

RESOLUTION NO. 18-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY ACCEPTING
KEYSER MARSTON ASSOCIATES FINANCIAL FEASIBILITY ANALYSIS AND
ESTABLISHING AN AFFORDABLE HOUSING IN LIEU FEE

A. In September of 2017 the Governor signed into law a package of housing bills intended to address housing issues throughout the State. AB 1505 allows cities and counties to require on-site construction of affordable rental housing (also called “inclusionary” housing). The law references the use of an economic feasibility study to determine whether an ordinance unduly constrains the production of housing.

B. Staff retained Keyser Marston Associates to prepare a financial feasibility analysis to support an update to the City Affordable Housing Ordinance. The analysis evaluates residential development economics in Daly City and the sustainability of existing and potentially modified affordable housing requirements for residential development.

C. Cities and counties that elect to adopt inclusionary ordinance pursuant to AB 1505 must provide developers with an alternative means of compliance, such as the payment of in-lieu fees, dedication of land, the construction of affordable units off-site, or the acquisition and rehabilitation of existing units.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that it does hereby accept Keyser Marston Associates Financial Feasibility Analysis and establishes the Affordable Housing In-Lieu Fees attached as Exhibit “A”

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 26th day of November, 2018, by the following vote of the members thereof:

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

Sylvester, Manalo

NOES, Councilmembers: None

Absent, Councilmembers: None



CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

JUSLYN C. MANALO

MAYOR OF THE CITY OF DALY CITY

EXHIBIT "A"

AFFORDABLE HOUSING IMPACT FEES

Residential developments for which a Planning Permit or an Affordable Housing Plan has been approved by the City prior to July 1, 2018 shall pay an impact fee. The current impact fees adopted on April 14, 2014, will be increased effective the date this resolution is adopted. A grace period has been provided, as per Table 1.

The impact fee shall be applied to the total square feet of the livable space in the residential development.

Table 1: Impact Fees		
	Building Permit issued prior to February 1, 2020	Building Permit issued after February 1, 2020
Single Family Detached	\$14	\$21
Townhome	\$18	\$24
Condominium	\$22	\$29
Apartment/Rental	\$25	\$35

IN-LIEU FEES

Residential developments of five or more units for which a Planning Permit has been approved by the City after July 1, 2018 are subject to the new Inclusionary Housing Ordinance being presented for adoption to the City Council on November 26, 2018. The Required In Lieu Fee and the Alternative In Lieu Fee are presented below.

The fees shall be applied to the total square feet of the livable space in the residential development.

Table 2: In Lieu Fees	
Required In Lieu Fee – Ownership	\$45
Required In Lieu Fee – Rental	\$35
Alternative In Lieu Fee – Rental only	\$48