
**THE
CITY OF OAKLAND
IMPACT FEE
ANNUAL REPORT FOR:**

**AFFORDABLE HOUSING,
JOBS/HOUSING, TRANSPORTATION,
& CAPITAL IMPROVEMENTS IMPACT
FEES**

Fiscal Year Ended June 30, 2021

December 24, 2021

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I. REPORTING REQUIREMENTS FOR IMPACT FEES

In California, State legislation set legal and procedural parameters for the implementation of Impact Fees. This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections (GC §) 66000 through 66008 (“Mitigation Fee Act”). This State law went into effect on January 1, 1989.

GC § 66006(b)(1) states the following requirements as pertains to Impact Fees for the prior fiscal year:

- a. A brief description of the type of fee in the account or fund.
- b. The amount of the fee.
- c. The beginning and ending balance of the account or fund.
- d. The amount of the fees collected and the interest earned.
- e. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- f. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.
- g. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.
- h. The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

II. DESCRIPTION OF DEVELOPMENT IMPACT FEES

A. Affordable Housing Impact Fees

Oakland Municipal Code (OMC) Chapter 15.72 (Ordinance No. 13365 C.M.S.) establishes affordable housing impact fees in the City of Oakland to assure that market-rate residential development projects pay their fair share to compensate for the increased demand for affordable housing generated by such development projects within the City of Oakland. Unless exempt from this chapter, any development project resulting in additional housing units in new or existing buildings must pay to the City the Affordable Housing Impact Fees; or the applicant may elect to construct either on-site or off-site affordable housing units as permitted under OMC Sections 15.72.100 and 15.72.110. These Impact Fees are further broken down into three Impact Fee Zones for which fees vary.

The Affordable Housing Trust Fund established under OMC Chapter 15.62 receives all Affordable Housing Impact Fees collected and all interest and investment earnings accrued thereon shall be used to increase, improve, and preserve the supply of affordable housing in the City with priority given to housing for very low-income households. The United States Department of Housing and Urban Development (HUD) defines “very low-income” as 50 percent of the median family income for the area.

B. Jobs/Housing Impact Fee

OMC Chapter 15.68 (Ordinance No. 12442 C.M.S.) establishes a Jobs/Housing Impact Fee in the City of Oakland to assure that certain commercial development projects compensate and mitigate for the increased demand for affordable housing generated by such development projects within the City of Oakland. Any new office or warehouse/distribution development project in a new or existing building over 25,000 square feet must pay to the City the Jobs/Housing Impact Fee, or may elect to construct affordable housing as per OMC Section 15.68.080.

The Affordable Housing Trust Fund established under OMC Chapter 15.62 receives all Jobs/Housing Impact Fees collected and all interest and investment earnings thereon, shall be used to increase, improve, and preserve the supply of affordable housing in the City, with priority given to housing for very low income households.

C. Transportation Impact Fees

OMC Chapter 15.74 (Ordinance No. 12442 C.M.S.) establishes citywide transportation impact fees in the City of Oakland to assure that development projects pay their fair share to compensate for the increased demand for transportation infrastructure generated by such development projects within the City of Oakland. Unless exempt from the chapter any development project resulting in additional square footage for a non-residential project or additional housing units in a residential project in new or existing buildings must pay to the City the Transportation Impact Fees, or comply with the Developer Constructed Facilities in OMC Section 15.74.120. For residential development projects, these Impact Fees are further broken down into three Impact Fee Zones for which fees vary.

A Transportation Impact Fee Fund receives all Transportation Impact Fees collected and all interest and investment earnings thereon, shall be used to pay for improvements within the public right-of-way for pedestrians, bicyclists and/or motor vehicles. Fee revenues may be used to fund a capital project or portion of a capital project that meets the requirements of OMC Section 15.74.100.

D. Capital Improvement Impact Fees

OMC Chapter 15.74 (Ordinance No. 12442 C.M.S.) establishes citywide capital improvement impact fees in the City of Oakland to assure that development projects pay their fair share to compensate for the increased demand for capital improvements infrastructure generated by such development projects within the City of Oakland. Any development project, unless exempt from the chapter, resulting in additional square footage for a non-residential project or additional housing units in a residential project in new or existing buildings, must pay to the City the Capital Improvement Impact Fees, or comply with the Developer Constructed Facilities in OMC Section 15.74.120. For residential development projects, these Impact Fees are further broken down into three Impact Fee Zones for which fees vary.

A Capital Improvements Impact Fee Fund receives all the Capital Improvements Impact Fees collected and all interest and investment earnings thereon, shall be used to pay for projects that are required for fire, police, library, parks and recreation, or storm drain services. Fee revenues may be used to fund a public facility or portion of a public facility that meets the requirements of OMC Section 15.74.110.

III. AMOUNT OF IMPACT FEE, FUND BALANCE, AND PROJECT DESCRIPTIONS

A. Summary of the Impact Fees Program

1. The Impact Fee program is designed for revenues generated over time to mitigate impacts from new development and is not meant to cover existing shortfalls.
2. The Impact fees in this report include all the fees collected since the beginning of the program in September 1, 2016.
3. Projects that have obtained vested rights prior to the effective date of the Impact Fees are not subject to Impact Fees, provided the vested rights remain valid at the time of building permit issuance.
4. A number of projects had development agreements that already require some type of community benefits and were not subject to Impact Fees.
5. Impact Fees are not paid in full when a building permit is applied for but later in the building permit process:
 - a. At building permit issuance, 100% of Transportation and Capital Improvements Impact Fees, 50% of Affordable Housing Impact Fees, and 25% of Jobs/Housing Impact Fee are paid. Building permit issuance may occur up to one year after a building permit application. Therefore, a large portion of these fees were not included in the first fiscal year and now a large portion of these Impact Fees were paid in the second fiscal year.
 - b. At project completion, the remaining 50% of Affordable Housing Impact Fees and 50% of Jobs/Housing Impact Fee are paid, which for larger projects typically occurs 1 to 3 years after the building permit issuance (and 2 to 4 years after the building permit application). About 15% of these Impact Fees were assessed in the first fiscal year that were paid in the second fiscal year; the remainder of these assessed Impact Fees from the first fiscal year are anticipated to be paid in the third or fourth fiscal year depending on when the buildings are completed.
 - c. For Jobs/Housing Impact Fee the remaining 25% of the Impact Fees are paid at 18 months after project completion.
6. The Impact Fees were phased in to allow developers time to incorporate the Impact Fees of the into their project cost, as well as to incentivize development projects to be built and to address the housing demand. Phasing in new fees was also consistent with continued real growth of rents and improved feasibility of housing development. The Impact Fees did go up during the second fiscal year, but most of the Impact Fees assessed during the second fiscal year will not be paid until the third fiscal year.
7. A change in the way assessed amounts are reported was instituted in June of 2019 that retroactively adjusted the assessed amounts for all projects going back to the beginning of each respective project. In the past, a place holder of either \$.50 or \$1.00 was inputted into the system if the status of the project's regulatory agreements was unknown. The current process records the assessed fee for all projects, including for projects whose regulatory agreement status is not yet known.
8. The 2% service charge associated with this program has not been paid/transferred out since the program's inception; however, the City expects to use these funds for the five-year assessment of the City's impact fee program as required under California Government Code Section 66001(d).
9. An independent auditor has completed an assessment of the Impact Fee program July 1, 2016 through June 30, 2019. The auditor's assessment was completed in September 2020.
10. Refunds for a total of \$93,750 were issued for six projects in fiscal year 2020-2021. Their record numbers are as follows: B1304783, B1803220, RB1800477, RB1800663, RB1803438, and RB1803439,

Table 1 lists:

1. The amount of Impact Fees already collected/paid during each fiscal year since the program inception.
2. The assessed Impact Fees that are listed in this report will only be fully collected if all of the projects that have applied for building permits during the past three fiscal years are built to completion.

3. Please note that most of the Impact Fees collected in any fiscal year are from projects that had their impact fees assessed in the previous fiscal year.
4. In previous years, the Impact Fee Annual Report included “Revenue Assessed, but Not Due Yet”; however, that column did not account for projects that had been cancelled and so it was removed.

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Impact Fee Fund	Impact Fee	Amount Collected/Paid ^{ac}	Assessed ^{abde}	
Affordable Housing Trust Fund	Affordable Housing Impact Fees (AHIF)	FY 2016-2017	\$467,983	\$4,780,280
		FY 2017-2018	\$3,594,508	\$14,235,884
		FY 2018-2019	\$3,475,063	\$10,144,113
		FY 2019-2020	\$5,616,699	\$6,630,877
		FY 2020-2021	\$4,430,250	\$15,688,799
		Total FY 2016-2021	\$17,584,503	\$51,479,953
	Jobs/Housing Impact Fee (JHIF)	FY 2015-2016	\$528,861	\$528,861
		FY 2016-2017	\$303,360	\$749,943
		FY 2017-2018	\$1,631,583	\$3,285,424
		FY 2018-2019	\$627,936	\$6,648,931
		FY 2019-2020	\$4,190,080	\$8,746,381
		FY 2020-2021	\$2,841,342	\$3,250,168
		Total FY 2016-2021	\$10,123,162	\$23,209,708
	AHIF & JHIF	FY 2015-2016	\$528,861	\$528,861
		FY 2016-2017	\$771,343	\$5,530,223
		FY 2017-2018	\$5,226,091	\$17,521,308
		FY 2018-2019	\$4,103,000	\$16,793,043
		FY 2019-2020	\$9,806,779	\$15,377,258
FY 2020-2021		\$7,271,592	\$18,938,967	
	Total FY 2016-2021	\$27,707,666	\$74,689,660	
Transportation Impact Fee Trust Fund	Transportation Impact Fee (TIF)	FY 2016-2017	\$481,265	\$1,539,594
		FY 2017-2018	\$2,347,491	\$2,616,865
		FY 2018-2019	\$1,641,184	\$1,934,844
		FY 2019-2020	\$1,081,671	\$2,83,796
		FY 2020-2021	\$1,314,672	\$2,148,217
		Total FY 2016-2021	\$6,866,283	\$10,623,316
Capital Improvements Impact Fee Trust Fund	Capital Improvements Impact Fee (CIIF)	FY 2016-2017	\$139,536	\$1,052,355
		FY 2017-2018	\$1,718,942	\$1,761,865
		FY 2018-2019	\$641,137	\$1,614,160
		FY 2019-2020	\$1,210,684	\$2,072,728
		FY 2020-2021	\$984,335	\$2,040,876
		Total FY 2016-2021	\$4,694,634	\$8,541,984

^a Please note that the numbers were updated as a result of the MGO assessment conducted for fiscal years 2016-2019.

^b The amount of Impact Fee still outstanding equals the Total Assessed minus the Collected Amount minus the amount of Impact Fees attributable to Expired Permits.

^c The “Amount Collected/Paid” represents the total amount collected less any refunds.

^d The “Assessed” amounts were corrected on January 24, 2021 to reflect the MGO assessment.

^e The “Assessed” amount for AHIF includes fees for inactive and expired permits that have not been invoiced. These fees account for \$4,213,375.

B. Affordable Housing Impact Fees

1. The Amount of Affordable Housing Impact Fee

Housing Use Type	Zone	9/1/16 -6/30/17	7/1/17 -6/30/18	7/1/18 - 6/30/19	7/1/19 - 6/30/21
Multi-family	Zone 1	\$5,500	\$11,500	\$22,000	\$22,000
	Zone 2	\$4,550	\$9,250	\$17,750	\$17,750
	Zone 3	\$0	\$0	\$3,000	\$3,000
Townhome	Zone 1	\$6,500	\$12,000	\$20,000	\$20,000
	Zone 2	\$2,600	\$7,200	\$14,250	\$14,250
	Zone 3	\$0	\$0	\$1,000	\$1,000
Single-family	Zone 1	\$6,000	\$12,500	\$23,000	\$23,000
	Zone 2	\$3,750	\$9,000	\$16,500	\$16,500
	Zone 3	\$0	\$0	\$1,000	\$1,000

2. Fund Balance Summary

Document Establishing Fee	Oakland Municipal Code Chapters 15.72 & 15.62
Project	N/A
Starting Balance	\$13,154,253
Fees Collected	\$4,430,250
Refunds*	\$65,500
Interest Earned**	\$98,109
Expenditures	\$0
Ending Balance as of June 30, 2021	\$17,584,503
Sufficient Funds to Complete Project?	N/A
% of CIP Project Covered by Fees	N/A
Funds Committed as of June 30, 2021***	\$12,933,909
Funds Yet to be Committed as of June 30, 2021	\$4,585,277
<p>* The refund amount in this table may reflect a difference between Oracle and Accela. The total refund amount is \$65,000 including \$12,000 from prior year amount.</p> <p>**Interest is being accrued on these fees at the fund level and those funds are being allocated to the appropriate impact fee accounts. For AHIF and JHIF, the total interest was combined due to both fees sharing the same fund.</p> <p>***Funds have been committed to projects (see projects listed below), but those projects have either not yet closed their City loans, or are currently drawing other funding sources first, so this money is still in the fund balance at this time.</p>	

3. Affordable Housing Impact Fees Project Descriptions

Affordable Housing Impact Fee allocations are critical sources of early funding for affordable housing projects – these commitments enable projects to secure other public and private dollars to highly leverage the City’s investment. Although there were no expenditures from the Affordable Housing Impact Fees (AHIF) for the July 1, 2020 to June 30, 2021 fiscal year, the lack of spending does not reflect the progress of projects that

have been allocated AHIF funds. The three projects that were awarded funds through the Notices of Funding Availability (NOFA) process in the 2019-2020 fiscal year are now able to complete their financing stack and start construction within the next year. Please note that although the 7th & Campbell project's AHIF award was made in January 2020, their actual funding source is FY 2020-2021 AHIF. Projects that were awarded AHIF funds in the July 1, 2018 to June 30, 2019 fiscal year have made significant progress in the past year, with one project completing construction and another project currently under construction.

As of the writing of this report, a New Construction of Affordable Rental Housing is planned for release in November 2021, with funding awards projected to go to City Council for approval in March 2022. In addition, new State funding from the \$1.75 billion California Housing Accelerator fund should propel several projects in pre-development (including 7th & Campbell, West Grand & Brush, and Friendship Senior Housing) into construction over the next three months to one year.

Awarding Future Projects

Resolution No. 87994 C.M.S., passed by the Oakland City Council on January 21, 2020, authorized awarding Affordable Housing Trust Funds to various projects. The following projects were awarded funds from the Affordable Housing Trust Fund from the AHIF in FY 2019-2020.

In addition, Resolution No. 88249, passed by the Oakland City Council on July 28, 2020, up to \$2,002,872 in AHIFs were awarded, as one of eight available sources listed. Funds for "Pre-Development" projects have been committed and have not yet been expended. Future fiscal year Annual Impact Fee Reports will account for funds dispersed to developers once the projects are underway with construction.

a. **Project: West Grand & Brush Phase I (PRE-DEVELOPMENT)**

Description: Located at 760 22nd Street & 2201 Brush Street in the Ralph Bunche neighborhood of West Oakland, CA, the proposed project includes 59 total units of multifamily affordable rental housing with 58 units for extremely low to low income households from 20% to 70% of the Area Median Income. The project will include 30 units set aside for homeless households and 1 un-restricted on-site property manager's unit. The unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility.

Status: Planning entitlements secured, building entitlements pending, closing the gap with 100% of funds committed is underway, and the estimated construction start is Spring 2022.

Funds Committed: 2019-2020 AHIF funds in the amount of \$3,965,000 have been committed for this project.

FY 2020-21 AHIF Project Expenditures: There were no expenditures in fiscal year 2020-21.

b. **Project: Longfellow Corner (PRE-DEVELOPMENT)**

Description: Located at 3801-3807 and 3823-3829 Martin Luther King Jr. Way in the Longfellow neighborhood of North Oakland, CA, the proposed project includes 77 total units of multifamily affordable rental housing with 76 units for extremely low to low income households from 20% to 60% of the Area Median Income. The project will include 32 units set aside for homeless households and 1 un-restricted on-site property manager's unit. The unit types will include 1, 2, and 3 bedrooms with accommodations for accessibility.

Status: Planning entitlements secured, building entitlements pending, closing the gap with 100% of funds committed is underway, and the estimated construction start is Spring 2022.

Funds Committed: A total of \$3,264,000 in AHIF funds have been committed for this project: \$1,024,500 of 2019-2020 AHIF funds and \$2,239,500 2020-2021 AHIF funds.

FY 2020-21 AHIF Project Expenditures: There were no expenditures in fiscal year 2020-21.

c. **Project: 7th & Campbell (PRE-DEVELOPMENT)**

Description: Located at 7th & Campbell in the Prescott neighborhood of West Oakland, CA, the proposed project includes 79 total units of affordable rental housing with 78 units for extremely low to low income individuals with special needs from 20% to 60% of the Area Median Income. The project will include 39 units set aside for homeless households and 1 un-restricted on-site property manager's unit. The unit types will include studios, 1 and 2 bedrooms with accommodations for accessibility. Over 12,000 square feet will be available for incubator enterprises slated for ownership by economically marginalized people.

Status: Planning entitlements secured, building entitlements pending, closing the gap with 100% of funds committed is underway, and the estimated construction start is Winter 2021.

Funds Committed: While awarded AHIF in 2019-2020, the funds in the amount of \$460,192 that have been committed for this project are from the 2020-2021 AHIF allocation.

FY 2020-21 AHIF Project Expenditures: There were no expenditures in fiscal year 2020-21. However, funds were expended at the beginning of FY 2021-22.

Prior Fiscal Year Awards

Resolution No. 87470 C.M.S., passed by the Oakland City Council on December 11, 2018, authorized awarding the Affordable Housing Trust Funds to various projects. The following projects were awarded funds from the Affordable Housing Trust Fund from AHIFs in FY 2018-2019. Funds for PRE-DEVELOPMENT projects have been committed and have not yet been expended. One project has completed construction (Oak Hill/NOVA), the second is underway with construction (95th & International), and the third remains in predevelopment (Friendship Senior).

a. **Project: Oak Hill Apartments/NOVA (CONSTRUCTION COMPLETE)**

Description: Located at 445 30th Street in the Pill Hill neighborhood of East Oakland, CA, the proposed project includes 57 total units of affordable rental housing for chronically homeless persons at 20% of the Area Median Income. Fifty-six (56) units are designated for extremely low income households with one (1) un-restricted on site property manager's unit. Unit types will include studio's and 1-bedroom units with accommodations for accessibility, plus a single 2-bedroom property manager's unit.

Status: Construction is complete as of June 2021, the building is 100% occupied as of July 2021, and the permanent loan conversion is targeted for April 2022.

Funds Committed: AHIF funds in the amount of \$1,600,000 have been committed for this project.

FY 2020-21 AHIF Project Expenditures: There were no expenditures in fiscal year 2020-21; funds are expected to be drawn down in Spring 2022 (i.e. permanent loan conversion).

b. **Project: 95th Avenue & International Blvd (CONSTRUCTION UNDERWAY)**

Description: Located at 95th Avenue & International Blvd in the Elmhurst neighborhood of East Oakland, CA, the proposed project includes 55 total units of multifamily affordable rental housing for extremely low to very low income households 20% to 50% of the Area Median Income (AMI) with a 20% set aside for persons homeless or at risk of homelessness. Fifty-four (54) units are designated affordable with one (1) un-restricted on-site property manager's unit. Unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility. The project is a critical housing component of the City of Oakland's grant application to the State of California under the Transit Climate Communities (TCC) Program which seeks to fund development and implementation of neighborhood level transformative climate community plans that include multiple coordinated greenhouse gas emission reduction projects providing local economic, environmental, and health benefits to disadvantaged communities.

Status: Construction is now underway as of June 2021 and targeted for completion by the Fall of 2022.

Funds Committed: AHIF funds in the amount of \$1,409,717 have been committed for this project.
FY 2020-21 AHIF Project Expenditures: There were no expenditures in fiscal year 2020-21. However, all AHIF funds were expended at the beginning of FY 2021-22, and spending will appear in next year's report.

c. **Project: Friendship Senior Rental Housing (PRE-DEVELOPMENT)**

Description: Located at 1904 Adeline Street in the Ralph Bunche neighborhood of West Oakland, CA, the proposed project includes 48 total units of affordable rental housing to very low to low income seniors 50%-60% of the Area Median Income. Affordability will likely deepen with an additional funding commitment of Project Based Section 8 voucher's. Forty-seven (47) units are designated affordable with one (1) unit set aside as an on-site un-restricted property manager's unit. All unit types will include 1-bedroom units with accommodations for accessibility.

Status: Planning entitlements secured, building entitlements pending, closing the gap with 100% of funds committed is underway, and the estimated construction start is Fall 2022.

Funds Committed: AHIF funds in the amount of \$2,235,000 (\$1,885,000 in FY 19-20, and an additional \$350,000 in FY20-21) have been committed for this project.

FY 2020-21 AHIF Project Expenditures: There were no expenditures in fiscal year 2020-21.

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C. Jobs/Housing Impact Fee

1. The Amount of Jobs/Housing Impact Fee

Nonresidential Use Type	Fiscal Year 7/1/16 – 6/30/19	Fiscal Year 7/1/19 – 6/30/20	Fiscal Year 7/1/20 – 6/30/21
Office	\$5.44	\$5.89	\$5.90
Warehouse	\$5.44	\$5.89	\$5.90

2. Fund Balance Summary

Document Establishing Fee	Oakland Municipal Code Chapters 15.68 & 15.62
Project	N/A
Starting Balance	\$7,281,820
Fees Collected	\$2,841,342
Refunds	\$0
Interest Earned*	\$0
Expenditures	\$95,785
Ending Balance as of June 30, 2021	\$10,027,377
Sufficient Funds to Complete Project?	N/A
% of CIP Project Covered by Fees	N/A
Funds Committed as of June 30, 2021**	\$6,463,804
Funds Yet to be Committed as of June 30, 2021	\$3,659,387
*Interest is being accrued on these fees at the fund level and those funds are being allocated to the appropriate impact fee accounts. For AHIF and JHIF, the total interest was combined due to both fees sharing the same fund.	
**Funds have been committed to projects (see projects listed below), but those projects have either not yet closed their City loans, or are currently drawing other funding sources first, so this money is still in the fund balance at this time.	

3. Jobs/Housing Impact Fee Project Descriptions

As is the case for AHIF, Jobs/Housing Impact Fee allocations are critical sources of early funding for affordable housing projects – these commitments enable projects to secure other public and private dollars to highly leverage the City’s investment. Although there were no expenditures from the Jobs/Housing Impact Fees (JHIF) for the July 1, 2020 to June 30, 2021 fiscal year, the lack of spending does not reflect the progress of projects that have been allocated JHIF funds. Two projects were awarded JHIF funding for the July 1, 2020 to June 30, 2021 fiscal year, with one project expecting to start construction in the next year. Of the projects that had received funding in prior years, two projects (Fruitvale Transit Village Phase II-B and 95th & International) are now underway with construction. This report also includes updates on projects that were awarded JHIF Funds in the July 1, 2017 to June 30, 2018 and July 1, 2018 to June 30, 2019 fiscal years.

As of the writing of this report, a New Construction of Affordable Rental Housing is planned for release in November 2021, with funding awards projected to go to City Council for approval in March 2022. In addition, new State funding from the \$1.75 billion California Housing Accelerator fund should propel several projects in

pre-development (including 7th & Campbell, West Grand & Brush, and Friendship Senior Housing) into construction over the next three months to one year.

Awarding Future Projects

Resolution No. 88249 C.M.S., passed by the Oakland City Council on July 28, 2020, authorized awarding up to \$4,813,327 in JHIF funds to 2020 New Construction NOFA projects. The two projects that received JHIF funds, the Phoenix and Friendship Senior projects, are described below.

a. **Project: Phoenix (PRE-DEVELOPMENT)**

Description: Located at 801 Pine Street in the Prescott neighborhood of West Oakland, CA, the proposed project includes 101 total units of multifamily affordable rental housing for extremely low to moderate income households 30% to 60% of the Area Median Income (AMI) with a 50% set aside for persons formerly homeless. One hundred (100) units are designated affordable with one (1) on-site un-restricted unit for property management. Unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility.

Status: California Environmental Quality Act (CEQA) and land use approvals in place.

Funds Committed: 2020-2021 JHIF funds in the amount of \$2,175,000 have been committed for this project.

b. **Project: Friendship Senior Rental Housing (PRE-DEVELOPMENT)**

Description: Located at 1904 Adeline Street in the Ralph Bunche neighborhood of West Oakland, CA, the proposed project includes 48 total units of affordable rental housing to very low to low income seniors 50%-60% of the Area Median Income. Affordability will likely deepen with an additional funding commitment of Project Based Section 8 vouchers. Forty-seven (47) units are designated affordable with one (1) unit set aside as an on-site un-restricted property manager's unit. All unit types will include 1-bedroom units with accommodations for accessibility.

Status Update: Planning entitlements secured, building entitlements pending, closing the gap with 100% of funds committed is underway, and the estimated construction start is Fall 2022.

Funds Committed: JHIF funds in the amount of \$1,825,000 have been committed for this project.

FY 2020-21 JHIF Project Expenditures: There were no expenditures in fiscal year 2020-21.

Prior Fiscal Year Awards

Resolution No. 87019 C.M.S., passed by the Oakland City Council on December 18, 2017, authorized awarding Affordable Housing Trust Funds to various projects. The following projects were awarded funds from the Affordable Housing Trust Fund from the JHIFs in FY 2017-2018. Funds for PRE-DEVELOPMENT projects have been committed and have not yet been expended. As of August 2021, one project is now underway with construction and the other is in pre-development awaiting additional funding.

a. **Project: Fruitvale Transit Village Phase II-B (CONSTRUCTION UNDERWAY)**

Description: Located at E.12th Street & 35th Avenue in the Fruitvale neighborhood of East Oakland, CA, the proposed project includes 181 total units of multifamily affordable rental housing for extremely low to moderate income households 20% to 80% of the Area Median Income (AMI) with a 20% set aside for persons formerly homeless. One hundred seventy-nine (179) units are designated affordable with two (2) on-site un-restricted units for property management. Unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility.

Status: Construction is now underway as of August 2021 and targeted for completion by the Winter of 2023.

Funds Committed: JHIF funds in the amount of \$1,604,123 have been committed for this project.

FY 2020-21 JHIF Project Expenditures: There were no expenditures in fiscal year 2020-

21. However, expenditures in FY2021-22 are anticipated.

b. Project: West Grand & Brush Phase I (PRE-DEVELOPMENT)

Description: Located at 760 22nd Street & 2201 Brush Street in the Ralph Bunche neighborhood of West Oakland, CA, the proposed project includes 59 total units of multifamily affordable rental housing for extremely low to low income households 20% to 60% of the Area Median Income (AMI). Fifty-eight (58) units are designated affordable with one (1) un-restricted on-site property manager's unit. The unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility.

Status: Planning entitlements secured, building entitlements pending, closing the gap with 100% of funds committed is underway, and the estimated construction start is Spring 2022.

Funds Committed: JHIF funds in the amount of \$330,000 have been committed for this project.

FY 2020-21 JHIF Project Expenditures: There were no expenditures in fiscal year 2020-21.

Resolution No. 87470 C.M.S., passed by the Oakland City Council on December 11, 2018, authorized awarding Affordable Housing Trust Funds to various projects. The following project was awarded funds from the Affordable Housing Trust Fund from the JHIF in FY 2018-2019 and is now underway with construction as of June 2021.

a. Project: 95th Avenue & International Blvd (CONSTRUCTION UNDERWAY)

Description: Located at 95th Avenue & International Blvd in the Elmhurst neighborhood of East Oakland, CA, the proposed project includes 55 total units of multifamily affordable rental housing for extremely low to very low income households 20% to 50% of the Area Median Income (AMI) with a 20% set aside for persons homeless or at risk of homelessness. Fifty-four (54) units are designated affordable with one (1) un-restricted on-site property manager's unit. Unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility. The project is a critical housing component of the City of Oakland's grant application to the State of California under the Transit Climate Communities (TCC) Program which seeks to fund development and implementation of neighborhood level transformative climate community plans that include multiple coordinated greenhouse gas emission reduction projects providing local economic, environmental, and health benefits to disadvantaged communities.

Status: Construction is now underway as of June 2021 and targeted for completion by the Fall of 2022.

Funds Committed: JHIF funds in the amount of \$129,681 have been committed for this project.

FY 2020-21 JHIF Project Expenditures: There were no expenditures in fiscal year 2020-21.

In addition to the projects funded with JHIF's, on December 11, 2018, City Council approved replenishing the City's Affordable Housing Predevelopment Loan Program with \$400,000 in JHIF funding, per City Council Resolution No. 87472 C.M.S. The funds were made available starting in FY2019-2020. This program was not included in prior Annual Impact Fee reports, which focused on project construction/permanent loans.

Program: Predevelopment Loan Program

Description: The City has long had a minor pre-development loan (current limits: \$50,000 per loan) for non-profit sponsors to cover some of their predevelopment costs associated with due diligence on potential affordable housing developments.

Status: Over the counter.

Funds Committed: JHIF funds in the amount of \$400,000 have been committed for this program.

FY 2020-21 JHIF Project Expenditures: There were an estimated \$95,784.79 in JHIF expenditures in

fiscal year 2020-2021, as well as an estimated \$166,041.68 in JHIF expenditures in Fiscal Year 2019-2020. Note that HCD staff is seeking separation of the fund components in Fund 1870 – which currently includes AHIF, JHIF and Boomerang funding, to make expenditure reporting from each component source clearer.

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D. Transportation Impact Fees

1. The Amount of Transportation Impact Fees

Table 6. Transportation Impact Fees - Residential (Fee Per Housing Unit) The Date is Based on When the Applicant Applies for Building Permit					
Housing Use Type	Zone	9/1/16 -6/30/17	7/1/17 -6/30/18	7/1/18 - 6/30/19	7/1/19 - 6/30/21
Multi-family	Zone 1	\$750	\$750	\$750	\$750
	Zone 2	\$750	\$750	\$750	\$750
	Zone 3	\$750	\$750	\$750	\$750
Townhome	Zone 1	\$1,000	\$1,000	\$1,000	\$1,000
	Zone 2	\$1,000	\$1,000	\$1,000	\$1,000
	Zone 3	\$1,000	\$1,000	\$1,000	\$1,000
Single-family	Zone 1	\$1,000	\$1,000	\$1,000	\$1,000
	Zone 2	\$1,000	\$1,000	\$1,000	\$1,000
	Zone 3	\$1,000	\$1,000	\$1,000	\$1,000

Table 6a. Transportation Impact Fees - Nonresidential (Fee Per Square Foot) The Date is Based on When the Applicant Applies for Building Permit					
Nonresidential Use Type	9/1/16 -6/30/17	7/1/17 -6/30/18	7/1/18 - 6/30/19	7/1/19 - 6/30/20	7/1/20 - 6/30/21
Office	\$0.85	\$0.85	\$1.00	\$1.00	\$2.00
Retail, Freestanding	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
Retail, Ground Floor	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
Industrial	\$0.55	\$0.55	\$0.55	\$0.55	\$0.55
Warehouse	\$0.35	\$0.35	\$0.35	\$0.35	\$0.35
Hotel/Motel	\$0.65	\$0.65	\$0.65	\$0.65	\$0.65
Institutional	\$1.20	\$1.20	\$2.00	\$2.00	\$3.00

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2. Fund Balance Summary

Table 7. Transportation Impact Fees, Fiscal Year 7/1/20– 6/30/21	
Document Establishing Fee	Oakland Municipal Code Chapters 15.72 & 15.62
Project	N/A
Starting Balance*	\$5,594,230
Fees Collected	\$1,314,672
Refunds	\$9,250
Interest Earned**	\$17,589
Expenditures	\$0
Ending Balance as of June 30, 2021	\$6,899,652
Sufficient Funds to Complete Project?	N/A
% of CIP Project Covered by Fees	N/A
Funds Committed as of June 30, 2021***	\$3,350,000
Funds Yet to be Committed as of June 30, 2021	\$3,549,652
*The starting balance for FY2020-21 was adjusted from \$5,551,611 to \$5,594,230 to reflect all existing projects that contribute to the TIF fund balance. **Interest is being accrued on these fees at the fund level and those funds are being allocated to the appropriate impact fee accounts. ***Funds have been committed to projects (see projects listed below), but some projects are not at the point yet when they receive the funds so this money is still in the fund balance at this time.	

3. Transportation Impact Fees Project Descriptions

The Department of Transportation (OakDOT) budgets funds from the Transportation Impact Fees (TIF) to capital projects in each two-year budget, as applicable, and to prioritized CEQA cumulative mitigation measures, as mandated by Oakland Municipal Code Chapter 15.74 (Ordinance No. 12442 C.M.S.).

The Capital Improvement Program (CIP), approved every two years, programs a portion of TIF funds to eligible capital projects, and also plays a role assessing alignment of existing capital projects and cumulative mitigation measures to ensure TIF funding is best utilized and impact from future developments are addressed. Several policy documents guided the overall preparation of the City’s Fiscal Year 2021-23 CIP for transportation assets. These include:

- 2021 Measure KK Reallocation from OPW to OakDOT (Resolution 88651 C.M.S., 2021)
- 2019 Infrastructure Bond, Approved CIP Projects (Resolution 87981 C.M.S., 2019)
- Capital Improvement Program Prioritization Process (Resolution 87376 C.M.S., 2018)
- 2017 Infrastructure Bond, Approved CIP Projects (Resolution 86773 C.M.S., 2017)
- 2016 Infrastructure Bond, Measure KK (Resolution 86335 C.M.S., 2016)
- Five Year Pavement Program (Resolution 85227 C.M.S., 2014)
- Sidewalk Prioritization Program (Resolution 81751 C.M.S., 2009)

TIF Project Eligibility Criteria

Funds deposited into the Transportation Impact Fee Fund, and all interest and investment earnings thereon, are used to pay for improvements within the public right-of-way for pedestrians, bicyclists and/or motor vehicles. Transportation Impact Fees can also fund projects that are CEQA cumulative mitigation measures. Fee revenues may be used to fund a capital project or portion of a capital project that meets the following criteria:

- a. The project is consistent with City goals, plans, and policies; and
- b. The project is a capital project contained within the City’s Capital Improvement Program; and

- c. The project is part of the City’s citywide transportation infrastructure or provides connectivity between neighborhoods and activity centers within the City, or to neighboring communities or regional transportation facilities, and is not primarily for access to one specific neighborhood or development site; and
- d. The project improves or expands the City’s citywide transportation infrastructure to address and manage travel demand from new development.

Projects may include not only managing vehicle impacts, but also shifting demand to transit, biking, and walking. Funds may not be used for rehabilitation, maintenance or operating costs.

TIF-Funded Projects

As shown in Table 7, there has been no expenditures in Transportation Impact Fees (TIFs) for the July 1, 2020 to June 30, 2021 fiscal year. This report also includes updates on two existing projects that had received funding in prior years, Trash Capture Devices and Traffic Signals.

Fiscal Year 2020-21 TIF Projects

For Fiscal Year 2020-2021, the City of Oakland Department of Transportation appropriated up to \$2,100,000 in TIF funds under for the following project:

- a. **Project: Public Improvements at 24th Street, Harrison Street, Bay Place and 27th Street**
Description: This public improvement project will address pedestrian safety, bicycling and traffic concerns realigning a five-way intersection to a four-way intersection, shortening the traffic signal cycle length, reducing vehicle delay, reducing the crossing distance for pedestrians and bicyclists, providing continuous bike lanes, as well as creating a public plaza. These intersection improvements are a cumulative mitigation measure identified in the 2013 Broadway Valdes District Specific Plan Environmental Impact Report, and therefore, meets funding eligibility as per existing TIF criteria detailed above. This project was previously discussed in the fiscal year 2018-2019 Annual Impact Fee Report.
Status: The project received City Council approval on October 20, 2021 to enter into a Public Improvements Reimbursement Agreement with Holland 24th & Harrison Investors, allocate TIF funding, waive advertising and competitive bidding for construction, and adopt appropriate California Environmental Quality Act (“CEQA”) findings. The project expects to start construction by Spring 2022 and be completed by winter Spring 2025.
Funds Committed: an amount not to exceed \$2,100,000 in TIF funding has been approved by Oakland City Council.
FY 2020-21 TIF Project Expenditures: Funding was programmed in fiscal year 2021-22. There have been no expenditures to date.

TIF Projects with Prior Fiscal Year Awards

For Fiscal Year 2019-2020, Oakland City Council appropriated a total of \$1,250,000 in TIF funds under the Citywide Capital Improvement Program for the following projects:

- a. **Project: Trash Capture Devices on Paving Corridors**¹
Description: Trash capture devices are mandated under the Municipal Separate Storm Sewer Systems (MS4) Permits in the Storm Water Trash Implementation Program. This project was included in the Fiscal Year 2019-20 CIP Street Resurfacing Program, funded by the Measure KK Infrastructure Bond,

¹ The Trash Capture project was inadvertently allocated to the TIF. A budget amendment to re-allocate the project to the CIIF will be forthcoming.

addressing a requirement to install trash capture devices on applicable corridors. These devices will prevent trash pollution in storm and non-storm water runoff.

Status: This project is currently on hold due to staff vacancies. Cost estimates for this project were assessed at a range of \$750,000 to \$2,000,000. The TIF funding for this project will cover approximately 33% of total project costs, with additional costs to be covered by the CIP Street Resurfacing Program.

Funds Committed: A total of \$250,000 will be used to support the installation of Water Quality Control Board full trash capture systems as appropriate on prioritized pavement rehabilitation corridors.

FY 2020-21 TIF Project Expenditures: There have been no expenditures to date from the TIF. Recent analysis, indicates that this project is ineligible for TIF funding, and the City is exploring other funding options.

b. **Project: Traffic Signals**

Description: To respond to safety concerns occurring at or near high injury corridors, the Fiscal Year 2021-23 Adopted CIP identified the *Garfield Elementary School Safe Routes to School* project as a funding priority to utilize the \$1,000,000 in TIF funding programmed during Fiscal Year 2019-21 CIP, listed under the Traffic Management Program, a process that also coincides with the Biennial and Mid-Cycle Budget processes. The *Garfield Elementary Pedestrian Improvements* project scored 70 out of 100 in the CIP prioritization process and is included under the CIP Neighborhood Traffic Calming Program.

Garfield Elementary Pedestrian Improvements

(Location: Foothill Boulevard at the intersections with 22nd Avenue and Munson Way)

The project will improve safety and walkability at two intersections adjacent to Garfield Elementary School. These intersections are on the travel paths of students walking to and from school and have a history of collisions, including a tragic fatality in October 2020. Together, these project elements will eliminate a barrier to safe, comfortable travel between Garfield Elementary School and destinations south of Foothill Boulevard, where most students live and connecting people with businesses, gathering places, and high-quality transit.

The project will improve signal visibility, eliminate conflicts between left-turning vehicles and pedestrians, and install leading pedestrian intervals, and accessible pedestrian signals (APS) while modernizing signal equipment at the intersection of 22nd Avenue and Foothill Boulevard. It will also install a concrete median island at the intersection of Foothill Boulevard and Munson Way.

Status: During the Spring 2021, this project requested capital funding from the Active Transportation Program to complete OakDOT's response to this tragedy by upgrading the traffic signal and installing a median island and was not successful. With this secured TIF funding, the project is currently in design. The project expects to be completed by Winter 2025.

Funds Committed: An amount not to exceed \$1,000,000 has been committed to this project in fiscal years 2021-23.

FY 2020-21 TIF Project Expenditures: Funding was programmed in fiscal year 2021-22 and there have been no expenditures to date.

OakDOT continues to evaluate existing TIF listed projects to ensure that projects align with state goals, department priorities and its Strategic Plan, along with the Council-adopted CIP Prioritization Process.

E. Capital Improvements Impact Fees

1. The Amount of Capital Improvements Impact Fees

Table 8. Capital Improvement Impact Fees - Residential (Fee Per Housing Unit) The Date is Based on When the Applicant Applies for Building Permit					
Housing Use Type	Zone	9/1/16 -6/30/17	7/1/17 -6/30/18	7/1/18 - 6/30/19	7/1/19 - 6/30/21
Multi-family	Zone 1	\$750	\$750	\$1,250	\$1,250
	Zone 2	\$250	\$500	\$750	\$750
	Zone 3	\$0	\$0	\$0	\$750
Townhome	Zone 1	\$1,000	\$1,000	\$3,000	\$3,000
	Zone 2	\$1,000	\$1,000	\$2,000	\$2,000
	Zone 3	\$0	\$0	\$1,000	\$1,000
Single-family	Zone 1	\$1,500	\$2,000	\$4,000	\$4,000
	Zone 2	\$1,000	\$1,500	\$3,000	\$3,000
	Zone 3	\$0	\$0	\$1,000	\$1,000

Table 8a. Capital Improvements Impact Fees - Nonresidential (Fee Per Square Foot) The Date is Based on When the Applicant Applies for Building Permit					
Nonresidential Use Type	9/1/16 -6/30/17	7/1/17 -6/30/18	7/1/18 - 6/30/19	7/1/19 - 6/30/20	7/1/19 - 6/30/21
Office	\$0.00	\$0.00	\$1.00	\$1.00	\$1.00
Retail, Freestanding	\$0.00	\$0.15	\$0.25	\$0.25	\$0.25
Retail, Ground Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Industrial	\$0.40	\$0.40	\$0.75	\$0.75	\$0.75
Warehouse	\$0.65	\$0.90	\$1.00	\$1.00	\$1.00
Hotel/Motel	\$0.10	\$0.20	\$0.35	\$0.35	\$0.35
Institutional	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50

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2. Fund Balance Summary

Table 9. Capital Improvement Impact Fees, Fiscal Year 7/1/20– 6/30/21	
Document Establishing Fee	Oakland Municipal Code Chapters 15.72 & 15.62
Project	N/A
Starting Balance*	\$3,438,066
Fees Collected	\$984,335
Refunds**	\$19,000
Interest Earned***	\$10,626
Expenditures	\$486,534
Ending Balance as of June 30, 2021****	\$3,811,992
Sufficient Funds to Complete Project?	N/A
% of CIP Project Covered by Fees	N/A
Funds Committed as of June 30, 2021*****	\$936,000
Funds Yet to be Committed as of June 30, 2021	\$2,875,992
*Beginning fund balance from the FY19-20 report was overreported. The report stated \$2.499M when it was supposed to be \$2.36M. In addition, interest was underreported by \$40K, and an expenditure for \$191K was not accounted for in the report for the Fire Station Renovation project. ** The refund amount reflected in this table may differ if there is a difference between Oracle and Accela, \$6,000 will be accounted for in the next fiscal year. ***Interest is being accrued on these fees at the fund level and those funds are being allocated to the appropriate impact fee accounts. ****Funds have been committed to projects (see projects listed below), but those project are not at the point yet when they receive the funds so this money is still in the fund balance at this time. *****Ending fund balance reduced by \$101,519 due to an erroneous transfer to CIIPF fund, will be corrected the following fiscal year.	

3. Capital Improvements Impact Fees Project Descriptions

The Public Works Department will consult with the Planning and Building Department and City Attorney’s Office to continue develop eligible projects and implement capital project in accordance with the Administrative Regulations and Manual. The following projects were identified for funding as part of the City’s CIP Process which coincides with the Biennial and Mid-Cycle Budget processes.

Several policy documents guided the overall preparation of the City’s Fiscal Year 2021-2023 CIP. These include:

- Capital Improvement Program Prioritization Process (Resolution 87376 C.M.S., 2018)
- 2017 Infrastructure Bond, Approved CIP Projects (Resolution 86773 C.M.S., 2017)
- 2016 Infrastructure Bond, Measure KK (Resolution 86335 C.M.S., 2016)

Future Projects

Funds deposited into the Capital Improvements Impact Fee (CIF) Fund, and all interest and investment earnings thereon, shall be used to pay for future projects that are required for fire, police, library, parks and recreation, or storm drain services. Fee revenues may be used to fund a public facility or portion of a public facility that meets all of the following criteria:

- The project is a capital project contained within the City’s Capital Improvement Program;
- If the project supports fire, police, library, or parks and recreation services, the project must improve or expand the City’s public facilities to accommodate service demand from new development; funds may not be used for rehabilitation, maintenance or operating costs; and

- If the project supports storm drain services the project must improve, expand, or rehabilitate the City’s storm drain facilities to accommodate service demand from new development.
- The project may include preparation and revision of plans, policies, and studies that are required to make necessary findings, prioritizations, and determinations for projects that improve, expand or rehabilitate approved infrastructure.

The table below includes seven capital projects (Items #1-7) to be funded by Fund 2421 in Fiscal Year 2021-2023 in accordance with City Council approved budget whose allocation totals \$936,000. Projects listed in Items #8-10 reflect some, but not all, sample projects that could be funded by the fund balance of \$2,875,992. The actual projects and their scopes that will be funded by the \$2,875,992 fund balance will be clarified and developed prior to project implementation.

Item #	Fund	Dept.	Description (Include Job Class & FTE)	FY 2021-22 One-Time	FY 2021-22 Total	Notes
1	2421	OPW	Redwood Heights Park tot lot and park expansion	100,000	100,000	For new infrastructure
2	2421	OPW	Junior Science Center	40,000	40,000	Per CM Fife
3	2421	OPW	West Oakland Youth Center	50,000	50,000	Per CM Fife
4	2421	OPW	District 3 Community Center Capital Improvements	96,000	96,000	Per CM Fife (CM Fife to return with resolution)
5	2421	OPW	KONO Signage/Archway	125,000	125,000	Per CM Fife
6	2421	OPW	Arroyo Viejo Park	25,000	25,000	For commercial kitchen
7	2421	OPW	Malonga Center Feasibility Study	500,000	500,000	
8	2421	OPW	Lincoln Recreation Center Expansion	1,000,000	1,000,000	Sample project
9	2421	OPW	Mosswood Recreation Center Expansion	1,375,992	1,375,992	Sample project
10	2421	OPW	Main Library Teen Zone Conceptual Design (sample)	500,000	500,000	Sample project
Subtotal of Expenditure Additions				3,811,992	3,811,992	

Prior Fiscal Year Awards

A status update is provided below for projects for which CIF was identified in prior years.

- a. **Project:** Storm Drainage Master Plan (SDMP)

Description: As part of the phased effort to improve, expand, or rehabilitate the City's storm drain facilities to accommodate service demand from new development, the preparation of the SDMP will identify the program of projects to determine the prioritization of capital improvement repairs needed to improve, expand, or rehabilitate the storm drain infrastructure.

Status: A request for proposals (RFP) was issued for the SDMP during the FY 2019-20 fiscal year. The City Council approved Resolution No. 88355 C.M.S. on November 10, 2020 to award the firm Wood Rogers the contract to develop the SDMP.

Funds Committed: The FY 2020-2021 Adopted Midcycle Budget, Resolution No. 88714 C.M.S., authorized a \$991,000 budget allocation to the Storm Drainage Master Plan (SDMP) project.

FY 2020-21 CIF Project Expenditures: Total amount of \$1345 was expended in FY 2020-2021.

b. **Project:** Fire Station 12 Renovation project

Description: Fire Station 12 is located in one of the most densely development-impacted areas in the City, serving the Chinatown/Lake Merritt BART neighborhood.

Status: The project is currently in construction.

Funds Committed: Funding in the amount of \$700,000 was allocated to this existing Measure KK project in the Adopted FY 2017-2019 Capital program, to make improvements to existing facilities to accommodate fire operations and improve ADA accessibility.

FY 2020-21 CIF Project Expenditures: Total amount of \$483,222 was expended in FY 2020-2021.

c. **Project:** Brookfield Library Renovation project

Description: The project will demolish existing children's reading room and build new, expanded children's reading room, supporting parks and recreational use, expanding program opportunity for the area.

Status: This project is currently in design with funding reserved for construction.

Funds Committed: Funding in the amount of \$300,000 has been allocated to this existing Measure KK project in the Adopted FY 2017-2019 Capital Program for public services facilities serving the East Oakland community.

FY 2020-21 CIF Project Expenditures: Total amount of \$1967 was expended in FY 2020-2021.

d. **Project:** Determining scope of services and project definition for a fire station

Description: Funds will be used to develop a project scope for a fire station.

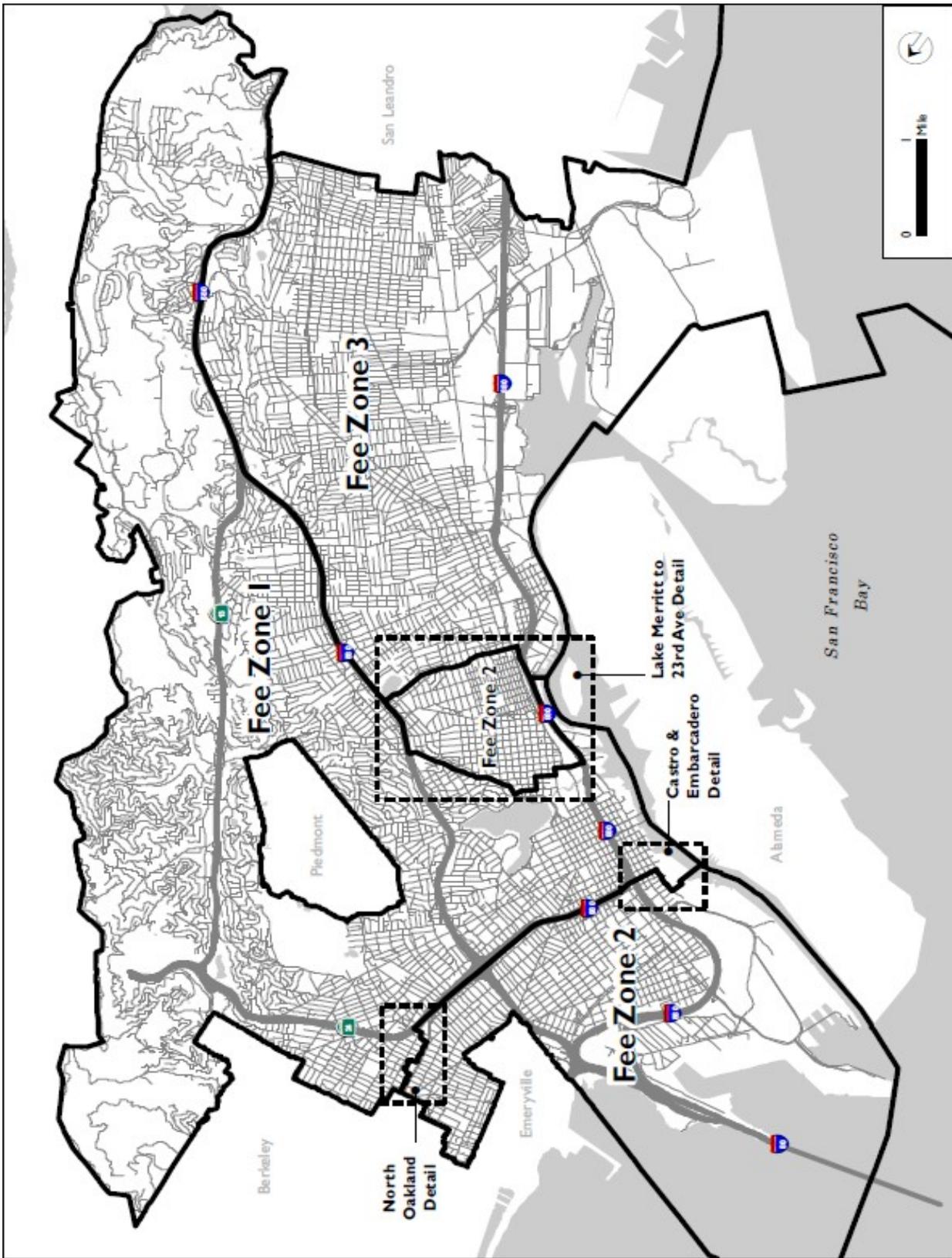
Status: Staff is discussing how best to utilize these funds.

Funds Committed: \$100,000 has been identified in the FY 2019-2021 Adopted Capital Improvement Program for this project.

FY 2020-21 CIF Project Expenditures: No funds were expended in FY 2020-2021.

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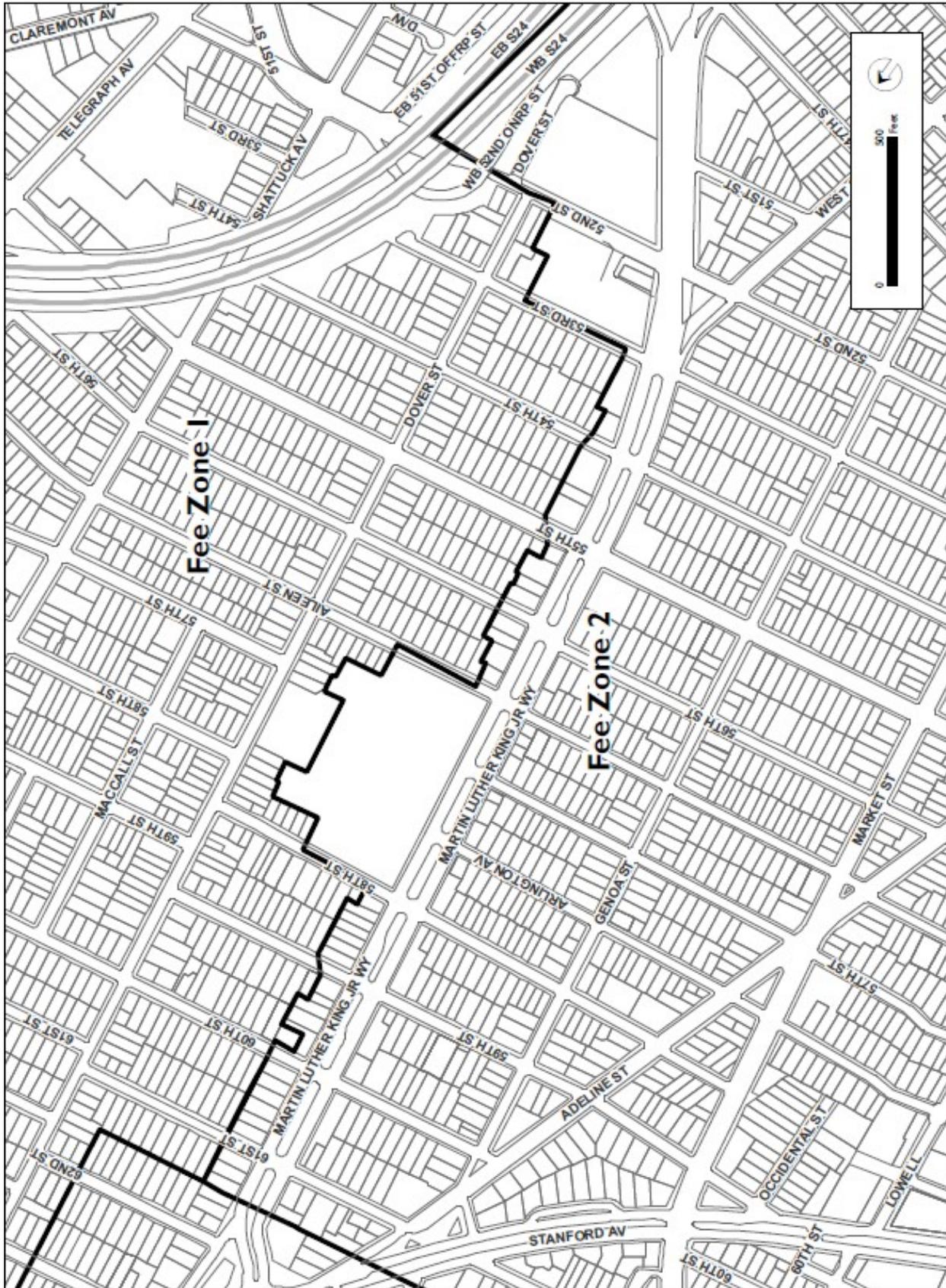
IV. IMPACT FEE ZONE MAPS



Planning & Building Department
April 20, 2016

Impact Fee Zones for Residential Projects

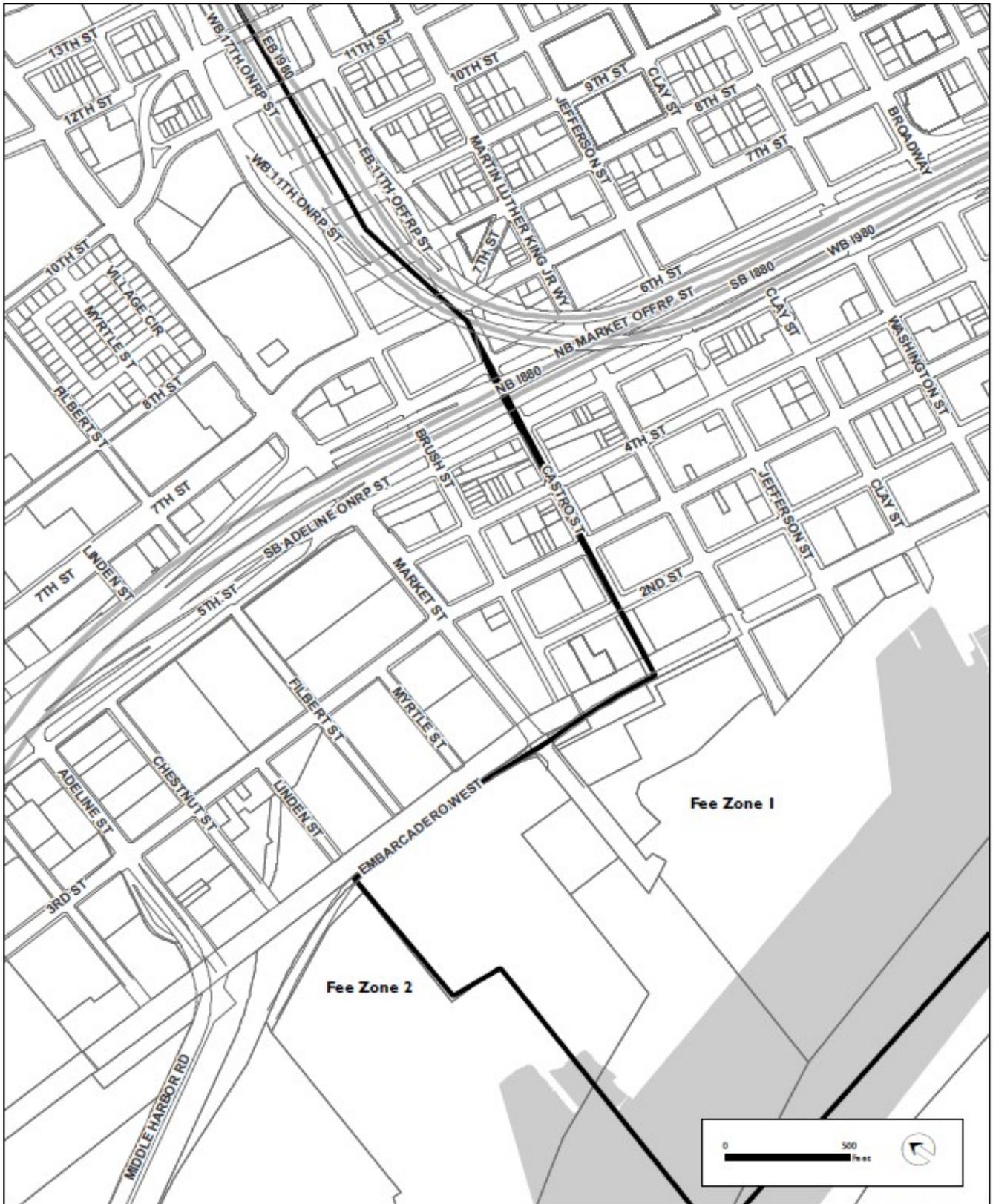




Planning & Building Department
March 10, 2016

Impact Fee Zones for Residential Projects - North Oakland Detail





Impact Fee Zones for Residential Projects- Castro St & Embarcadero Detail

Planning & Building Department
March 10, 2016

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