



City of Milpitas Residential and Commercial Fee Meeting

October 23, 2018

October 30, 2018

Affordable Housing Ordinance

Affordable Housing Ordinance

- Effective July 20, 2018
- Commercial Fees
- Residential Fees

Who does this apply to?

Residential Developments:

- 10 units or more
- Rental
- Ownership

Commercial Developments:

- New construction of commercial uses of 5,000+ SF
- Additions to existing commercial where commercial SF increase is 5,000+ SF

Exemptions

- New construction of commercial uses of less than 5,000 SF
- Additions to existing commercial where SF increase is less than 5,000 SF
- Assembly uses
- Day care, nursery, and school facilities
- Hospitals
- Other commercial uses that have minimal impact for demand of affordable housing as determined by City Council

Discussion

- Residential Fees
- Commercial Fees

Nexus Study

Residential & Commercial

Impact Fees

	SFD	Townhome	Condo	Apartment- Low Density	Apartment- High Density
Per Market Rate Unit	\$69,900	\$52,700	\$39,400	\$35,000	\$40,800
Per Square Foot	\$30.50	\$33.00	\$43.80	\$31.90	\$45.40

	Office	Retail	Hotel	Light Industrial	Warehouse
Per Square Foot	\$142.70	\$268.00	\$128.70	\$149.60	\$47.80

Fee Considerations

- Fee considerations brought on June 12, 2018 to Council:
 - \$30 per square foot in-lieu fee for Residential Ownership developments
 - \$31 per square foot in lieu fee for Residential Rental developments
 - \$ 4 per square foot impact fee for Commercial developments of 5,000+ SF

Residential Fees

City	Ownership	Rental
Santa Clara	\$10 – SFH; \$8.33-townhome; \$6.67- Condo	\$6.67
Cupertino	\$14.82-detached; \$23.76-multifamily	\$23.76/sq. ft.-up to 35 du; \$29.70/ sq. ft. – over 35 du
San Jose	\$167,207/home	\$125,000/unit
Mountain View	3% of sales price	\$17/sq. ft.
Sunnyvale	7% of sales price	\$18.50/sq. ft.
Fremont	\$27.00-attached \$26.00-detached	\$17.50/sq. ft.
Milpitas Consideration	\$30	\$31

Commercial Fees

	Office	Retail	Hotel	Industrial
Mt. View	\$25.00	\$2.68	\$2.68	\$25.00
Cupertino	\$23.76	\$11.88	\$11.88	\$23.76
Palo Alto	\$36.22	\$21.08	\$21.08	\$21.08
Sunnyvale	\$8.25	\$8.25	\$8.25	\$8.25
Fremont	\$6.00	\$6.00	\$6.00	\$3.00
Santa Clara	\$10	\$1.67	\$5	\$5
San Jose	Under Consideration			
Milpitas Consideration	\$4	\$4	\$4	\$4

Next Steps

- Community Outreach Meeting
 - October 23rd and October 30th and November tbd
- Draft Resolution available and to Council in early 2019