Fees
(Fee per Square Foot of New Development)

<u>Single Family</u>	<u>Townhome</u>	<u>Condominium</u>	<u>Rental</u>
\$14	\$18	\$22	\$25

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that it does hereby adopt the Affordable Housing Impact Fee for the City of Daly City based on the Keyser Marston Associates Housing Nexus Study.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the 14th day of April, 2014, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: Buenaventura, Guingona, Klatt

Torres, Canepa

NOES, Councilmembers: None

Absent, Councilmembers: None



CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

DAVID J. CANEPA

MAYOR OF THE CITY OF DALY CITY