

#1a
Res
31551

1 The proposed amendment would change the proposed fee floor to the higher amount recommended by
2 Cornerstone. This amount is roughly equivalent 5% of units provided under a performance option.
3 Proposed amendments are shown in track changes.

4 Section 2. Program Parameters. The Council requests that the Department of Planning
5 and Development (DPD) and the Office of Housing (OH) develop, in cooperation with the
6 Council, a proposed council bill to implement the Program, subject to the following parameters.

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- 8 b. Affordable Housing Linkage Fees. Fees should not exceed the maximum
9 supportable level set forth in the nexus analysis, but may be set below that level.
10 Fees should vary based on the extent of impact on the demand for low and
11 moderate income housing. Local market conditions and effects on development
12 feasibility should be considered in setting the fees. Fees should be no lower than
13 ~~the range~~ those set out in the table below for commercial and residential land use
14 categories. While these projected fees are supported by the nexus analysis, the
15 actual fee amounts adopted or the manner in which the fees are structured, could
16 be adjusted based on further analysis or information.
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	Commercial Uses	Residential Uses
20 Higher Cost Areas	\$16–22 / net square foot of 21 new building area (NSF)	\$16–22 / NSF
22 Medium Cost Areas	\$10–12 / NSF	\$10–12 / NSF
23 Lower Cost Areas	\$5–7 / NSF	\$5–7 / NSF

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For the purposes of this Resolution “net square foot of new building area” means rentable area in a building available to a tenant and does not include areas occupied by mechanical equipment, accessory parking, electric closets, walls, or similar structures and spaces.

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