




SAN FRANCISCO PLANNING DEPARTMENT

To: Project Sponsors & Members of the Public

From: Keith DeMartini, Planning Department Finance Manager 

Date: April 1, 2011

Subject: Development Impact Fee Adjustments - Effective May 1, 2011

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Effective May 1, 2011, the City's Development Impact Fees will be adjusted in accordance with San Francisco Planning Code Article 4, Section 409(b)¹. Development Impact Fees will be adjusted annually by the Controller's Office and will be based on Annual Infrastructure Construction Cost Inflation Estimates. The attachment provides additional information from the Controller's Office describing how the fees are adjusted and a list of all Development Impact Fees and amounts by department.

¹ San Francisco Planning Code Article 4, Section 409(b) is available at this website:
http://library.municode.com/HTML/14139/level2/ART4DEIMFEPREUPAEUFE_S409ANCIDEFERERE.html



Ben Rosenfield
Controller

Monique Zmuda
Deputy Controller

MEMORANDUM

TO: Planning Commission
Development Fee Collection Unit, Department of Building Inspection

FROM: Leo Levenson, Director of Budget & Analysis
Controller's Office

DATE: March 30, 2011

SUBJECT: Controller's Development Impact Fee Adjustments – Effective May 1, 2011

San Francisco Planning Code Article 4, Section 409(b) requires the Controller to annually adjust the city's Development Impact Fees. Attachment A lists all of the City's development impact fees, the department or agency collecting and administering each one, current and adjusted fee amounts, and other fee details. Fee adjustments are made by the Controller's Office for each development fee established in the San Francisco Planning Code, with the exception of the Jobs-Housing Linkage Fee in Section 413 et seq. and the Inclusionary Affordable Housing Fee in Section 415 et seq, which are adjusted by the Mayor's Office of Housing. As specified by Planning Code Sec 409(b), fee adjustments will be noticed to the public by the Department of Building Inspection and the Planning Department.

Adjustments made by the Controller's Office are based solely on the Annual Infrastructure Construction Cost Inflation Estimate (AICCIE) published by the Office of the City Administrator's Capital Planning Program and approved by the Capital Planning Committee. The rates in the attached table have been adjusted by the 3% AICCIE approved by the Capital Planning Committee on July 12, 2010. The AICCIE is updated annually by the Capital Planning Program in consultation with the Capital Planning Committee in order to establish a reasonable estimate of construction cost inflation (for the next calendar year) for a mix of public infrastructure and facilities in San Francisco. The Capital Planning Program relies on past construction cost inflation data, market trends and a variety of national, state and local commercial and institutional construction cost inflation indices in developing their annual estimates for San Francisco.

For more detailed information San Francisco Development Impact Fees please see the Controller's Annual Citywide Development Fee and Development Impact Requirements Report available here: <http://sfcontroller.org/index.aspx?page=112>

If you have any questions, please contact me at 554-4809.

Attachments

cc: Budget Analyst
Mayor's Budget Office
Mayor's Office of Housing
Planning Department
Treasurer-Tax Collector
Recreation and Parks Department
Department of Public Works
Municipal Transportation Agency

Attachment A: City and County of San Francisco Controller's Office Development Impact Fee Adjustments

City Area Subject to the Fee	Impact Fee	Fee Unit	Administering Dept.	Indexing Authority	Inflation Factor	Rounding Method	12/31/10 Fee Amount	CPC 7/12/10 AICCIE	5/1/11 Fee Amount
Rincon Hill - Residential	Rincon Hill Community Infrastructure Impact Fee	Gross Square Foot	Planning Commission	Controller	AICCIE	Exact	\$8.60	3%	\$8.86
Rincon Hill - Residential (same Block & Lot as Rincon Hill)	South of Market Area (SOMA) Community Stabilization Fee	Gross Square Foot	Mayor's Office of Housing and Board of Supervisors	Controller	AICCIE	Exact	\$10.95	3%	\$11.28
SOMA Mixed-Use Districts: RED, RSD, SLI, SLR, and SSO	Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts	Square Foot of Open Space	Recreation and Parks Department	Controller	AICCIE	Exact	\$0.80	3%	\$0.82
Visitacion Valley - Residential	Visitacion Valley Community Facilities & Infrastructure Impact Fee	Net Square Foot	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$4.58	3%	\$4.72
Market/Octavia - Residential + Commercial (Not Residential Transit Oriented District)	Market & Octavia Affordable Housing Fee	Gross Square Foot (Neighborhood Commercial Transit District "NCT")	Mayor's Office of Housing	Controller	AICCIE	Exact	\$3.60	3%	\$3.71
Market/Octavia - Residential + Commercial (Not Residential Transit Oriented District)	Market & Octavia Affordable Housing Fee	Gross Square Foot (Van Ness and Market SUD)	Mayor's Office of Housing	Controller	AICCIE	Exact	\$7.20	3%	\$7.42
Market/Octavia - Residential + Commercial	Market & Octavia Community Infrastructure Impact Fee	Gross Square Foot (Residential)	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$9.00	3%	\$9.27
Market/Octavia - Residential + Commercial	Market & Octavia Community Infrastructure Impact Fee	Gross Square Foot Non-Residential	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$3.40	3%	\$3.50
Market/Octavia - Residential + Commercial (C-3-G only)	Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus	Square foot for Floor Area Ratio (FAR) above 6:1 to 9:1	Mayor's Office of Housing	Controller	AICCIE	Exact	\$30.00	3%	\$30.90
Market/Octavia - Residential + Commercial (C-3-G only)	Van Ness and Market Neighborhood Infrastructure Program	Square foot for Floor Area Ratio above 9:1	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$15.00	3%	\$15.45
Eastern Neighborhoods - Residential	Eastern Neighborhoods Area Plans Alternative Affordable Housing In-Lieu Fee	Gross Square Foot	Mayor's Office of Housing	Controller	AICCIE	Exact	\$40.00	3%	\$41.20
Eastern Neighborhoods, Zoned Urban Mixed Use District (in-lieu Fee)	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods (in-lieu fee)	Studio	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$179,952	N/A	

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Eastern Neighborhoods, Zoned Urban Mixed Use District (in-lieu Fee)	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods (in-lieu fee)	1 - Bedroom	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$248,210	N/A	
Eastern Neighborhoods, Zoned Urban Mixed Use District (in-lieu Fee)	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods (in-lieu fee)	2 - Bedroom	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$334,478	N/A	
Eastern Neighborhoods, Zoned Urban Mixed Use District (in-lieu Fee)	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods (in-lieu fee)	3 - Bedroom	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$374,712	N/A	
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Tier 1 Residential: Gross Square Feet	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$8.00	3%	\$8.24
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Tier 1 Non-Residential: Gross Square Feet	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$6.00	3%	\$6.18
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Tier 2 Residential: Gross Square Feet	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$12.00	3%	\$12.36
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Tier 2 Non-Residential: Gross Square Feet	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$10.00	3%	\$10.30
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Tier 3 Residential: Gross Square Feet	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$16.00	3%	\$16.48
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Tier 3 Non-Residential: Gross Square Feet	Planning Department and Board of Supervisors	Controller	AICCIE	Exact	\$14.00	3%	\$14.42
Eastern Neighborhoods Mixed Use Districts: SPD, MUG, MUR, MUO, and UMU	Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts	Square Feet of Open Space	Recreation and Parks Department	Controller	AICCIE	Exact	\$76.00	3%	\$78.28
Eastern Neighborhoods Mixed Use Districts: SPD, MUG, MUR, MUO, and UMU	Eastern Neighborhoods Payment in Case of Variance or Exception for Open Space	Square Feet of Open Space	Recreation and Parks Department	Controller	AICCIE	Exact	\$327.00	3%	\$336.81
Balboa Park - Residential + Non-Residential	Balboa Park Community Infrastructure Impact Fee	Residential: Gross Square Foot	Board of Supervisors and Planning Department	Controller	AICCIE	Exact	\$8.00	3%	\$8.24

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Balboa Park - Residential + Non-Residential	Balboa Park Community Infrastructure Impact Fee	Non-Residential: Gross Square Foot	Board of Supervisors and Planning Department	Controller	AICCIE	Exact	\$1.50	3%	\$1.55
Downtown: C-3 Districts - Commercial	Downtown Park Fee	Gross Square Foot	Recreation and Parks Department	Controller	AICCIE	Exact	\$2.00	3%	\$2.06
Downtown: C-3 Districts	Downtown C-3 Artwork	Construction Costs	Planning Commission	Controller	AICCIE	Exact	1%	N/A	
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	Entertainment: Gross Square Feet	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$18.62	N/A	
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	Hotel: Gross Square Feet	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$14.95	N/A	
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	PDR: Gross Square Feet	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$15.69	N/A	
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	Office: Gross Square Feet	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$19.96	N/A	
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	Research & Development: Gross Square Feet	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$13.30	N/A	
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	Retail: Gross Square Feet	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$18.62	N/A	
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	Small Enterprise Workspace: Gross Square Feet	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$15.69	N/A	
Affordable Housing: Citywide - Residential	Affordable Housing (Inclusionary) Program	Studio	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$179,952	N/A	
Affordable Housing: Citywide - Residential	Affordable Housing (Inclusionary) Program	1 - Bedroom	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$248,210	N/A	
Affordable Housing: Citywide - Residential	Affordable Housing (Inclusionary) Program	2 - Bedroom	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$334,478	N/A	
Affordable Housing: Citywide - Residential	Affordable Housing (Inclusionary) Program	3 - Bedroom	Mayor's Office of Housing	Mayor's Office of Housing	N/A	N/A	\$374,712	N/A	
Child Care: Citywide - Commercial	Child Care Fee	Gross Square Foot	Department of Children Youth and Their Families	Controller	AICCIE	Exact	\$1.00	3%	\$1.03
Street Trees: Citywide	Street Trees, In-Lieu Fee	Per required tree that cannot be planted	Department of Public Works	Controller	AICCIE	Dollars	\$1,640	3%	\$1,689
Transit Impact Development Fee: Citywide - Commercial	Transit Impact Development Fee (TIDF)	Production/Distribution/Repair (PDR) and Visitor Services (VS): Square Foot	Municipal Transportation Agency	Controller	AICCIE	Exact	\$9.07	3%	\$9.34
Transit Impact Development Fee: Citywide - Commercial	Transit Impact Development Fee (TIDF)	Other Applicable Uses: Square Foot	Municipal Transportation Agency	Controller	AICCIE	Exact	\$11.34	3%	\$11.68