

Impact Fee Program Assessment



City of Oakland

Planning and Building Department (PBD)

Presentation to Community & Economic Development Committee

October 27, 2020



City of Oakland
Planning & Building Dept.

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Information on the Impact Fee Program Assessment

In order to respond to the requests that were made during the September 22, 2020 CED meeting, PBD is providing the following information:

- The legislative history of the Impact Fee Audit
- An overview of the Impact Fee Program
- An Excel version of the Appendix that MGO provided during the September 22, 2020 CED Meeting.



Information on the Impact Fee Program Assessment

- An Excel doc that provides:
 - Each project that was eligible for and Impact fee
 - The amounts assessed for each type of Impact fees
 - The reason why Impact Fees were assessed or not assessed
- An Impact Fee Zone map



Projects That Were Not Assessed Impact Fees

Projects Subject to Impact Fees:

- 13,970 projects were not assessed Impact Fees
 - 11,212 projects were not development projects as defined under the Oakland Municipal Code 15.72.040 and 15.74.040
 - 1,313 projects were submitted prior to September 1, 2016
 - Four (4) were test records that were created in Accela simply for the purpose of examining system-record management
 - 1,441 projects were exempt



Projects That Were Not Assessed Impact Fees

For the 1,441 projects that were exempt:

<u>Number Of Records</u>	<u>Percentage</u>	<u>Exemption / Reason</u>	<u>Number of Units</u>
1	0.07%	Affordable housing	403
1	0.07%	Institutional use with less than 5,000 square footage	N/A
2	0.14%	Change in intensification is less than 5,000 sq. ft.	N/A
2	0.14%	Change to a lower intensification	N/A
7	0.49%	City or Port of Oakland project	N/A
7	0.49%	Demolished and same # units rebuilt	11
56	3.89%	Prior vested rights	435
613	42.54%	Secondary unit	613
752	52.19%	Residential additions	N/A
Total 1,441			

Total



Waiver of Local Participation Requirement for MGO

- The Request for Proposal (RFP) for the work was put out for bid in April 2019.
- A review of City certified firms by industry code reflected less than three L/SLBE ready willing and able businesses.
- MGO was the only firm that responded to the RFP.
- In MGO's initial bid, a SLBE subcontractor, Williams Adley & Co, CA, LLP, was slated to do 50 percent of the work. After discussing the project in more depth with MGO, the scope of work needed to be revised to account for the level of professional skillsets needed to complete the project. MGO had the expertise to perform more of the scope of work than previously reflected.



Waiver of Local Participation Requirement for MGO

- As a result, the RFP was put out for a second bid with a revised work scope in July 2019.
- MGO was the only firm that responded to the 2nd RFP bid.
- In MGO's 2nd bid, Williams Adley & company was slated to handle 25 percent of the work.
- Participation was not waived as is standard practice, it was reduced to 25 percent given the knowledge of at least one local firm



**Housing Department
Presentation
Attachment E
To Follow:**