

**THE**  
**CITY OF OAKLAND**  
**ANNUAL REPORT FOR:**  
**AFFORDABLE HOUSING,**  
**JOBS/HOUSING,**  
**TRANSPORTATION, & CAPITAL**  
**IMPROVEMENTS IMPACT FEES**

**Fiscal Year Ended June 30, 2023**  
**(FY 2022-2023)**

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December 27, 2023

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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 typically 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. The 2% service charge associated with this program is being used to pay for the five-year assessment and update of the City's impact fee program as required under California Government Code Section 66001(d). In FY 2021-2022, \$138,787.50 was paid to Hausrath Economic Group to conduct part of the five-year assessment. None of these funds were expended in FY 2022-2023 and there are anticipated expenditures for FY 2023-2024.
8. An independent auditor, Macias Gini & O'Connell LLP (MGO) completed an assessment of the Impact Fee program from July 1, 2016 through June 30, 2019. The auditor's assessment was completed in September 2020.
9. Refunds for a total of \$227,268 were issued for five projects in FY 2022-2023. Their record numbers are as follows: B1803191, B1804797, B2104126, RBC1901605 and RBC2002624.

*Table 1* lists:

1. The amount of Impact Fees already collected/paid during each fiscal year since the program inception.
2. The amount of Impact Fees that have been assessed. Note: Assessed Impact Fees listed in this report will only be fully collected if all the projects that have applied for building permits are built to completion.
3. Impact Fees collected in any fiscal year include projects where the impact fees were assessed in prior fiscal years.

Table 1. Impact Fee Summary by Fund and Fiscal Year

Impact Fee Fund	Impact Fee	Amount Collected/Paid <sup>ab</sup>	Assessed <sup>bc</sup>	
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
		FY 2021-2022	\$8,013,783	\$28,579,457
		FY 2022-2023	\$2,238,635	\$9,393,221
		<b>Total FY 2017-2023</b>	<b>\$27,836,921</b>	<b>\$89,452,631</b>
	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
		FY 2021-2022	\$2,089,819	\$889,243
		FY 2022-2023	\$2,276,425	\$9,138,900
	<b>Total FY 2016-2023</b>	<b>\$14,489,406</b>	<b>\$33,237,851</b>	
	AHIF & JHIF <sup>d</sup>	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
		FY 2021-2022	\$10,103,602	\$29,468,700
		FY 2022-2023	\$4,515,060	\$18,532,121
<b>Total FY 2016-2023</b>	<b>\$42,326,328</b>	<b>\$122,690,481</b>		
Transportation Impact Fee Trust Fund	Transportation Impact Fee (TIF)	FY 2016-2017	\$1,082,050	\$1,539,594
		FY 2017-2018	\$1,867,348	\$2,616,865
		FY 2018-2019	\$1,636,015	\$1,934,844
		FY 2019-2020	\$1,082,171	\$2,383,796
		FY 2020-2021	\$1,319,704	\$2,148,217
		FY 2021-2022	\$1,203,661	\$4,313,208
		FY 2022-2023	\$1,979,184	\$5,246,826
		<b>Total FY 2016-2023</b>	<b>\$10,170,133</b>	<b>\$20,183,350</b>
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
		FY 2021-2022	\$1,447,618	\$3,976,321
		FY 2022-2023	\$2,032,301	\$5,056,149
		<b>Total FY 2016-2023</b>	<b>\$8,174,553</b>	<b>\$17,574,454</b>

<sup>a</sup> The “Amount Collected/Paid” represents the total amount collected less any refunds.

<sup>b</sup> 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.

<sup>c</sup> The “Assessed” amount for AHIF excludes fees for inactive and withdrawn permits that have not been invoiced. It is inclusive of reinstated permits, valued at \$13,589,208 total.

<sup>d</sup> AHIF & JHIF: These rows provide a summation of the two funds housed in Fund 1870 – Affordable Housing Trust Fund along with the Boomerang fund as of FYE 6/30/2023.

## B. Affordable Housing Impact Fees

### 1. The Amount of Affordable Housing Impact Fee

Table 2. Affordable Housing 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 - 6/30/20	7/1/20 - 9/19/21	9/20/21 - 6/30/22	7/1/22 - 6/30/23
Multi-family	Zone 1	\$5,500	\$11,500	\$22,000	\$22,000	\$22,000	\$23,166	\$26,652
	Zone 2	\$4,550	\$9,250	\$17,750	\$17,750	\$17,750	\$18,691	\$21,504
	Zone 3	\$0	\$0	\$3,000	\$6,000	\$12,000	\$12,636	\$14,538
Townhome	Zone 1	\$6,500	\$12,000	\$20,000	\$20,000	\$20,000	\$21,060	\$24,230
	Zone 2	\$2,600	\$7,200	\$14,250	\$14,250	\$14,250	\$15,005	\$17,263
	Zone 3	\$0	\$0	\$1,000	\$4,000	\$8,000	\$8,424	\$9,692
Single Family	Zone 1	\$6,000	\$12,500	\$23,000	\$23,000	\$23,000	\$24,219	\$27,864
	Zone 2	\$3,750	\$9,000	\$16,500	\$16,500	\$16,500	\$17,375	\$19,990
	Zone 3	\$0	\$0	\$1,000	\$4,000	\$8,000	\$8,424	\$9,692

### 2. Fund Balance Summary

Table 3. Affordable Housing Impact Fees, Fiscal Year 7/1/22 – 6/30/23	
Document Establishing Fee	Oakland Municipal Code Chapters 15.72 & 15.62
Project	N/A
Starting Balance	\$22,530,930
Fees Collected	\$2,238,625
Refunds	\$0
Interest Earned (Fund 1870)	\$651,080
Expenditures	\$0
Ending Balance as of June 30, 2023	\$25,420,635
Funds Committed as of June 30, 2023*	\$17,840,000
Funds Yet to be Committed as of June 30, 2023**	\$7,580,635**
<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> <p>** There was a budget allocation of \$1,807,000 that occurred in FY 2022-23 from FY 2023-24 projected budget for the Friendship Senior Project. There was a budget allocation of \$2,000,000 that occurred in FY 2022-23 from FY 2023-24 for the West Grand and Brush Project. These allocations are not deducted from the Funds Yet to be Committed as of June 30, 2023.</p>	

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### 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. After a few fiscal years during which there were minimal expenditures from the Affordable Housing Impact Fees (AHIF) as projects applied for gap funding, projects are moving into construction and expending funding.

Projects that were awarded AHIF funds in prior fiscal years have made significant progress in the past year, with one project completing construction and two projects starting construction. City funding for new construction affordable housing rental developments is limited to 40% of total development costs from all City funding sources.

A Notice of Funding Availability (NOFA) for New Construction of Affordable Rental Housing was released in early 2023, with funding awards approved by City Council in Spring 2023. This funding round, which included impact fees as well as other sources, including State tax credits and other funds, are expected to propel several projects in pre-development (including Longfellow Corner) into construction in the first half of 2024. Note that Friendship Senior Housing started construction in FY 2023-2024, outside of the current reporting period.

#### **Awarding Future Projects**

The following projects were awarded funds from the Affordable Housing Trust Fund in FY 2022-2023. Resolution No. 89299 C.M.S., passed by the Oakland City Council on July 5, 2022, authorized awarding \$2,500,000 in FY 2022-2023 Affordable Housing Trust Funds to 2700 International Boulevard. Resolution No. 89646 C.M.S., passed by the Oakland City Council on March 21, 2023, authorized awarding \$3,807,000 in FY 2023-2024 Affordable Housing Trust Funds to West Grand & Brush and Friendship Senior Housing, which both had prior AHIF awards. The following projects were awarded funds from the Affordable Housing Trust Fund in FY 2022-2023:

#### a. **Project: 2700 International (PRE-DEVELOPMENT)**

**Description:** Located at 2700 International Boulevard in the Fruitvale San Antonio neighborhood, the will be a 75-unit large-family affordable and permanent supportive housing development located near the Fruitvale commercial center in Oakland. The building will include 35 1-bedroom units, 21 2-bedrooms, and 19 3-bedrooms, all for households between 30% and 60% of Area Median Income. One apartment will be reserved for an on-site manager, and 19 units will be set aside for formerly homeless veterans, supported by HUD-VASH vouchers.

**Status:** In predevelopment, seeking additional funding commitments.

**Funds Committed:** FY 2022-2023 AHIF in the amount of \$2,500,000 have been committed for this project.

**FY 2022-2023 AHIF Project Expenditures:** There were no expenditures in FY 2022-2023.

#### **Prior Fiscal Year Awards – Projects in Predevelopment During FY 2022 – 2023:**

#### a. **Project: 500 Lake Park (PRE-DEVELOPMENT)**

**Description:** Located at 500 Lake Park Avenue in the Grand Lake neighborhood, the proposed project includes 53 total units of multifamily affordable rental housing with 52 units for extremely low to low income households from 30% to 60% of the Area Median Income. The project will include 20 units set aside as permanent supportive housing for homeless veterans, and 1 unrestricted on-site property manager’s unit. The unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility.

**Status:** In predevelopment, seeking additional funding commitments.

**Funds Committed:** FY 2021-2022 AHIF in the amount of \$1,983,130 have been committed for this project.

**FY 2022-2023 AHIF Project Expenditures:** There were no expenditures in FY 2022-2023.

b. **Project: 34<sup>th</sup> & San Pablo (PRE-DEVELOPMENT)**

**Description:** Located at 3419-3441 San Pablo Avenue in the West Oakland neighborhood, the proposed project includes 60 total units of multifamily affordable rental housing with 59 units for extremely low to low income households from 15% to 80% of the Area Median Income. The project will include 30 units set aside as permanent supportive housing for homeless households, and 1 unrestricted on-site property manager's unit. The unit types will include studios, 1, and 2 bedrooms with accommodations for accessibility.

**Status:** In predevelopment, seeking additional funding commitments. Planning entitlements were secured during FY 2022-2023.

**Funds Committed:** FY 2021-2022 AHIF in the amount of \$527,870 have been committed for this project.

**FY 2022-2023 AHIF Project Expenditures:** There were no expenditures in FY 2022-2023.

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 vouchers. Forty-seven (47) units are designated affordable with one (1) unit set aside as an on-site unrestricted 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. The project commenced construction in September 2023, after the end of the last reporting year.

**Funds Committed:** AHIF funds in the amount of \$4,042,000 (\$1,885,000 in FY 2019-2020, and an additional \$350,000 in FY 2020-2021, and \$1,807,000 in FY 2022-2023) from FY 2023-2024 budget allocations have been committed for this project.

**FY 2022-2023 AHIF Project Expenditures:** There were no expenditures in FY 2022-2023.

d. **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 34 units set aside for permanent supportive homeless housing and 1 unrestricted 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 Winter 2024.

**Funds Committed:** A total of \$10,264,000 in AHIF funds have been committed for this project: \$1,024,500 of FY 2019-2020 AHIF funds, \$2,239,500 of FY 2020-2021 AHIF funds and an additional \$7,000,000 in AHIF funds were awarded to the project in June 2022.

**FY 2022-2023 AHIF Project Expenditures:** There were no expenditures in FY 2022-2023.

**Prior Fiscal Year Awards – Projects in Construction During FY 2022 – 2023:**

a. **Project: West Grand & Brush Phase I (CONSTRUCTION)**

**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 15% to 70% of the Area Median Income. The project will include 28 units set aside as permanent supportive housing for homeless households, 2 additional units set aside as non-permanent supportive homeless housing, and 1 unrestricted on-site property manager's unit. The unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility.

**Status:** Planning and building entitlements secured, 100% of funds committed, construction underway as of October 2022. After severe winter storm event-related delays in December 2022, the building is now back under construction, and scheduled for completion by the Spring 2025.

**Funds Committed:** FY 2017-2018 AHIF in the amount of \$330,000 have been committed for this project. In FY 2022 – 2023, \$2,000,000 in additional AHIF was committed to the project.

**FY 2022-2023 AHIF Project Expenditures:** There were no expenditures in FY 2022-2023.

b. **Project: 7<sup>th</sup> & Campbell (CONSTRUCTION)**

**Description:** Located at 7<sup>th</sup> & 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 unrestricted 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:** Construction commenced in August 2022, and is projected to complete in Spring 2024.

**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 2022-2023 AHIF Project Expenditures:** There were no expenditures in FY 2022-2023.

**Fiscal Year Awards – Projects Completed During or Prior to FY 2022 – 2023:**

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

**Description:** Located at 445 30<sup>th</sup> 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) unrestricted 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 was completed as of June 2021, the building is 100% occupied as of July 2021, and the permanent loan conversion was completed in April 2022.

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

**FY 2022-2023 AHIF Project Expenditures:** All AHIF were spent prior to FY 2022-2023.

b. **Project: 95<sup>th</sup> Avenue & International Blvd (CONSTRUCTION COMPLETED)**

**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 with 14 units set aside for persons homeless or at risk of homelessness. Fifty-four (54) units are designated affordable with one (1) unrestricted 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:** The project received a temporary certificate of occupancy in June 2023, and permanent closing is scheduled in late 2023.

**Funds Committed:** AHIF funds in the amount of \$1,409,717 have been committed for this project.

**FY 2022-2023 AHIF Project Expenditures:** All AHIF were spent prior to FY 2022-2023.

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**c. Jobs/Housing Impact Fee**

**1. The Amount of Jobs/Housing Impact Fee**

Table 4. Jobs/Housing Impact Fees - Nonresidential (Fee Per Square Foot on Projects >25,000 sq. ft.) The Date is Based on When the Applicant Applies for Building Permit					
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 <sup>1</sup>	Fiscal Year 7/1/21 – 6/30/22	Fiscal Year 7/1/22 – 6/30/23
Office	\$5.44	\$5.89	\$5.98	\$6.29	\$7.24
Warehouse	\$5.44	\$5.89	\$5.98	\$6.29	\$7.24

**2. Fund Balance Summary**

Table 5. Jobs/Housing Impact Fee, Fiscal Year 7/1/22 – 6/30/23	
Document Establishing Fee	Oakland Municipal Code Chapters 15.68 & 15.62
Project	N/A
Starting Balance	\$11,891,730
Fees Collected	\$2,276,425
Refunds	\$0
Interest Earned (Fund 1870)	\$315,214
Expenditures	\$(3,965,000)
Ending Balance as of June 30, 2023	\$10,518,369
Funds Committed as of June 30, 2023*	\$9,572,174
Funds Yet to be Committed as of June 30, 2023**	\$946,195
*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. ** There was a budget allocation of \$1,018,000 that occurred in FY 2022-23 from FY 2023-24 for the Longfellow Corner Project. There was a budget allocation of \$1,193,000 that occurred in FY 2022-23 from FY 2023-24 for the Friendship Senior Project These are not deducted from the Funds Yet to be Committed as of June 30, 2023 row in Table 5.	

**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.

A Notice of Funding Availability (NOFA) for New Construction of Affordable Rental Housing was released in early 2023, with funding awards approved by City Council in Spring 2023. This funding round, which included impact fees as well as other sources, including State tax credits and other funds, are expected to propel several projects in pre-development (including Longfellow Corner and 3050 International) into construction in the first half of 2024. Note that Friendship Senior Housing and the Phoenix started construction in FY 2023-2024, outside of the current reporting period.

Two projects were awarded JHIF funding for FY 2022 – 2023, with one project expecting to start

<sup>1</sup> The FY 2020/21 Master Fee Schedule incorrectly listed the Jobs Housing Impact Fee as \$5.90 per square foot, rather than the correct amount of \$5.98 per square foot. The inflation increase for FY 2022/23 was applied to the corrected FY 20/21 baseline amount of \$5.98.

construction in the next year. This report also includes updates on projects that were awarded JHIF Funds in prior fiscal years. Total City funding for new construction affordable housing rental developments is limited to 40% of total development costs from all City funding sources.

### Awarding Future Projects

Resolution No. 89646 C.M.S., passed by the Oakland City Council on March 21, 2023, authorized awarding \$2,211,000 in FY 2023-2024 Jobs Housing Trust Funds to Friendship Senior Housing and Longfellow Corner. Friendship Senior Housing had prior JHTF funds allocated awards. The following projects were awarded funds from the Jobs/Housing Impact Fee Trust Fund in FY 2022-2023.

a. **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 34 units set aside for permanent supportive homeless housing and 1 unrestricted 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 Winter 2024.

**Funds Committed:** \$1,018,000 in JHIF were awarded to the project in FY 2022-2023 (from FY 2023-24 funds).

**FY 2022-2023 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2022-2023.

### Prior Fiscal Year Awards – Projects in Predevelopment During FY 2022 – 2023:

a. **Project: 3050 International (PRE-DEVELOPMENT)**

**Description:** Located at 3050 International in the Fruitvale neighborhood, the proposed project includes 75 total units of multifamily affordable rental housing with 75 units for extremely low to low-income households from 20% to 60% of the Area Median Income. The project will include 31 units set aside as special needs housing, and 1 unrestricted on-site property manager's unit. The unit types will include 1, 2, and 3 bedrooms with accommodations for accessibility.

**Status:** In predevelopment, seeking additional funding commitments.

**Funds Committed:** FY 2021-2022 JHIF in the amount of \$2,077,870 have been committed for this project.

**FY 2022-2023 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2022-2023.

b. **Project: 34th & San Pablo (PRE-DEVELOPMENT)**

**Description:** Located at 3419-3441 San Pablo Avenue in the West Oakland neighborhood, the proposed project includes 60 total units of multifamily affordable rental housing with 59 units for extremely low to low-income households from 15% to 80% of the Area Median Income. The project will include 30 units set aside as permanent supportive housing for homeless households, and 1 unrestricted on-site property manager's unit. The unit types will include studios, 1, and 2 bedrooms with accommodations for accessibility.

**Status:** In predevelopment, seeking additional funding commitments.

**Funds Committed:** A mixture of JHIF from FY 2020-2021 and FY 2021-2022 in the amount of \$3,472,130 have been committed for this project.

**FY 2022-2023 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2022-2023.

c. **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 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. Planning entitlements secured, building entitlements pending, closing the gap with 100% of funds committed is underway, and started construction in August 2023, outside of the current reporting year.

**Funds Committed:** FY 2021-2022 JHIF funds in the amount of \$2,175,000 have been committed for this project.

**FY 2022-2023 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2022-2023.

d. **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 unrestricted 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. The project commenced construction in September 2023, after the end of this reporting year.

**Funds Committed:** JHIF funds in the amount of \$3,018,000 (\$1,825,000 from prior FY and \$1,193,000 in FY 2022-2023 from FY2023-2024 funds) have been committed for this project.

**FY 2022-2023 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2022-2023.

**Prior Fiscal Year Awards – Projects in Construction During FY 2022 – 2023:**

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

**Description:** Located at E.12<sup>th</sup> Street & 35<sup>th</sup> 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 with a 20% set aside for persons formerly homeless. One hundred seventy-nine (179) units are designated affordable with two (2) on-site unrestricted 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 December 2023.

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

**FY 2022-2023 JHIF Project Expenditures:** All JHIF funds for Fruitvale Transit Village IIB (\$1,604,123) were expended in June 2021, so there were no further expenditures in FY 2021-2022.

b. **Project: West Grand & Brush Phase I (CONSTRUCTION)**

**Description:** Located at 760 22<sup>nd</sup> 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 15% to 70% of the Area Median Income. Fifty-eight (58) units are designated affordable with one (1) unrestricted on-site property manager's unit. The project will include 28 units set aside as permanent supportive housing for homeless households and 2 additional units set aside as non-permanent supportive homeless housing. The unit types will include studios, 1, 2, and 3 bedrooms with accommodations for accessibility.

**Status:** Planning and building entitlements secured, 100% of funds committed, construction underway as

of October 2022. After severe winter storm event-related delays in December 2022, the building is now back under construction, and scheduled for completion by the Spring 2025.

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

**FY 2022-2023 JHIF Project Expenditures:** All of the project's \$3,965,000 in Jobs Housing Impact Fees were expended in FY 2022-2023.

### **Fiscal Year Awards – Projects Completed During or Prior to FY 2022 – 2023:**

#### **a. Project: 95th Avenue & International Blvd (CONSTRUCTION COMPLETED)**

**Description:** Located at 95<sup>th</sup> 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 with 14 units set aside for persons homeless or at risk of homelessness. Fifty-four (54) units are designated affordable with one (1) unrestricted 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:** The project received a temporary certificate of occupancy in June 2023, and permanent closing is scheduled in late 2023.

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

**FY 2022-2023 JHIF Project Expenditures:** No expenditures in FY 2022-2023. All JHIF funds were expended at the beginning of FY 2021-2022.

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 FY 2019-2020. 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. Note that this is a revolving loan fund.

**Status:** Over the counter.

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

**FY 2020-2021 JHIF Project Expenditures:** There no JHIF expenditures for this program recorded in FY 2022-2023.

Beginning FY 2023-24, JHIF and AHIF are broken out from Fund 1870-Affordable Housing Trust Fund. Fund 2423 and Fund 2424 was assigned to JHIF and AHIF, respectively. Next year's report will reflect distinctive activity for these funds, including remaining unspent funds.

**d. Transportation Impact Fees**

**1. The Amount of Transportation Impact Fees**

<b>Table 6. Transportation Impact Fees – Residential (Fee Per Housing Unit)</b>								
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	7/1/19-6/30/20	7/1/20-9/19/21	9/20/21-6/30/22	7/1/22-6/30/23
Multi-family	Zone 1	\$750	\$750	\$750	\$750	\$750	\$790	\$909
	Zone 2	\$750	\$750	\$750	\$750	\$750	\$790	\$909
	Zone 3	\$750	\$750	\$750	\$750	\$750	\$790	\$909
Townhome	Zone 1	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,053	\$1,212
	Zone 2	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,053	\$1,212
	Zone 3	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,053	\$1,212
Single-family	Zone 1	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,053	\$1,212
	Zone 2	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,053	\$1,212
	Zone 3	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,053	\$1,212

<b>Table 6a. Transportation Impact Fees – Nonresidential (Fee Per Square Foot)</b>							
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	7/1/21- 6/30/22	7/1/22- 6/30/23
Office	\$0.85	\$0.85	\$1.00	\$1.00	\$2.00	\$2.11	\$2.43
Retail, Freestanding	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75	\$0.79	\$0.91
Retail, Ground Floor	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75	\$0.79	\$0.91
Industrial	\$0.55	\$0.55	\$0.55	\$0.55	\$0.55	\$0.58	\$0.67
Warehouse	\$0.35	\$0.35	\$0.35	\$0.35	\$0.35	\$0.37	\$0.43
Hotel/Motel	\$0.65	\$0.65	\$0.65	\$0.65	\$0.65	\$0.68	\$0.79
Institutional	\$1.20	\$1.20	\$2.00	\$2.00	\$3.00	\$3.16	\$3.64

**2. Fund Balance Summary**

<b>Table 7. Transportation Impact Fees, Fiscal Year 7/1/22– 6/30/23</b>	
Document Establishing Fee	Oakland Municipal Code Chapter 15.74
Project	N/A
Starting Balance	\$8,254,810
Fees Collected	\$1,979,184
Refunds	\$69,874
Interest Earned*	\$230,420
Expenditures**	\$1,064,656
Ending Balance as of June 30, 2023***	\$9,329,885
Funds Committed as of June 30, 2023****	\$7,922,785
Funds Yet to be Committed as of June 30, 2023	\$1,450,428

\*Interest is being accrued on this fee at the fund level and is being allocated to the transportation impact fee account.  
 \*\*Expenditures include an adjustment in the amount of \$212,206 from Fiscal Year 2020-2021 as reflected in Oracle Trial Balance Fund 2420 FY 2022-23 period 13 report, TIF revenue FM 450 FY 2022-2023 period 13 and Funds Available FM 300R FY 2022-23 period 13.  
 \*\*\*Unrealized gain/loss of in market is not included.  
 \*\*\*\*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 <sup>2</sup>in each two-year budget, as applicable, and to prioritize 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 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 2023-2025 CIP for transportation assets. These include:

- 2022 Infrastructure Bond, Measure KK (Resolution 89021 C.M.S., 2022)
- 2021 Measure KK Reallocation from OPW to OakDOT (Resolution 88651 C.M.S., 2021)
- 2020 Infrastructure Bond, Measure KK (Resolution 87981 C.M.S., 2020)
- 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)
- Racial Equity (Ordinance 14-0457, O.M.C. 2.29.170, 2016)
- Public Art Ordinance (Ordinance 11086 C.M.S., 1989)
- Transit First Strategy
- 2030 Oakland Equitable Climate Action Plan (ECAP) (Resolution 88267 C.M.S., 2020)
- 2045 Carbon Neutrality (Resolution 88268 C.M.S., 2020)

#### **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

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<sup>2</sup> Capital projects included in a CIP are defined as any long-term investment that builds, replaces, or improves an asset, such as buildings, roads, parks, traffic signals, sewers and drainage lines. CIP projects typically have a useful design life of at least ten years and a minimum cost of approximately \$100,000.

walking. Funds may not be used for rehabilitation, maintenance or operating costs.

### TIF-Funded Projects

As shown in Table 7, there was a total of \$1,064,655.60 of expenditures, including a \$212,206.11 adjustment<sup>3</sup>, in Transportation Impact Fees (TIFs) for the July 1, 2022 to June 30, 2023 fiscal year. These expenditures were for TIF projects that had received funding in prior years. This report includes updates on these two existing projects: (a) Public Improvements at 24th Street, Harrison Street, Bay Place and 27th Street and (b) Traffic Signals.

### TIF Projects with Prior Fiscal Year Awards

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 measures identified in the 2013 Broadway Valdes District Specific Plan Environmental Impact Report, and therefore, meets funding eligibility as per existing TIF criteria detailed above. 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. This project has been previously discussed in past reports dating back to the Fiscal Year 2018-2019 Annual Impact Fee Report.

**Status:** The project began construction in June 2022 and is expected to be completed by Spring 2025.

**Funds Committed:** an amount not to exceed \$2,100,000 in TIF funding has been appropriated to this project. This funding covers 100% of total capital improvements for this project.

**FY 2022-2023 TIF Project Expenditures:** \$732,787.13 of funds were expended in FY 2022-23.

b. **Project: Traffic Signals**

**Description:** To respond to safety concerns occurring at or near high injury corridors, the Fiscal Year 2021-2023 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 will connect people with businesses, gathering places, and high-quality transit.

The project will improve signal visibility, eliminate conflicts between left-turning vehicles and

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<sup>3</sup> This adjustment was necessary to correct an accounting error from FY 2020-21. The adjustment amount is reflected in Oracle Trial Balance Fund 2420 FY 2022-2023 period 13 report, TIF revenue FM 450 FY 2022-2023 period 13, and Funds Available FM 300R FY 2022-2023 period 13.

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:** The project is currently undergoing conceptual design and 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 for construction and surveying related expenses. This funding covers 100% of total capital improvements for this project.

**FY 2022-2023 TIF Project Expenditures:** \$119,662.36 of funds were expended in FY 2022-23.

### **TIF-Future Projects**

OakDOT continues to evaluate eligible TIF listed projects to ensure that projects align with evolving state goals and policies, as well as department priorities, the OakDOT Strategic Plan and the City Council-adopted CIP Prioritization Process. For FY 2023-2025, OakDOT budgeted approximately \$5.7 million to projects within TIF eligible CIP programmatic categories<sup>4</sup>. Projects with scores of 50 or above in the CIP Prioritization Process (Resolution 87376 C.M.S., 2018) that demonstrate a funding need, project readiness and ability to spend down within the next 5 years while also advancing equity and safety for Oaklanders will be considered for TIF funding in FY 2023-2025 CIP. Projects that score less than 50 must include additional elements that increase ADA accessibility, universal mobility, transit access, citywide transportation network connectivity, traffic safety, and climate adaptation, and/or be community-driven in order to be included in the TIF alternative project list.

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<sup>4</sup>The following CIP programmatic categories can be eligible for TIF: Bike & Pedestrian Plan Implementation, Complete Streets, Curb Ramps/ADA, Sidewalk, Intersection Safety Improvements, Neighborhood Traffic Safety, Traffic Signal Management, and Unfunded Capital Projects. For budgeting purposes, the funding was programmed to the Complete Streets Capital category in FY 23-25.

e. **Capital Improvements Impact Fees**

1. **The Amount of Capital Improvements Impact Fees**

<b>Table 8. Capital Improvement Impact Fees - Residential (Fee Per Housing Unit) The Date is Based on When the Applicant Applies for Building Permit</b>							
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	7/1/21 - 6/30/22	7/1/22 - 6/30/23
Multi-family	Zone 1	\$750	\$750	\$1,250	\$1,250	\$1,316	\$1,515
	Zone 2	\$250	\$500	\$750	\$750	\$790	\$909
	Zone 3	\$0	\$0	\$0	\$750	\$263	\$303
Townhome	Zone 1	\$1,000	\$1,000	\$3,000	\$3,000	\$3,159	\$3,635
	Zone 2	\$1,000	\$1,000	\$2,000	\$2,000	\$2,106	\$2,423
	Zone 3	\$0	\$0	\$1,000	\$1,000	\$1,053	\$1,212
Single family	Zone 1	\$1,500	\$2,000	\$4,000	\$4,000	\$4,212	\$4,846
	Zone 2	\$1,000	\$1,500	\$3,000	\$3,000	\$3,159	\$3,635
	Zone 3	\$0	\$0	\$1,000	\$1,000	\$1,053	\$1,212

<b>Table 8a. Capital Improvements Impact Fees - Nonresidential (Fee Per Square Foot) The Date is Based on When the Applicant Applies for Building Permit</b>							
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	7/1/21 - 6/30/22	7/1/22 - 6/30/23
Office	\$0.00	\$0.00	\$1.00	\$1.00	\$1.00	\$2.11	\$2.43
Retail, Freestanding	\$0.00	\$0.15	\$0.25	\$0.25	\$0.25	\$0.53	\$0.61
Retail, Ground Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Industrial	\$0.40	\$0.40	\$0.75	\$0.75	\$0.75	\$1.05	\$1.21
Warehouse	\$0.65	\$0.90	\$1.00	\$1.00	\$1.00	\$1.05	\$1.21
Hotel/Motel	\$0.10	\$0.20	\$0.35	\$0.35	\$0.35	\$0.63	\$0.73
Institutional	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	\$3.16	\$3.64

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**2. Fund Balance Summary**

<b>Table 9. Capital Improvement Impact Fees, Fiscal Year 7/1/22– 6/30/23</b>	
Document Establishing Fee	Oakland Municipal Code Chapter 15.74
Project	N/A
Starting Balance	\$4,461,782
Fees Collected***	\$2,032,301
Refunds*	\$57,145
Interest Earned**	\$147,691
Expenditures	\$913,041
Ending Balance as of June 30, 2023****	\$5,898,947
Funds Committed as of June 30, 2023*****	\$2,861,380
Funds Yet to be Committed as of June 30, 2023	\$3,037,567
*The refund amount reflected in this table may differ if there is a difference between Oracle and Accela. **Interest is being accrued on these fees at the fund level and those funds are being allocated to the appropriate impact fee accounts. ***Unrealized gain/loss of in market is not included. ****Ending fund balance includes adjustment made to restore fund balance from an erroneous transfer from the previous fiscal year. *****Funds have been committed to projects (see projects listed below), but those 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. 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 2023-2025 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)
- 2020 Infrastructure Bond, Measure KK (Resolution 87981 C.M.S., 2020)
- 2022 Infrastructure Bond, Measure KK (Resolution 89021 C.M.S., 2022)
- 2023 Infrastructure Bond, Measure KK & Measure U (Resolution 89894 C.M.S., 2023)

**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 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.

- 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 one capital projects (Item #1-4) to be funded by Fund 2421 in Fiscal Year 2023-2024 in accordance with City Council approved budget. Projects listed in Items #5-7 reflect some, but not all, sample projects that could be funded by the fund balance of \$3,037,567. The actual projects and their scopes that will be funded by the \$3,037,567 fund balance will be clarified and developed prior to project implementation.

Item #	Fund	Dept.	Description (Include Job Class & FTE)	FY 2023-2024 One-Time	FY 2023-2024 Total	Notes
1	2421	OPW	73rd Avenue Soil Remediation	\$50,000	\$50,000	
2	2421	OPW	East Oakland Sports Center Expansion	\$200,000	\$200,000	
3	2421	OPW	Mosswood Recreation Center Expansion	\$715,000	\$715,000	
4	2421	OPW	Tool Lending Library at Temescal Library	\$35,000	\$35,000	
5	2421	OPW	Mosswood Recreation Center Expansion	\$35,000	\$35,000	Sample Project
6	2421	OPW	Brookdale Recreation Center	\$1,500,000	\$1,500,000	Sample Project
7	2421	OPW	Sobrante Mini Park	\$502,567	\$502,567	Sample Project
<b>Subtotal of Expenditure Additions</b>				<b>\$3,037,567</b>	<b>\$3,037,567</b>	

**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:** Currently in process. 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 2022-2023 CIF Project Expenditures:** Total amount of \$574,700 was expended in FY 2022-2023.
  
- b. **Project:** Fire Station 10 & 12 Renovation project  
**Description:** Fire Station 12 is located in one of the most densely development-impacted areas in the City,

servicing the Chinatown/Lake Merritt BART neighborhood. Fire Station 10 will expand its dormitory, increasing capacity for additional firefighters.

**Status:** The project is currently in construction for Fire Station 10. Fire Station 12 is in process pending contractor to proceed with work.

**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 with an additional \$691,000.00 added in FY 2020-2021 and \$218,500 added in FY 2022-2023, to make improvements to existing facilities to accommodate fire operations and improve ADA accessibility.

**FY 2022-2023 CIF Project Expenditures:** Total amount of \$35,433 was expended in FY 2022-2023.

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 complete in the design phase and will be going out to bid for construction at the end of 2023.

**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 2022-2023 CIF Project Expenditures:** Total amount of \$79,201 was expended in FY 2022-2023.

d. **Project:** Malonga Center Feasibility Study

**Description:** Expanding security system and prepare a facility feasibility study.

**Status:** Security system installation is complete. Currently in process of kicking off feasibility study.

**Funds Committed:** Funding in the amount of \$800,000 was allocated to this project in FY 2020-2021.

**FY 2022-2023 CIF Project Expenditures:** No funds were expended in FY 2022-2023.

e. **Project:** Digital Arts & Culinary Academy Phase 2 Renovations & Expansion

**Description:** Expanding the program space by converting the storage area into multipurpose rooms, gender neutral restrooms with ADA improvements.

**Status:** The project is currently in process and will begin construction in November 2023.

**Funds Committed:** Funding in the amount of \$500,000 was allocated to this project in FY 2021-2022

**FY 2022-2023 CIF Project Expenditures:** Total amount of \$177,836 was expended in FY 2022-2023.

f. **Project:** Mosswood Recreation Center Expansion

**Description:** Rebuilding and expanding a new community center that was destroyed by fire in 2016. The center includes a new social hall, kitchen, classrooms, computer lab and maker space, offices, and other support spaces to help increase services for the community.

**Status:** The project is currently in construction.

**Funds Committed:** Funding in the amount of \$125,000 was allocated to this existing project in FY 2021-2022 and an additional \$125,000 was allocated in FY 2022-2023. **FY 2022-2023 CIF Project Expenditures:** No funds were expended in FY 2022-2023.

g. **Project:** Redwood Heights Park Tot Lot & Park Expansion

**Description:** Install sunshade at park to enhance usage during warm days as well as improve the overall façade of the park.

**Status:** Project is in process. Sunshade has been ordered; pending delivery and installation.

**Funds Committed:** Funding in the amount of \$100,000 was allocated to this project in FY 2021-2022. 100% of this project will be funded by the CIPF.

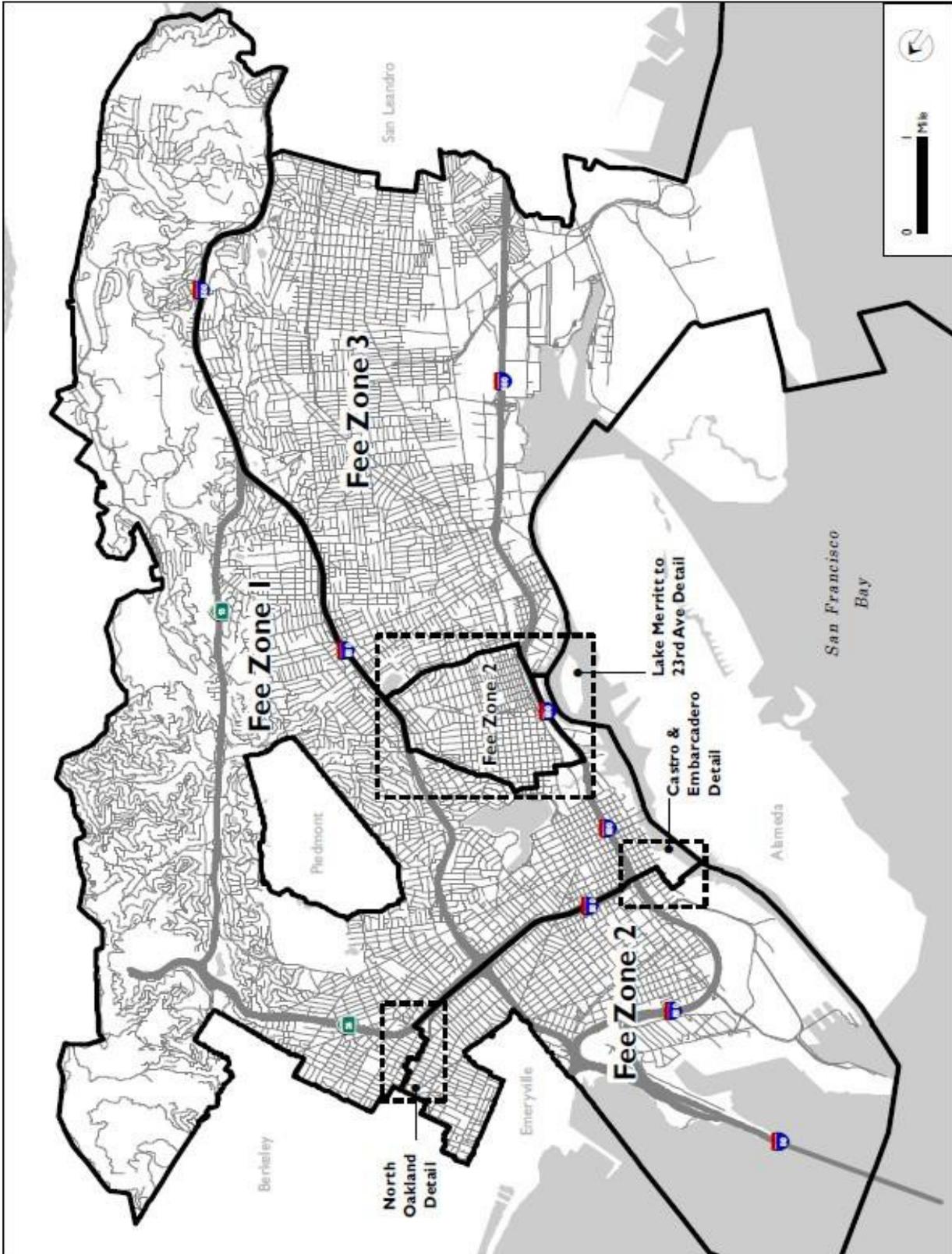
**FY 2021-2022 CIF Project Expenditures:** No funds were expended in FY 2022-2023.

- h. **Project:** Junior Science Center  
**Description:** Install CCTV and Burglar alarm system  
**Status:** The building was initially damaged in a fire in March of 2021, it sustained additional damage in a second fire in March of 2022. This caused the project scope to increase and the completion date to be extended. The funds are needed to add a burglar alarm system and a CCTV system as part of the restoration since the center previously did not have these systems. This project is currently in process of being vetted by the City Attorney's Office as an eligible CIPF project. No funds will be expended until further is clarified.  
The City's Risk Department is coordinating with the City's Insurance Company's Restoration vendor who is handling the restoration project.  
**Funds Committed:** Funding in the amount of \$40,000 was allocated to this project in FY 2021-2022.  
**FY 2021-2022 CIF Project Expenditures:** No funds were expended in FY 2022-2023.
- i. **Project:** West Oakland Youth Center  
**Description:** Landscape/Building Improvements to install a new alarm system.  
**Status:** Project is in process and the installation of the new alarm system is ongoing.  
**Funds Committed:** Funding in the amount of \$50,000 was allocated to this project in FY 2021-2022.  
**FY 2021-2022 CIF Project Expenditures:** Total amount of \$24,819 was expended in FY 2022-2023.
- j. **Project:** District 3 Community Center CIP  
**Description:** Community Center Improvements  
**Status:** These funds were initially set aside by CM/ District 3 for building improvements at a non-City of Oakland facility. The CM wanted to repurpose the funds to the deFremery Recreation Center for facility improvements.  
**Funds Committed:** Funding in the amount of \$96,000 was allocated to this project in FY 2021-2022.  
**FY 2022-2023 CIF Project Expenditures:** No funds were expended in FY 2022-2023.
- k. **Project:** Kono Signage/Archway  
**Description:** Design and construct an archway along Telegraph.  
**Status:** The project was added by Council supplemental list during the FY21-23 cycle but is currently on hold as City Attorney confirmed this is not eligible for TIIIF or CIIF funding. Funding should be re-programmed and alternate funding source identified. The total project cost is estimated at \$1.2m.  
**Funds Committed:** Funding in the amount of \$125,000 was allocated to this project in FY 2021-2022.  
**FY 2022-2023 CIF Project Expenditures:** No funds were expended in FY 2022-2023.
- l. **Project:** Arroyo Viejo Park  
**Description:** Install grease trap system in Recreation Center Kitchen.  
**Status:** The project is currently on hold awaiting larger site remodel, including construction and expansion of a commercial kitchen.  
**Funds Committed:** Funding in the amount of \$25,000 was allocated to this project in FY 2021-2022.  
**FY 2022-2023 CIF Project Expenditures:** No funds were expended in FY 2022-2023.
- m. **Project:** Feasibility Study for 1310 Oak Street Fire Alarm Building  
**Description:** The City needs to preserve access to the fiber optic lines at the Oakland Fire Alarm Building at 1310 Oak Street for maintenance and operational purposes. The professional services required from the consultant will be to locate and delineate all fiber optic lines within the property limits and to generate a report associated with the necessary costs for relocation or creation of new public easements for fiber optic lines within the proposed footprint of Museum of Jazz and Art to ensure City access.  
**Status:** The project is in process. The consultant is set to complete the report by the end of 2023.  
**Funds Committed:** Funding in the amount of \$30,000 was allocated to this project in FY 2021-2022.  
**FY 2022-2023 CIF Project Expenditures:** Total amount of \$21,053 was expended in FY 2022-2023.

- n. **Project:** Holly Mini Park  
**Description:** Expanding the play structure and installing new fencing/gates throughout the park area.  
**Status:** The project is currently in construction.  
**Funds Committed:** Funding in the amount of \$250,000 was allocated to this project in FY 2022-2023.  
**FY 2022-2023 CIF Project Expenditures:** No funds were expended in FY 2022-2023.

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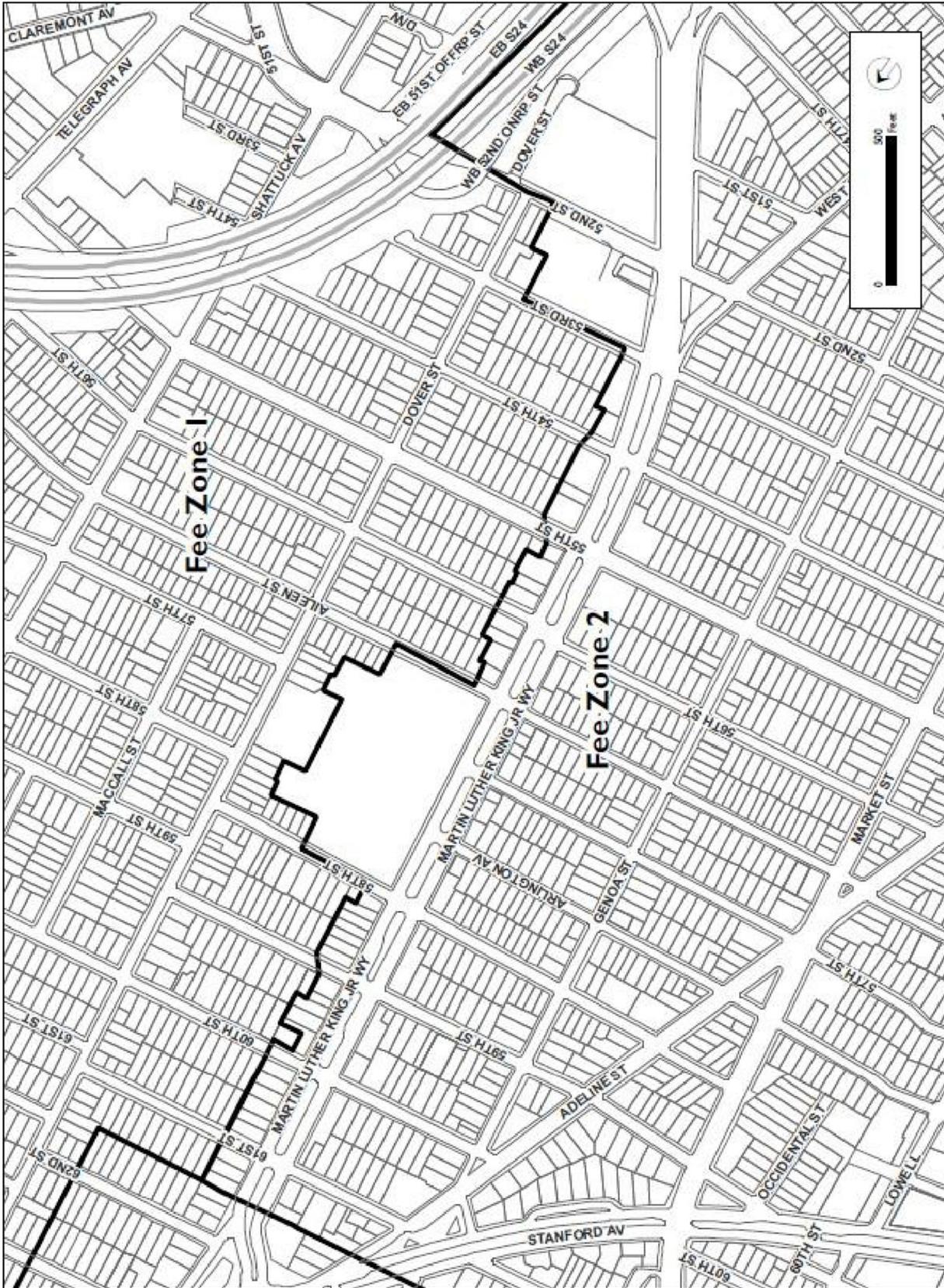
# IV. IMPACT FEE ZONE MAPS



Planning & Building Department  
April 20, 2016

Impact Fee Zones for Residential Projects



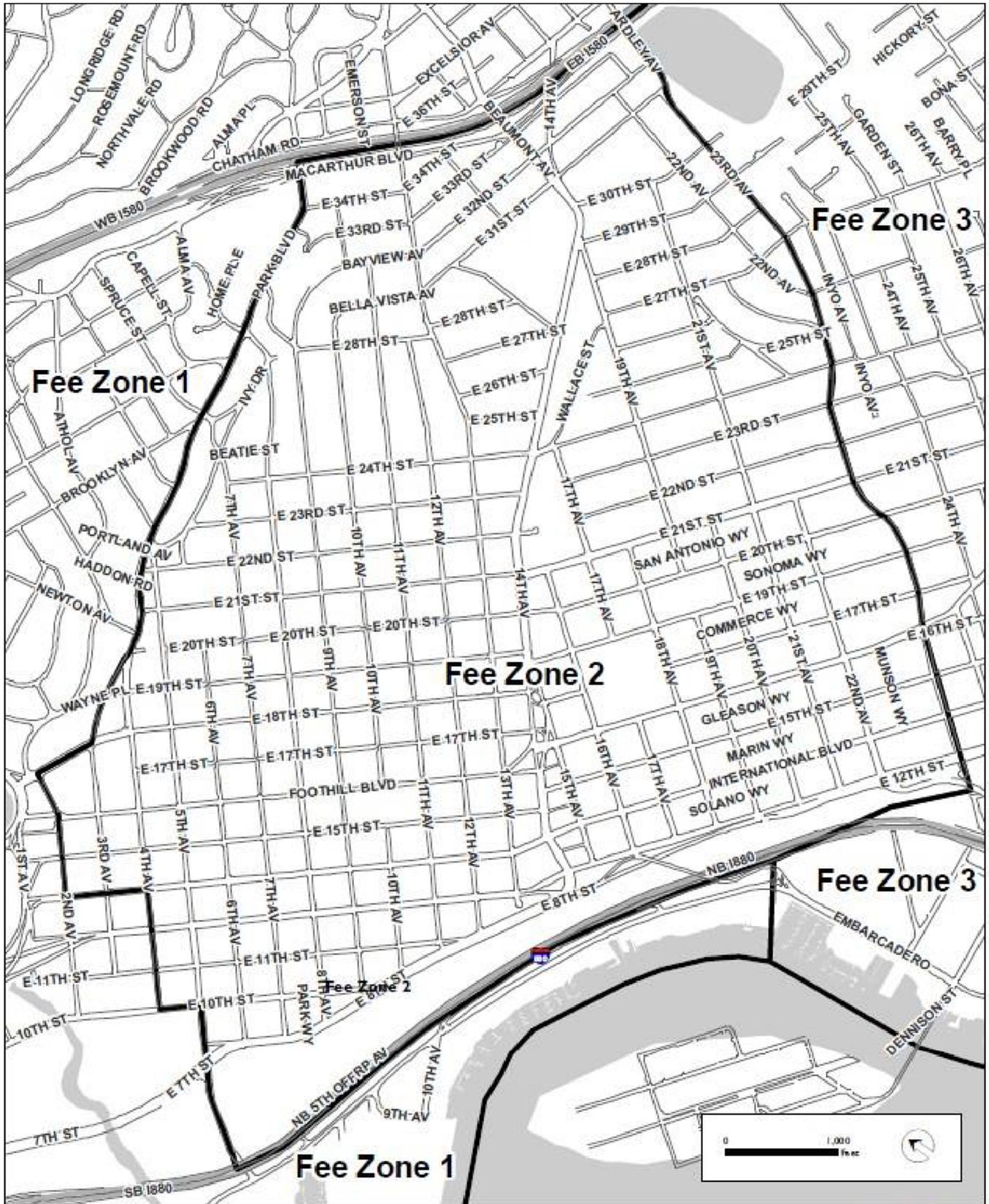


Planning & Building Department  
March 10, 2016

Impact Fee Zones for Residential Projects - North Oakland Detail







Impact Fee Zones for Residential Projects - Lake Merritt to 23rd Ave Detail

Planning & Building Department  
March 10, 2016