



CITY OF OAKLAND

# AGENDA REPORT

**TO:** Jestin Johnson  
City Administrator

**FROM:** William Gilchrist, Director  
Planning and Building Department

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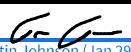
Josh Rowan, Director  
Oakland Department of  
Transportation

Liam Garland, Director  
Oakland Public Works

**SUBJECT:** Impact Fees Annual Report for  
Fiscal Year 2024-25

**DATE:** January 27, 2026

City Administrator Approval

  
Jestin Johnson (Jan 29, 2026 18:25:57 PST)

Date: Jan 29, 2026

## RECOMMENDATION

**Staff Recommends the City Council Adopt A Resolution Accepting The Annual Report On The Affordable Housing, Transportation, Capital Improvements, And Jobs/Housing Impact Fees For Fiscal Year 2024-25.**

## EXECUTIVE SUMMARY

To ensure that new development in the City of Oakland (City) pays its appropriate share towards funding affordable housing, transportation improvements, and capital facilities, certain development projects must pay impact fees as part of the building permit process.

The purpose of this agenda report is to present the annual report (Impact Fees Annual Report, **Attachment A**) for the fiscal year (FY) July 1, 2024 to June 30, 2025 (FY 2024-25) of the Affordable Housing, Transportation, Capital Improvements and Jobs/Housing Impact Fees, together “Impact Fees,” as required per the Mitigation Fee Act, California Government Code Sections 66000 – 66025. This agenda report additionally supports adoption of a resolution accepting the FY 2024-25 report.

The information provided in this report relates to the period of time prior to the City Council’s enactment of revisions to the Impact Fee program (see Ordo. 13853 C.M.S.).

## **BACKGROUND / LEGISLATIVE HISTORY**

The Mitigation Fee Act requires cities to prepare an annual report containing an annual accounting for fees and information regarding the types of fees, amount, the balance of the accounts, and amounts collected, among other things. The City has prepared the Impact Fees Annual Report for FY 2024-25 provided as ***Attachment A***. Full copies of prior years' reports may be accessed here: [City of Oakland Impact Fee Annual Reports](#).

There are two sets of impact fees, one passed by the City Council in 2016, consisting of the Affordable Housing, Transportation and Capital Improvement Impact Fees and one passed in 2002, consisting of the Jobs Housing Impact Fee. The background on these two sets of Impact Fees is discussed in sections 1 and 2 below.

### ***1. Summary of the Affordable Housing, Transportation and Capital Improvement Impact Fees***

In 2016, the City adopted into the Oakland Municipal Code (OMC) the Affordable Housing Impact Fee ([OMC Chapter 15.72](#)), the Transportation Impact Fee and the Capital Improvements Impact Fee ([OMC Chapter 15.74](#)) via [Ordinance No. 13365](#) to defray the costs associated with addressing its housing affordability crisis and its need to enhance the City's infrastructure. The Ordinance found that as Oakland experiences economic growth, it is specifically important that the City plan for and provide funds for affordable housing, transportation improvements, and capital facilities to meet the evolving needs of residents. Multiple City policies and initiatives, such as the General Plan, Housing Equity Roadmap, and the Mayor's Housing Cabinet "Oakland At Home" report called for adopting development impact fees so that new development in the City pays its fair share towards funding affordable housing, transportation improvements, and capital facilities. The Housing and Community Development Department (HCD) [2023-2027 Strategic Action Plan](#), which includes an equity framework to target available resources towards vulnerable low and extremely low-income households and Permanent Supportive Housing (PSH)/homeless units, provides further policy directives as part of the department's strategy to "comprehensive strategy to increase housing access and reduce displacement rates throughout the city." While impact fees alone will not solve Oakland's pressing affordable housing and infrastructure improvement needs, the Impact Fees passed by [Ordinance No. 13365](#) are an important resource that may be utilized towards addressing these problems.

On July 15, 2025, the City Council adopted [Ordinance No. 13853](#) enacting significant amendments to the City's Impact Fee Program. This year's annual report pertains to the fiscal year ending prior to the enactment of these amendments and describes the program as it was administered during the collection reporting period. Next year's annual report will reflect the adopted amendments.

### ***Applicable Projects and Exemptions***

The 2016 Impact Fees focus on specific development projects as follows:

#### **Affordable Housing Impact Fee**

- New housing units (including live/work and work/live units)

#### Transportation and Capital Improvements Impact Fees

- New housing units (including live/work and work/live units)
- New nonresidential projects
- Nonresidential projects with additional floor area
- Nonresidential projects with a “Change and Intensification of Use”

The following projects are exempt from paying the 2016 Impact Fees:

1. Accessory Dwelling Units (ADUs) previously called secondary units
2. Affordable housing projects (exempt from the Affordable Housing Impact Fee and the Capital Improvements Impact Fee, but subject to the Transportation Impact Fee).
3. Nonresidential projects converting less than 5,000 square feet of floor area to another use.
4. Nonresidential projects involving less than 5,000 square feet of building floor area occupied by institutional uses.
5. Vehicular residential facilities, as defined in Section 17.10.700 of the Oakland Planning Code, are also exempt from Affordable Housing, Transportation, and Capital Improvement Impact Fees.

#### ***Zones for Residential Development Projects***

Pursuant to Ordinance No. 13365, three (3) different 2016 Impact Fee zones for residential projects correspond to three (3) geographic zones of the City that have different market characteristics (i.e., support different prices and rents) and different levels of economic feasibility, and thus different abilities to pay impact fees. A general description of the zones is listed below (see pages 31-34 of **Attachment A** for maps of the Impact Fee Zones):

1. Impact Fee Zone 1: Downtown, the east side of Lake Merritt, much of North Oakland, and the Hills above Interstate-580
2. Impact Fee Zone 2: West Oakland, a small part of North Oakland, the area east of Lake Merritt to 23rd Avenue
3. Impact Fee Zone 3: areas east of 23rd Avenue and below Interstate-580

#### ***Payment Requirements, Fee Amounts***

When reviewing the Impact Fees Annual report, it is important to note that pursuant to OMC 15.72.070 for Affordable Housing Impact Fees, and OMC 15.74.070 for Transportation and Capital Improvements Impact Fees, the 2016 Impact Fees are designed to generate revenue over time to mitigate impacts from new development.

#### ***Fee Amounts and Phasing***

The amount charged for the Affordable Housing Impact Fee is intended to balance the need to generate funding for more affordable housing, without impeding construction of new housing for all income levels. The generation of additional housing units addresses the scarcity of available units in the current market, scarcity which ultimately contributes to displacement.

The Transportation Impact Fee is intended 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. These fees can also be used to cover the California Environmental Quality Act (CEQA) transportation cumulative impact mitigations that are

within the Environmental Impact Report for all the Specific Plans, Redevelopment Plans, General Plan, and other major projects.

The Capital Improvements Fee is intended to pay for projects that are required for fire, police, library, parks & recreation, or storm drain services that improve or expand the City's public facilities to accommodate service demand from new developments. The Capital Improvement fee fund cannot be used for rehabilitation, maintenance, or operating costs.

The fees are assessed at the time of building permit application based upon the date when the applicant applied for a building permit and reassessed based on the current rate if the project does not receive a certificate of occupancy within three years of issuance of the building permit. Starting July 1, 2021, the fees were adjusted based upon inflation and will continue to be adjusted for inflation in future years. Although assessed at the time of building permit application, the fees do not begin to be due and collected until building permit issuance. If the building permit is never issued, then the assessed fee is not collected. See Tables 1 – 3a below for amounts.

### ***Affordable Housing Impact Fees***

<b>Table 1. Affordable Housing Impact Fees - Residential (Fee Per Housing Unit) The Date is Based on When the Applicant Applies for Building Permit</b>						
<b>Housing Use Type</b>	<b>Zone</b>	<b>7/1/20 – 9/19/21</b>	<b>9/20/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>
<b>Multi-famil y</b>	Zone 1	\$22,000	\$23,166	\$26,652	\$29,658	\$29,658
	Zone 2	\$17,750	\$18,691	\$21,504	\$23,929	\$23,929
	Zone 3	\$12,000	\$12,636	\$14,538	\$16,177	\$16,177
<b>Townhome</b>	Zone 1	\$20,000	\$21,060	\$24,230	\$26,962	\$26,962
	Zone 2	\$14,250	\$15,005	\$17,263	\$19,210	\$19,210
	Zone 3	\$8,000	\$8,424	\$9,692	\$10,785	\$10,785
<b>Single - family</b>	Zone 1	\$23,000	\$24,219	\$27,864	\$31,006	\$31,006
	Zone 2	\$16,500	\$17,375	\$19,990	\$22,244	\$22,244
	Zone 3	\$8,000	\$8,424	\$9,692	\$10,785	\$10,785

### ***Transportation Impact Fees***

<b>Table 2. Transportation Impact Fees – Residential (Fee Per Housing Unit)</b>						
The Date is Based on When the Applicant Applies for Building Permit						
<b>Housing Use Type</b>	<b>Zone</b>	<b>7/1/20 – 9/19/21</b>	<b>9/20/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>
<b>Multi-famil y</b>	Zone 1	\$750	\$790	\$909	\$1,012	\$1,012
	Zone 2	\$750	\$790	\$909	\$1,012	\$1,012
	Zone 3	\$750	\$790	\$909	\$1,012	\$1,012

**Table 2. Transportation Impact Fees – Residential (Fee Per Housing Unit)**  
 The Date is Based on When the Applicant Applies for Building Permit (cont'd))

Housing Use Type	Zone	7/1/20 – 9/19/21	9/20/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25
Townhome	Zone 1	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 2	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 3	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
Single-family	Zone 1	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 2	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 3	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349

**Table 2a. Transportation Impact Fees – Nonresidential (Fee Per Square Foot)**  
 The Date is Based on When the Applicant Applies for Building Permit

Nonresidential Use Type	7/1/20 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25
Office	\$2.00	\$2.11	\$2.43	\$2.70	\$2.70
Retail, Freestanding	\$0.75	\$0.79	\$0.91	\$1.01	\$1.01
Retail, Ground Floor	\$0.75	\$0.79	\$0.91	\$1.01	\$1.01
Industrial	\$0.55	\$0.58	\$0.67	\$0.75	\$0.75
Warehouse	\$0.35	\$0.37	\$0.43	\$0.48	\$0.48
Hotel/Motel	\$0.65	\$0.68	\$0.79	\$0.88	\$0.88
Institutional	\$3.00	\$3.16	\$3.64	\$4.05	\$4.05

***Capital Improvement Impact Fees***

**Table 3. 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	7/1/20 – 9/19/21	9/20/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25
Multi-family	Zone 1	\$1,250	\$1,316	\$1,515	\$1,686	\$1,686
	Zone 2	\$750	\$790	\$909	\$1,012	\$1,012
	Zone 3	\$250	\$263	\$303	\$337	\$337
Townhome	Zone 1	\$3,000	\$3,159	\$1,212	\$4,045	\$4,045
	Zone 2	\$2,000	\$2,106	\$3,635	\$2,696	\$2,696
	Zone 3	\$1,000	\$1,053	\$2,423	\$1,349	\$1,349
Single-family	Zone 1	\$4,000	\$4,212	\$4,846	\$5,392	\$5,392
	Zone 2	\$3,000	\$3,159	\$3,635	\$4,045	\$4,045
	Zone 3	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349

**Table 3a. Capital Improvements Impact Fees - Nonresidential (Fee Per Square Foot)**  
The Date is Based on When the Applicant Applies for Building Permit

Nonresidential Use Type	7/1/20 – 9/19/21	9/20/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25
Office	\$2.00	\$2.11	\$2.43	\$2.70	\$2.70
Retail, Freestanding	\$0.50	\$0.53	\$0.61	\$0.68	\$0.68
Retail, Ground Floor	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$1.00	\$1.05	\$1.21	\$1.35	\$1.35
Warehouse	\$1.00	\$1.05	\$1.21	\$1.35	\$1.35
Hotel/Motel	\$0.60	\$0.63	\$0.73	\$0.81	\$0.81
Institutional	\$3.00	\$3.16	\$3.64	\$4.05	\$4.05
Mini Storage	-	\$0.22	\$0.25	\$0.28	\$0.28

### ***On-Site and Off-Site Affordable Housing Options***

As an alternative to payment of the Affordable Housing Impact Fee, a developer has the option to mitigate their project's impacts by building affordable units on-site or off-site.

The Affordable Housing Impact Fee Ordinance incentivizes the creation of on-site affordable housing units in market rate developments by providing an exemption or reduction of a project's Affordable Housing Impact Fee. The extra costs associated with providing a higher percentage of affordable units can be offset because the developer can take advantage of the State and local Density Bonus and Incentive Programs to bridge the gap between the cost of the Impact Fees and the cost of building affordable units on-site. Per Section 17.107.040 of the Oakland Planning Code, to receive a density bonus for the affordable units on-site, a developer is required to construct: ten (10) percent of the units for either low-income or moderate-income households; or five (5) percent for very low-income households. Attachment B lists the projects that opted to build low-income housing in lieu of impact fees, the number of market rate and affordable units, and the level of affordability for low-income housing that involved permits opened in FY 2024-25. An applicant for a development project that is otherwise subject to the impact fee can mitigate the fee by building off-site affordable housing units approved by City Council that are within one half of a mile of the development project. This provides an applicant with flexibility to contribute affordable housing units when there are constraints on the existing property.

## **2. Summary of Jobs/Housing Impact Fee**

On July 30, 2002, the City Council adopted the Jobs/Housing Impact Fee, OMC Chapter 15.68 (Ordinance No. 12442 C.M.S.). This impact fee went into effect for development projects submitting a building permit on or after July 1, 2005. The intent of the Jobs/Housing Fee was 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. The Jobs/Housing Impact Fee started at \$4.00 per square foot and have adjusted with inflation. For FY 2024-25 the fee is \$8.05 per square foot.

### ***Development Projects Subject to Jobs/Housing Impact Fee and Exemptions***

The following development projects are subject to the Jobs/Housing Impact Fee:

- New nonresidential Office or Warehouse projects that exceed 25,000 square feet.
- Nonresidential Office or Warehouse projects with additional floor area that exceeds 25,000 square feet.
- Nonresidential projects with a “Change and Intensification of Use” to an office or warehouse that exceeds 25,000 square feet.
- A building that is vacant for a year or more and exceeds 25,000 square feet that obtains a building permit for an office or warehouse activity.
- Development projects subject to the Jobs/Housing Impact Fee only pay for square footage of the building that exceeds 25,000 square feet.

### ***Fee Amounts and Payment Requirements***

Development projects subject to the Jobs/Housing Impact Fee only pay for square footage of the building that exceeds 25,000 square feet or may elect to construct affordable housing as per OMC Section 15.68.080. The Jobs/Housing Fee is set out in **Table 4**.

<b>Table 4. Jobs/Housing Impact Fees - Nonresidential (Fee Per Square Foot on Projects &gt;25,000 sq. ft.)</b>					
The Date is Based on When the Applicant Applies for Building Permit					
Nonresidential Use Type	7/1/20 – 9/19/21	9/20/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25
Office	\$5.98	\$6.29	\$7.24	\$8.05	\$7.87
Warehouse	\$5.98	\$6.29	\$7.24	\$8.05	\$7.87

The Jobs/Housing Impact Fee is due in three installments:

- The first installment of 25 percent is due prior to the issuance of a building permit;
- The second installment of 50 percent is due prior to the issuance of a temporary or permanent certificate of occupancy, whichever comes first; and
- The third installment for the remaining 25 percent is due 18 months after the temporary certificate of occupancy.

### **ANALYSIS AND POLICY ALTERNATIVES**

#### ***Summary of Impact Fees Collected and Assessed***

As expected, and as shown in previous years, there is not a correlation between the Impact Fees assessed and collected in FY 2023-24. This discrepancy results from the timing of payments, and the cancellation of some projects. The assessment may have occurred the same year as collection if a building permit is quickly sought and issued, or it may be years later if the project faces delays. If a project never moves forward, then the assessment is never collected.

**Table 6** contains a summary of the Impact Fees collected and assessed, including the amount of Impact Fees already collected/paid during the last 5 fiscal years.

<b>Table 6. Impact Fee Summary by Fund and Fiscal Year</b>			
<b>Impact Fee Fund</b>	<b>Impact Fee</b>	<b>Amount Collected/Paid*</b>	
Affordable & Jobs Housing Trust Fund	Affordable Housing Impact Fees (AHIF)	FY 2020-2021	\$4,430,250
		FY 2021-2022	\$8,013,783
		FY 2022-2023	\$2,238,635
		FY 2023-2024	\$3,310,216
		FY 2024-2025	\$1,312,062
		<b>Total FY 2021 -2025</b>	<b>\$19,304,946</b>
	Jobs/Housing Impact Fee (JHIF)	FY 2020-2021	\$2,841,342
		FY 2021-2022	\$2,089,819
		FY 2022-2023	\$2,276,425
		FY 2023-2024	\$1,752,809
		FY 2024-2025	\$0
		<b>Total FY 2021 -2025</b>	<b>\$8,960,395</b>
	AHIF & JHIF	FY 2020-2021	\$7,271,592
		FY 2021-2022	\$10,103,602
		FY 2022-2023	\$4,515,060
		FY 2023-2024	\$5,063,025
		FY 2024-2025	\$1,312,062
		<b>Total FY 2021 -2025</b>	<b>\$28,265,341</b>
Transportation Impact Fee Trust Fund	Transportation Impact Fee (TIF)	FY 2020-2021	\$1,319,704
		FY 2021-2022	\$1,203,661
		FY 2022-2023	\$1,979,184
		FY 2023-2024	\$1,312,509
		FY 2024-2025	\$227,593
		<b>Total FY 2021 -2025</b>	<b>\$6,042,651</b>
Capital Improvements Impact Fee Trust Fund	Capital Improvements Impact Fee (CIIF)	FY 2020-2021	\$984,335
		FY 2021-2022	\$1,447,618
		FY 2022-2023	\$2,032,301
		FY 2023-2024	\$867,205
		FY 2024-2025	\$165,352
		<b>Total FY 2021 -2025</b>	<b>\$5,496,811</b>

\*The "Amount Collected/Paid" represents the total amount collected less any refunds.

***Total amount of impact fees assessed.***

<b>Table 7a. Impact Fee Summary of Fees Assessed in FY 24-25</b>			
<b>Impact Fee Description</b>	<b>Fees Assessed where the Permits <u>Have Not</u> been issued as of 7/1/2025</b>	<b>Fees Assessed where the Permits <u>Have</u> been issued as of 7/1/2025</b>	<b>Total Assessed</b>
Affordable Housing Impact Fee	\$1,231,149.53	\$1,030,454.26	\$2,261,603.79
Jobs/Housing Impact Fee	\$6,055,712.00	\$-	\$6,055,712.00
Capital Improvements Impact Fee	\$2,814,650.31	\$171,101.85	\$2,985,752.16
Transportation Impact Fee	\$2,427,311.45	\$281,191.08	\$2,708,502.53

Impact fees are assessed while the project is still in the planning stage, before a complete building permit application is submitted and prior to permit issuance. Projects that apply for building permits may or may not ultimately receive issuance of a building permit, in which case the assessed fees are not collected. Likelihood of project completion along with fee collection rates increase substantially after the permit has been issued. The chart above breaks down assessments by permit issuance status.

***Additional City Council Data Requests for the Impact Fee Annual Report***

Staff has prepared **Attachment C** for FY 2024-25. The data contained in **Attachment C** comes from Accela – Planning and Building Department’s permit tracking system. The report covers the period beginning July 1, 2024, ending June 30, 2025. The Excel version may be downloaded here: <https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports>. Readers should note that each time a fee is assessed, a transaction line is then generated, so some records appear several times. Note that a record is the unique identifier associated with the project in the Accela system.

***Description of Data Fields in Attachment C***

- a. Name and location of project.
  - i. Record ID: The record number used to identify the project
  - ii. Address: The project address
- b. The Impact Fee Zone in which the project is located.
  - i. The Impact Fee Zones correspond with the maps that were adopted at the time the ordinances went into effect.
- c. Number of housing units.
  - i. Housing Units: The total number of housing units to be constructed
- d. Amount of fee assessed.
  - i. Amount Assessed: The impact fee that was assessed for that project.
  - ii. Fee Description: The fee that has been assessed for a given project.
  - iii. Date Assessed: The date that the impact fee was assessed for the project.
  - iv. Date Invoiced: The date that the impact fee was invoiced.
  - v. Amount Due: The current impact fee invoiced and due for the project at time of report.
  - vi. Amount Paid: The amount of impact fee paid.
- e. Date building permit application was submitted.
  - i. Date Opened: The date the building permit application was filed with the City.

- f. Date building permit was issued.
  - i. Record Status: Status of the permit on 7/1/2024
  - ii. Record Status Date: This column contains the date that the record status was updated. It is aligned with the Current Record Status.

### ***Affordable Housing Impact Fee Projects***

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 (see project descriptions below) since fund inception have made significant progress in recent years, with three projects now having completed construction, five projects under construction and several projects starting construction. In addition, two Acquisition and Conversion to Affordable Housing (ACAH) projects completed their acquisition process. On September 17, 2024, pursuant to Resolution No. 90419 C.M.S., City Council authorized release of funding (including impact fees) for the 2024 Notice of Funding Availability (NOFA) for the New Construction of Affordable Rental Housing that was released on September 23, 2024 (the "2024 Pipeline NOFA"). Funding awards made in FY24-25 included \$2,800,384 in estimated AHIF revenue. This has enabled at least five developments to apply for tax credits, which will begin construction in FY25-26.

Remaining AHIF fund balance will be awarded through future HCD NOFA processes to eligible affordable housing activities. **Table 8** lists the funding and current status of AHIF-funded projects.

**Table 8. Summary of Affordable Housing Impact Fee (AHIF) Projects**

<b>Project and Address</b>	<b>Affordable Units</b>	<b>AHIF Funding</b>	<b>Status as of June 30, 2025</b>
2700 International	75	\$2,500,000	In predevelopment, seeking additional funding commitments.
500 Lake Park	53	\$983,130	In predevelopment, seeking additional funding commitments.
34th & San Pablo	60	\$527,870	In predevelopment, seeking additional funding commitments.
3050 International	75	\$1,430,371	In construction as of March 2024.
Phoenix	101	\$272,034	In construction as of August 2023.
Friendship Senior Rental Housing, 1904 Adeline Street	48	\$2,872,998	In construction as of September 2023.
Longfellow Corner, 3801-3807 and 3823-3829 Martin Luther King Jr. Way	77	\$10,264,000	In construction as of May 2024.

**Table 8. Summary of Affordable Housing Impact Fee (AHIF) Projects (cont'd)**

<b>Project and Address</b>	<b>Affordable Units</b>	<b>AHIF Funding</b>	<b>Status as of June 30, 2025</b>
West Grand & Brush Phase I, 760 22nd Street & 2201 Brush Street	59	\$2,330,000	After severe winter storm event-related delays in December 2022, the building is now complete. A temporary certificate of occupancy was issued in April 2025 with the approval of a final certificate of occupancy in progress.
Oak Hill Apartments/NOVA, 445 30th Street	57	\$1,600,000	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.
95th Avenue & International Blvd	55	\$1,409,717	The project received a temporary certificate of occupancy in June 2023, and permanent closing occurred in February 2024.
7th & Campbell	79	\$460,192	Construction commenced in June 2024 and completed in FY 2024/25.
2000 36 <sup>th</sup> Avenue (ACAH)	55	\$40,119	Acquisition phase completed, rehabilitation phase to start in FY 2025-26
524-530 8th Street (ACAH)	39	\$1,158,809	Acquisition phase completed, rehabilitation phase to start in FY 2025-26.

### ***Jobs/Housing Impact Fee Projects+***

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.

New Construction projects that were awarded JHIF funds in prior fiscal years have made significant progress in the past year, with two projects having completed construction, four projects in construction. In addition, three Acquisition and Conversion to Affordable Housing (ACAH) projects were acquired, one of which nearly completed its planned rehabilitation work. as well as three Acquisition and Conversion to Affordable Housing (ACAH) projects.

On September 17, 2024, pursuant to Resolution No. 90419 C.M.S., City Council authorized release of funding (including impact fees) for the 2024 Notice of Funding Availability (NOFA) for the New Construction of Affordable Rental Housing that was released on September 23, 2024 (the "2024 Pipeline NOFA"). Funding awards made in FY24-25 included \$65,000 in estimated JHIF revenue. This has enabled at least five developments to apply for tax credits, which will begin construction in FY25-26.

**Table 9** lists the funding and current status of JHIF-funded projects.

**Table 9. Summary of Jobs/Housing Impact Fee (JHIF) Projects**

<b>Project and Address</b>	<b>Affordable Units</b>	<b>JHIF Funding</b>	<b>Status as of June 30, 2024</b>
2700 International	75	\$2,500,000	In predevelopment, seeking additional funding commitments.
34 <sup>th</sup> & San Pablo	60	\$3,472,130	In predevelopment, seeking additional funding commitments.
Longfellow Corner, 3801-3807 and 3823-3829 Martin Luther King Jr. Way	77	\$1,018,000	In construction as of May 2024.
3050 International	75	\$2,263,889	In construction as of March 2024.
Phoenix: 801 Pine Street	101	\$1,018,588	In construction as of August 2023.
Friendship Senior Rental Housing: 1904 Adeline Street	48	\$1,193,000	In construction as of September 2023.
95 <sup>th</sup> Avenue & International Blvd	55	\$129,681	The project received a temporary certificate of occupancy in June 2023, and permanent closing occurred in February 2024
Casa Suenos, aka Fruitvale Transit Village Phase II-B: E. 12 <sup>th</sup> Street & 35 <sup>th</sup> Avenue	181	\$1,604,123	Construction completed in January 2024.
1432 12th Avenue (ACAH)	7	\$1,209,000	Acquisition phase completed; rehabilitation completed.
2000 36th Avenue (ACAH)	55	\$138,096	Acquisition phase completed, rehabilitation phase to start in FY2025-26.
1921 & 2022 36th Avenue (ACAH)	25	\$1,450,000	Acquisition and minor rehabilitation phase completed, larger rehabilitation phase started in March 2025.
Predevelopment Loan Program	n/a	\$400,000	Over the counter. Program on hiatus for restructuring.

### ***Transportation Impact Fee Projects***

For FY 2024-25, the City, through its Department of Transportation (OakDOT), had five TIF-funded projects with updates as listed in **Table 10** below.

**Table 10: Transportation Impact Fee (TIF) Projects**

<b>Active TIF Project</b>	<b>TIF Funding</b>	<b>FY 2024-25 Expenditures</b>	<b>Status as of June 30, 2025</b>
Public Improvements at 24th Street, Harrison Street, Bay Place and 27 <sup>th</sup> Street	\$2,100,000	\$1,348,707	Project has been completed.
Traffic Signals: Garfield Elementary Pedestrian Improvements, Foothill Blvd at intersections with 22nd Ave and Munson Way	\$1,000,000	\$10,852	Project is currently undergoing design and is anticipated to start construction by spring 2027.
Fruitvale Alive	\$1,099,791	\$112,975	Construction is largely complete but is expected to continue intermittently through mid-2026 in order to obtain necessary permits from Union Pacific Railroad.
14 <sup>th</sup> Avenue Streetscape Project	\$2,921,744	\$1,237	Construction began in April 2025 and is anticipated to last approximately one year.
Lakeshore Avenue Separated Bike Lanes Project	\$1,653,700	\$0	Construction began in July 2025 and is anticipated to take 12-15 months to complete.

### ***Capital Improvement Impact Fee Projects***

For FY 2024-25, OPW had \$1,459,101 in expenditures in Capital Improvement Impact Fees for July 1, 2024, to June 30, 2025, across multiple projects. Of the \$5,501,667 in fund balance and newly collected funding in FY 2025, \$355,142 has been committed (see **Table 11**).

**Table 11: Capital Improvement Impact Fee (CIIF) Projects**

Project	CIIF Funding through FY 20245	Status as of June 30, 2025
Storm Drainage Master Plan (SDMP)	\$1,291,000	Currently in process. Steady progress is being made on the project and expect to complete the plan in early 2027. Hydraulic model is 100% complete, condition assessments of scoped facilities is 65% complete, and design standards are 95% complete. Pump station evaluation is 70% complete. The risk scoring matrix is 75% complete. CIP development for capacity upgrade is 75% complete. Public outreach is ongoing. Final SDMP adoption is planned for Spring of 2027.

**Table 11: Capital Improvement Impact Fee (CIIF) Projects (cont'd)**

Project	CIIF Funding through FY 20245	Status as of June 30, 2025
Fire Station 10 & 12 Renovation Project	\$1,609,500	The project is currently in construction closeout phase.
Brookfield Library Renovation Project	\$300,000	This project is currently in the construction phase.
Malonga Center Feasibility Study	\$500,000	Feasibility Study was completed and issued to stakeholders in September of 2024. Further work pending outcome of presentation and feedback to stakeholders.
Digital Arts & Culinary Academy Phase 2 Renovations & Expansion	\$1,150,000	The project is currently in construction and is on-hold pending Council action to increase the change order capacity beyond the current contract specifications.
Mosswood Recreation Center Expansion	\$1,000,000	Project is currently in construction. Completion is anticipated in January of 2026.
Junior Science Center	\$40,000	This project is complete.
West Oakland Youth Center	\$50,000	Project is completed.
District 3 Community Center CIP	\$96,000	These funds were initially set aside by CM/ District 3 for building improvements at a non-City of Oakland facility. The CM sought to repurpose the funds to the deFremery Recreation Center for facility improvements.
Arroyo Viejo Park	\$25,000	The project is currently on hold awaiting larger site remodel, including construction and expansion of a commercial kitchen.
Feasibility Study for 1310 Oak Street Fire Alarm Building	\$30,000	This project is complete.
Holly Mini Park	\$250,000	The project is complete. A ribbon-cutting celebration was held in September 2024.
73 <sup>rd</sup> Avenue Soil Remediation	\$50,000	DTSC is currently reviewing the Removal Action Workplan. Project is currently in process with construction begin in May of 2026.
East Oakland Sports Center Expansion	\$200,000	The project received bids that were twice the City's estimate. Project is in the re-bidding process.
Oakland Tool Lending Library	\$35,000	The project is on hold pending additional funding or reduction in design scope.
Caldecott Trail	\$115,000	Project is currently in design.
Tyrone Carney Park Renovation	\$900,000	The project will begin construction in November of 2025.
Sobrante Park Renovation	\$1,400,000	The project is in process and obtaining building permits.

## **FISCAL IMPACT**

This item is for informational purposes and does not have a direct fiscal impact or cost. The fiscal benefit of the revenues generated by the Impact Fees for FY 2024-25 is \$1,312,062 for the Affordable Housing Impact Fee, \$227,593 for the Transportation Impact Fee, \$165,352 for the Capital Improvements Impact Fee, and \$0 for the Jobs/Housing Impact Fee. The Affordable Housing and Jobs/Housing Impact Fees are deposited into the Affordable Housing Trust Fund, AHIF Fund 1870. The Transportation Impact Fee is deposited into Fund 2420 and the Capital Improvements Impact Fee is deposited into Fund 2421.

***The Mitigation Fee Act*** requires annual monitoring and reporting, and a five-year update of the Impact Fees. Two percent of the Impact Fees paid are being held to pay for these requirements. The two percent service charge associated with this program is being used to pay for the five-year assessment of the City's impact fee program, with \$138,787 paid in FY 2021-22 to Haurath Economic Group to conduct part of the five-year assessment. None of the fees were expended in FY 2022-23. \$337,587.50 was paid in FY 2024-25 to Haurath Economic Group for their work on Phase 2: Development Feasibility Analysis and Housing Strategy Study.

### ***Affordable Housing Impact Fee Fund Balance***

The starting balance for the Affordable Housing Impact Fee fund in FY 2024-25 was \$18,162,106 and the ending balance was \$10,737,051 (See Table of the Impact Fee Annual Report FY 2024-25, **Attachment A**). There were \$6,577,455 Affordable Housing Impact Fee fund expenditures in FY 2024-25, and an adjustment of \$2,586,118 for prior-year AHIF project expenditures (described in detail in the Annual Report Table 3) that were identified after the AHIF began to be tracked in a separate fund. As of June 30, 2025, \$5,893,752 in Affordable Housing Impact Fee funds were committed to projects, and there was \$4,843,299 in Affordable Housing Impact Fee funds that had yet to be committed through NOFAs in Fall 2024 but are in process of being committed in FY 2025-26 to pipeline projects.

### ***Jobs/Housing Impact Fee Fund Balance***

The starting balance for the Jobs/Housing Impact Fee fund in FY 2024-25 was \$13,964,433 and the ending balance was \$12,546,460 (See Table 5 of the Impact Fee Annual Report FY 2024-25, **Attachment A**). There were \$718,000 total in Jobs/Housing Impact Fee fund expenditures in FY 2024-25, and an adjustment of \$1,131,545 for prior-year JHIF project expenditures (described in detail in the Annual Report Table 5) that were identified after the JHIF began to be tracked in a separate fund. As of June 30, 2025, \$12,060,074 in Jobs/Housing Impact Fee funds had been committed to affordable housing developments, and there was \$486,386 in Jobs/Housing Impact Fee funds that had yet to be committed through NOFAs in Fall 2024 but are in process of being committed in FY 2025-26 to pipeline projects.

### ***Transportation Impact Fee Fund Balance***

The starting balance of the Transportation Impact Fee fund for FY 2024-25 was \$10,561,596 and the ending balance was \$9,741,818. There was \$1,473,770 in Transportation Impact Fee fund expenditures in FY 2024-25. For additional details, see Table 7 of the Impact Fee Annual Report FY 2024-25 ***Attachment A***.

OakDOT programs TIF funds in accordance with the ordinance authorizing collection of the fee (OMC 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 202-202 CIP for transportation assets. These include:

- 2022 Infrastructure Bond, Measure U (Resolution 89314 C.M.S.)
- 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 TIF Project Eligibility Criteria (Resolution 88268 C.M.S., 2020)

### ***Capital Improvement Impact Fee Fund Balance***

The starting balance for the Capital Improvement Impact Fee fund in FY 2024-25 was \$5,501,667 and the ending balance was \$4,424,101 (See Table 9 of the Impact Fee Annual Report FY 2024-25, ***Attachment A***). There was \$1,459,155 in Capital Improvement Impact Fee fund expenditures in FY 2024-25 and \$4,068,959 in Capital Improvement Impact Fee funds committed as of June 30, 2025. As of June 30, 2025, there was \$355,142 in Capital Improvement Impact Fee funds that had yet to be committed.

OPW will program the remaining \$355,142 Capital Improvement Impact Fee through the CIP process fund balance. OPW will make recommendations to commit funds to projects through the mid-cycle and next two-year CIP and in accordance with ordinance authorizing collection of the fee (OMC Chapter 15.74, Ordinance No. 12442 C.M.S.).

## **PUBLIC OUTREACH / INTEREST**

The Impact Fee Annual Report for: Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements Impact Fees, Fiscal Year Ended June 30, 2025 was posted to the City website and may be accessed here: <https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports>.

Subscribers to the Planning and Building department's newsletter were also sent notice that the Impact Fee Annual Report had been posted.

## **COORDINATION**

Project management, policy guidance, and implementation was coordinated with the City Administrator's Office, Office of the City Attorney, and the Planning and Building Department, as well as the OPW, OakDOT, and HCD along with other departments, as appropriate, based on the topic(s) addressed.

## **SUSTAINABLE OPPORTUNITIES**

***Economic:*** The Impact Fees require private development to fund its fair share of affordable housing, transportation and capital improvements infrastructure in a manner that does not hamper new development. The application of the development impact fee process helps provide certainty about development costs.

***Environmental:*** Impact fees mitigate the transportation and infrastructure impacts that a project will have on the environment. The fees provide for bike and pedestrian improvements that can remove a major barrier for people walking and biking and reduce the number of potential conflicts between all modes. Active transportation improvements can have both air quality and mode shift benefits, reducing the environmental impacts associated with transportation.

***Race & Equity:*** Impact Fees on new development fund affordable housing units and transportation and infrastructure improvements. These funds will be used to mitigate impacts of new development citywide such as the displacement of long-term residents, particularly African American residents, who are the overwhelming majority of the unhoused/unsheltered in Oakland. In addition, these funds are used in support of capital and infrastructure improvements that have been evaluated for their capacity to address historic underinvestment in Oakland neighborhoods where the majority of residents are Black, Indigenous, and People of Color. Active infrastructure improvements, including transportation improvements, address safety, prioritize people walking and biking, allow for more convenient, affordable, and safe forms of transportation, helping reduce collision disparities and economic and physical barriers to accessing essential places.

## **ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That the City Council Adopt a Resolution Accepting The Annual Report On The Affordable Housing, Transportation, Capital Improvements, And Jobs/Housing Impact Fees For Fiscal Year 2024-25.

For questions regarding this report, please contact Albert Merid, Assistant Director, Planning and Building Department, at [amerid@oaklandca.gov](mailto:amerid@oaklandca.gov), 510-238-3558

Respectfully submitted,

  
William Gilchrist (Jan 28, 2026 11:10:41 PST)

William Gilchrist  
Director, Planning and Building

  
Emily Weinstein (Jan 28, 2026 13:35:16 PST)

Emily Weinstein  
Director, Housing and Community Development

  
Josh Rowan (Jan 28, 2026 14:46:04 PST)

Josh Rowan  
Director, Department of Transportation

  
Liam Garland (Jan 28, 2026 16:29:54 PST)

Liam Garland  
Director, Oakland Public Works

Prepared by:  
Susan Olson, Administrative Analyst II  
Bureau of Operations & Administration,  
Planning and Building

Attachments (3):

- A. Impact Fee Annual Report, Affordable Housing, Jobs/Housing Transportation, and Capital Improvements Impact Fees, Fiscal Year Ended June 30, 2025
- B. Projects that opted to build affordable units in lieu of paying impact fees
- C. Projects Assessed Impact Fees in FY 2024-25

## **Attachment A**

Impact Fee Annual Report, Affordable Housing,  
Jobs/Housing Transportation, and Capital Improvements  
Impact Fees, Fiscal Year Ended June 30, 2025

# **CITY OF OAKLAND**

## **ANNUAL REPORT FOR:**

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

**Fiscal Year Ended June 30, 2025**

**(FY 2024-2025)**

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December 27, 2025

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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. Each improvement shall include the following information:
  - (i) 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.
  - (ii) An identification of each public improvement identified in a previous report pursuant to clause (i) and whether construction began on the approximate date noted in the previous report.
  - (iii) For a project identified pursuant to clause (ii) for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction.
- f. 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.
- g. The amount of refunds made pursuant to subdivision (e) of Section 66001, the number of persons or entities identified to receive those refunds, 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 Fees**

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. 13366 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. 13366 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 in the past five fiscal years.
3. Projects that obtained vested rights prior to the effective date of the Impact Fees are not subject to Impact Fees provided the vested rights remained vested 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 assessed at the time of building permit application; however, payments are made later in the building permit process according to installment schedule provided in the Impact Fee ordinances:
  - a. At building permit issuance, 100% of Transportation and Capital Improvements Impact Fees, 50% of the Affordable Housing Impact Fee, and 25% of the Jobs/Housing Impact Fee are paid. Building permit issuance may occur up to one year after a building permit application.
  - b. At project completion, the remaining 50% of the Affordable Housing Impact Fee and 50% of the Jobs/Housing Impact Fee are paid. For larger projects, completion typically occurs 1 to 3 years after the building permit issuance (and 2 to 4 years after the building permit application).
  - c. For the Jobs/Housing Impact Fee, the remaining 25% of the Impact Fees is paid at 18 months after project completion.
6. The Impact Fees were phased in to allow developers time to incorporate the Impact Fees 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 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 2024-2025, \$12,262.50 was paid to Hausrath Economic Group for their attendance at public hearings related to citywide impact fee amendments.

7. Refunds for a total of \$11,964.00 were issued FY 2024-2025\*

Affordable Housing:	\$ 11,694.00
Jobs/Housing	\$ 0.00
Capital Improvements:	\$ 0.00
<u>Transportation:</u>	<u>\$ 0.00</u>
<b>Refund Total:</b>	<b>\$ 11,694.00</b>

8. Prior to FY2023-2024, AHIF and JHIF funding were captured in one fund (Fund 1870). Fund 1870 also houses the City's affordable housing boomerang funds. This made reporting on funding commitments and spending complicated, particularly since many affordable housing projects have multiple sources of City funding. In order to appropriately separate the funding streams, HCD staff requested that the AHIF and JHIF have fully separate funds (from Boomerang and from each other), resulting in the creation of Fund 1871 for JHIF and Fund 1872 for AHIF from FY 2023-2024 onward.

\*The refund amounts listed here include money refunded from both the revenue and expense accounts. Individual fund balance summaries will only include refunds issued from the expense account.

*This section has been left intentionally blank*

**Table 1** lists

1. The amount of Impact Fees collected/paid.

Table 1. Impact Fee Summary by Fund and Fiscal Year			
Impact Fee Fund	Impact Fee	Amount Collected/Paid*	
Affordable & Jobs Housing Trust Funds	Affordable Housing Impact Fees (AHIF)	FY 2020-2021	\$4,430,250
		FY 2021-2022	\$8,013,783
		FY 2022-2023	\$2,238,635
		FY 2023-2024	\$3,310,216
		FY 2024-2025	\$1,312,062
		<b>Total FY 2021 -2025</b>	<b>\$19,304,946</b>
	Jobs/Housing Impact Fee (JHIF)	FY 2020-2021	\$2,841,342
		FY 2021-2022	\$2,089,819
		FY 2022-2023	\$2,276,425
		FY 2023-2024	\$1,752,809
		FY 2024-2025	\$0
		<b>Total FY 2021 -2025</b>	<b>\$8,960,395</b>
	AHIF & JHIF	FY 2020-2021	\$7,271,592
		FY 2021-2022	\$10,103,602
		FY 2022-2023	\$4,515,060
		FY 2023-2024	\$5,063,025
		FY 2024-2025	\$1,312,062
		<b>Total FY 2021 -2025</b>	<b>\$28,265,341</b>
Transportation Impact Fee Trust Fund	Transportation Impact Fee (TIF)	FY 2020-2021	\$1,319,704
		FY 2021-2022	\$1,203,661
		FY 2022-2023	\$1,979,184
		FY 2023-2024	\$1,312,509
		FY 2024-2025	\$227,593
		<b>Total FY 2021 -2025</b>	<b>\$6,042,651</b>
Capital Improvements Impact Fee Trust Fund	Capital Improvements Impact Fee (CIIF)	FY 2020-2021	\$984,335
		FY 2021-2022	\$1,447,618
		FY 2022-2023	\$2,032,301
		FY 2023-2024	\$867,205
		FY 2024-2025	\$165,352
		<b>Total FY 2021 -2025</b>	<b>\$5,496,811</b>

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

**Table 1a** lists

1. Total Amount of Impact Fees Assessed broken down by permit issuance status.

Table 1a. Impact Fee Summary of Fees Assessed in FY 24-25			
Impact Fee Description	Fees Assessed where the Permits <u>Have Not</u> been issued as of 7/1/2025	Fees Assessed where the Permits <u>Have</u> been issued as of 7/1/2025	Total Assessed
Affordable Housing Impact Fee	\$ 1,231,149.53	\$ 1,030,454.26	\$ 2,261,603.79
Jobs/Housing Impact Fee	\$ 6,055,712.00	\$ -	\$ 6,055,712.00
Capital Improvements Impact Fee	\$ 2,814,650.31	\$ 171,101.85	\$ 2,985,752.16
Transportation Impact Fee	\$ 2,427,311.45	\$ 281,191.08	\$ 2,708,502.53

Impact fees are assessed while the project is still in the planning stage, before a complete building permit application is submitted and prior to permit issuance. Projects that apply for building permits may or may not ultimately receive issuance of a building permit, in which case the assessed fees are not collected. Likelihood of project completion along with fee collection rates increase substantially after the permit has been issued. The chart above breaks down assessments by permit issuance status.

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## B. Affordable Housing Impact Fees

### 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	7/1/20 – 9/19/21	9/20/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25
Multi-family	Zone 1	\$22,000	\$23,166	\$26,652	\$29,658	\$29,658
	Zone 2	\$17,750	\$18,691	\$21,504	\$23,929	\$23,929
	Zone 3	\$12,000	\$12,636	\$14,538	\$16,177	\$16,177
Townhome	Zone 1	\$20,000	\$21,060	\$24,230	\$26,962	\$26,962
	Zone 2	\$14,250	\$15,005	\$17,263	\$19,210	\$19,210
	Zone 3	\$8,000	\$8,424	\$9,692	\$10,785	\$10,785
Single-family	Zone 1	\$23,000	\$24,219	\$27,864	\$31,006	\$31,006
	Zone 2	\$16,500	\$17,375	\$19,990	\$22,244	\$22,244
	Zone 3	\$8,000	\$8,424	\$9,692	\$10,785	\$10,785

### Fund Balance Summary

Table 3. Affordable Housing Impact Fees, Fiscal Year 7/1/24 – 6/30/25

Document Establishing Fee	Oakland Municipal Code Chapters 15.72 & 15.62
Starting Balance	\$18,162,106
Fees Collected (Fund 1872)	\$1,312,062
Refunds*	(\$11,964)
Interest Earned (Fund 1872)	\$438,420
Expenditures	(\$6,577,455)
Under-reported AHIF Expenditures from Prior Reporting**	(\$2,586,118)
Ending Balance as of June 30, 2025	\$10,737,051
Funds Committed as of June 30, 2025***	\$5,893,752
Funds Yet to be Committed as of June 30, 2025	\$4,843,299

\*The refund amount in this table reflects refunds only issued from the expense account. See page 4 of this report for the total refund amount, which includes money refunded from both the revenue and expense accounts.

\*\*The AHIF reporting was not separated from Fund 1870 – Affordable Housing Trust Fund (AHTF) until FY23–24, and reconciliation continued in FY24–25. Prior to that, projects funded partly or entirely with AHIF were reported under Fund 1870 - AHTF. During our reconciliation process following the fund separation, we identified prior-year AHIF project expenditures that were not captured in previous annual reports. The uncaptured spending totals \$2,586,118 to the following projects which were reflected in prior year Annual Impact Fee Reports.

Project	FY 2023-24	FY 2020-21	FY 2019-20	Total
Predevelopment Loan (#1000393)	\$0	\$0	\$151,484	\$151,484
7 <sup>th</sup> & Campbell (#1004667)	\$0	\$460,192	\$0	\$460,192
Longfellow (#1004050)	\$333,523	\$482,110	\$0	\$815,633
524-530 8 <sup>th</sup> Street (#1005506)	<u>\$1,158,809</u>	\$0	\$0	<u>\$1,158,809</u>
<b>Total (AHIF)</b>	<b>\$1,492,332</b>	<b>\$942,302</b>	<b>\$151,484</b>	<b>\$2,586,118</b>

\*\*\*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. These funds were moved into projects in FY2025-2026, outside the reporting timeframe for this report.

## **Affordable Housing Impact Fees Project Descriptions**

Affordable Housing Impact Fee allocations (AHIF) 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 AHIF funds as projects applied for gap funding, projects are moving into construction and expending funding.

Projects that were awarded AHIF funds (see project descriptions below) since fund inception have made significant progress in recent years, with three projects now having completed construction, five projects under construction and several projects starting construction. In addition, two Acquisition and Conversion to Affordable Housing (ACAH) projects completed their acquisition process. On September 17, 2024, pursuant to [Resolution No. 90419 C.M.S.](#), City Council authorized release of funding (including impact fees) for the 2024 Notice of Funding Availability (NOFA) for the New Construction of Affordable Rental Housing that was released on September 23, 2024 (the “2024 Pipeline NOFA”). Funding awards made in FY24-25 included \$2,800,384 in estimated AHIF revenue. This has enabled at least five developments to apply for tax credits, which will begin construction in FY25-26.

### **Projects in Predevelopment During FY 2024 – 2025:**

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

**Description:** Located at 2700 International Boulevard in the Fruitvale San Antonio neighborhood, the proposed project 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 2024-2025 AHIF Project Expenditures:** There were no expenditures in FY 2024-2025.

#### **b. 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 project will include studios, 1, 2, and 3-bedroom units with accommodations for accessibility.

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

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

**FY 2024-2025 AHIF Project Expenditures:** There were no expenditures in FY 2024-2025.

#### **c. 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 project will include studios, 1-, and 2-bedroom units with accommodations for accessibility.

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

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

**FY 2024-2025 AHIF Project Expenditures:** There were no expenditures in FY 2024-2025.

### **Projects in Construction During FY 2024 – 2025:**

**a. Project: 3050 International (CONSTRUCTION)**

**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 project will include 1, 2, and 3-bedroom units with accommodations for accessibility.

**Status:** Started construction in March 2024.

**Funds Committed:** AHIF funds in the amount of \$1,430,371 have been committed for this project through internal funding swaps in FY 2023-2024. AHIF represent approximately 1.1% of the \$126,595,654 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** There were no AHIF expenditures in FY 2024-2025. Funding is projected to be drawn down in FY 2025-2026.

**b. Project: Phoenix (CONSTRUCTION)**

**Description:** Located at 801 Pine Street in the Prescott neighborhood of West Oakland, the proposed project includes 101 total units of multifamily affordable rental housing for extremely low to low-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. The project will include studios, 1, 2, and 3-bedroom units with accommodations for accessibility.

**Status:** Development started construction in August 2023.

**Funds Committed:** AHIF funds in the amount of \$272,034 have been committed for this project through internal funding swaps in FY 2023-2024. AHIF represent approximately 0.4% of the \$68,879,127 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** There were no AHIF expenditures in FY 2024-2025.

**c. Project: Friendship Senior Rental Housing (CONSTRUCTION)**

**Description:** Located at 1904 Adeline Street in the Ralph Bunche neighborhood of West Oakland, 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. The project will consist of all 1-bedroom units with accommodations for accessibility.

**Status:** The project commenced construction in September 2023.

**Funds Committed:** AHIF funds in the amount of \$2,872,998 (awards were made from various fiscal years for this project). Overall AHIF funding for this project has been adjusted from prior year reporting of \$4,042,000. AHIF represent approximately 5.6% of the \$51,602,601 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** All funding -- \$2,872,998 -- was expended prior to FY 2024-2025.

**d. Project: Longfellow Corner (CONSTRUCTION)**

**Description:** Located at 3801-3807 and 3823-3829 Martin Luther King Jr. Way in the Longfellow neighborhood of North Oakland, 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 project will include 1, 2, and 3-bedroom units with accommodations for accessibility.

**Status:** Project started construction in May 2024.

**Funds Committed:** A total of \$10,264,000 in AHIF funds have been committed for this project (awards were made from various fiscal years for this project). Overall AHIF funding for this project has been adjusted from prior year reporting. AHIF represent approximately 12% of the \$85,663,425 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** AHIF funding in the amount of \$4,503,977 was expended in FY 2024-2025.

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

**Description:** Located at 760 22nd Street & 2201 Brush Street in the Ralph Bunche neighborhood of West Oakland, 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 project will include studios, 1, 2, and 3-bedroom units 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, construction is now complete. A temporary certificate of occupancy was issued in April 2025 with the approval of a final certificate of occupancy in progress.

**Funds Committed:** Total AHIF funds of \$2,330,000 have been committed to this project. (FY 2017-2018 AHIF in the amount of \$330,000 and FY 2022-2023, \$2,000,000). AHIF represent approximately 4% of the \$58,254,216 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** AHIF funding in the amount of \$2,073,478 was expended in FY 2024-2025.

**Fiscal Year Awards – Projects Completed During or Prior to FY 2023 – 2024:****a. Project: Oak Hill Apartments/NOVA (CONSTRUCTION COMPLETED)**

**Description:** Located at 445 30th Street in the Pill Hill neighborhood of Oakland, 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. The project will include studios 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. AHIF represent approximately 4% of the \$40,150,093 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** All AHIF were spent prior to FY 2024-2025.

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

**Description:** Located at 95th Avenue & International Blvd in the Elmhurst neighborhood of East Oakland, 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 occurred in February 2024.

**Funds Committed:** AHIF funds in the amount of \$1,409,717 have been committed for this project. AHIF represent approximately 2.9% of the \$49,059,621 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** All AHIF were spent prior to FY 2024-2025.

**c. Project: 7th & Campbell (CONSTRUCTION COMPLETED)**

**Description:** Located at 7th & Campbell in the Prescott neighborhood of West Oakland, 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 project will include studios, 1 and 2-bedroom units 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 completed in FY2024-2025.

**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. AHIF represent approximately 0.6% of the \$77,887,389 total development costs for this project.

**FY 2024-2025 AHIF Project Expenditures:** All AHIF commitments were spent prior to FY 2024-2025.

### **Acquisition and Conversion of Affordable Housing (ACAH) Projects**

The purpose of the ACAH Program is to protect and preserve long-term affordable housing options throughout the City by providing loans to eligible borrowers to acquire and rehabilitate market rate rental properties and then convert the properties to long-term affordable housing through recorded affordability restrictions.

**a. Project: 2000 36th Avenue (ACAH)**

**Description:** Located at 2000 36th Avenue in the Fruitvale neighborhood, the project includes 55 total units of multifamily affordable rental housing with units for low-income households under 80% of the Area Median Income. The project includes 1 unrestricted on-site property manager's unit and 1-bedroom and 2-bedroom units.

**Status:** Acquisition phase completed, rehabilitation phase to start in FY 2024-25.

**Funds Committed:** AHIF funds in the amount of \$40,119 have been committed for this project in FY 2023-2024. 0.3% of the total development costs is funded with AHIF.

**FY 2024-2025 AHIF Project Expenditures:** In FY 2024-2025, there were no AHIF expenditures for this project.

**b. Project: 524-530 8th Street (ACAH)**

**Description:** Located at 524 -530 8th Street in the Old Oakland neighborhood, the project includes 39 total units of multifamily affordable rental housing with all units reserved for extremely low to low-income households from 30% to 60% of the Area Median Income. The project includes 10 units set aside as housing for homeless residents. The project includes single room occupancy units with accommodations for accessibility.

**Status:** Acquisition phase completed, rehabilitation phase to start in FY 2024-25.

**Funds Committed:** AHIF funds in the amount of \$1,158,809 have been committed for this project in FY 2023-2024. 23% of the total development costs is funded with AHIF.

**FY 2024-2025 AHIF Project Expenditures:** All AHIF were spent prior to FY 2024-2025.

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## C. Jobs/Housing Impact Fees

### The Amount of Jobs/Housing Impact Fee

<b>Table 4. Jobs/Housing Impact Fees - Nonresidential (Fee Per Square Foot on Projects &gt;25,000 sq. ft.)</b> <b>The Date is Based on When the Applicant Applies for Building Permit</b>					
Nonresidential Use Type	Fiscal Year 7/1/20 - 6/30/21	Fiscal Year 7/1/21 - 6/30/22	Fiscal Year 7/1/22 - 6/30/23	Fiscal Year 7/1/23 - 6/30/24	Fiscal Year 7/1/24 - 6/30/25
Office	\$5.98	\$6.29	\$7.24	\$8.05	\$7.87
Warehouse	\$5.98	\$6.29	\$7.24	\$8.05	\$7.87

### Fund Balance Summary

<b>Table 5. Jobs/Housing Impact Fee, Fiscal Year 7/1/24 – 6/30/25</b>		
Document Establishing Fee	Oakland Municipal Code Chapters 15.68 & 15.62	
Starting Balance	\$13,964,433	
Fees Collected (Fund 1871)	\$0	
Refunds*	\$0	
Interest Earned (Fund 1871)	\$431,572	
Expenditures	(\$718,000)	
Under-reported JHIF Expenditures from Prior Reporting **	(\$1,131,545)	
Ending Balance as of June 30, 2025	\$12,546,460	
Funds Committed as of June 30, 2025***	\$12,060,074	
Funds Yet to be Committed as of June 30, 2025	\$486,386	

\*The refund amount in this table reflects refunds only issued from the expense account. See page 4 of this report for the total refund amount, which includes money refunded from both the revenue and expense accounts.

\*\* The JHIF reporting was not entirely separated from Fund 1870— Affordable Housing Trust Fund (AHTF) until FY23-24, and reconciliation continued in FY24-25. Prior to that, projects funded partly or entirely with JHIF were reported under Fund 1870 - AHTF. During our reconciliation process following the fund separation, we identified prior-year JHIF project expenditures that were not captured in previous annual reports. The uncaptured spending totals \$1,131,545 and relates to the following project. These project expenditures have already been reflected in prior year Annual Impact Fee reporting AHIF/JHIF Project Descriptions.

Project	FY 2020-21	Total
Casa Sueños, aka Fruitvale Transit Village Phase II-B (#1004672)	\$1,131,545	\$1,131,545
<b>Total (JHIF)</b>	<b>\$1,131,545</b>	<b>\$1,131,545</b>

\*\*\*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.

### Jobs/Housing Impact Fee Project Descriptions

As is the case for AHIF, Jobs/Housing Impact Fee (JHIF) 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.

New Construction projects that were awarded JHIF funds in prior fiscal years have made significant progress in the past year, with two projects having completed construction, and four projects in construction. In addition, three Acquisition and Conversion to Affordable Housing (ACAH) projects were acquired, one of which nearly completed its planned rehabilitation work.

On September 17, 2024, pursuant to [Resolution No. 90419 C.M.S.](#), City Council authorized release of funding (including impact fees) for the 2024 Notice of Funding Availability (NOFA) for the New Construction of Affordable Rental Housing that was released on September 23, 2024 (the “2024 Pipeline NOFA”). Funding awards made in FY24-25 included \$65,000 in estimated JHIF revenue. This has enabled at least five developments to apply for tax credits, which will begin construction in FY25-26.

### **Predevelopment During FY 2024 – 2025:**

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

**Description:** Located at 2700 International Boulevard in the Fruitvale San Antonio neighborhood, the proposed project 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:** Due to funding revisions in FY2023-2024, current JHIF funding committed to this project is \$2,500,000.

**FY 2024-2025 JHIF Project Expenditures:** There were no expenditures in FY 2024-2025.

#### **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-bedroom units with accommodations for accessibility.

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

**Funds Committed:** Due to funding revisions in FY2023-2024, current JHIF funding committed to this project is \$928,687.

**FY 2024-2025 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2024-2025.

### **Projects in Construction During FY 2024 – 2025:**

#### **a. Project: Longfellow Corner (CONSTRUCTION)**

**Description:** Located at 3801-3807 and 3823-3829 Martin Luther King Jr. Way in the Longfellow neighborhood of North Oakland, 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-bedroom units with accommodations for accessibility.

**Status:** Project started construction in May 2024 and is currently 56% complete through October 2025.

**Funds Committed:** \$1,018,000 in JHIF were awarded to the project in FY 2022-2023 (from FY 2023-24 funds). JHIF represent approximately 1.2% of the \$85,663,425 total development costs for this project.

**FY 2024-2025 JHIF Project Expenditures:** JHIF funding in the amount of \$718,000 was expended in FY 2024-2025.

b. **Project: 3050 International (CONSTRUCTION)**

**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-bedroom units with accommodations for accessibility.

**Status:** Started construction in March 2024.

**Funds Committed:** Due to funding revisions in FY2023-2024, current JHIF funding committed to this project is \$2,263,889. JHIF represent approximately 1.8% of the \$126,595,654 total development costs for this project.

**FY 2024-2025 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2024-2025.

c. **Project: Phoenix (CONSTRUCTION)**

**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 low-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-bedroom units with accommodations for accessibility.

**Status:** started construction in August 2023.

**Funds Committed:** Due to funding revisions in FY2023-2024, current JHIF funding committed to this project is \$1,018,588. JHIF represent approximately 1.2% of the \$68,879,127 total development costs for this project.

**FY 2024-2025 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2024-2025.

d. **Project: Friendship Senior Rental Housing (CONSTRUCTION)**

**Description:** Located at 1904 Adeline Street in the Ralph Bunche neighborhood of West Oakland, 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:** The project commenced construction in September 2023.

**Funds Committed:** Due to funding revisions in FY2023-2024, current JHIF funding committed to this project is \$1,193,000. Overall JHIF funding for this project has been adjusted from prior year reporting of \$3,018,000. JHIF represent approximately 2% of the \$51,602,601 total development costs for this project.

**FY 2024-2025 JHIF Project Expenditures:** There were no JHIF expenditures in FY 2024-2025.

**Projects Completed During or Prior to FY 2024 – 2025:****a. Project: 95th Avenue & International Blvd (CONSTRUCTION COMPLETED)**

**Description:** Located at 95th Avenue & International Blvd in the Elmhurst neighborhood of East Oakland, 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 has occurred

**Funds Committed:** JHIF funds in the amount of \$129,681 have been committed for this project. JHIF represent approximately 0.3% of the \$49,059,621 total development costs for this project.

**FY 2024-2025 JHIF Project Expenditures:** No expenditures in FY 2024-2025. All JHIF funds were expended at the beginning of FY 2021-2022.

**b. Project: Casa Sueños, aka Fruitvale Transit Village Phase II-B (CONSTRUCTION COMPLETED)**

**Description:** Located at E.12th Street & 35th Avenue in the Fruitvale neighborhood of East Oakland, the proposed project includes 181 total units of multifamily affordable rental housing for extremely low to low-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-bedroom units with accommodations for accessibility.

**Status:** Construction completed in January 2024.

**Funds Committed:** JHIF funds in the amount of \$1,604,123 have been committed for this project. JHIF represent approximately 1% of the \$155,592,383 total development costs for this project.

**FY 2024-2025 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 2024-2025.

**Acquisition and Conversion to Affordable Housing Projects (ACAH):**

The purpose of the ACAH Program is to protect and preserve long-term affordable housing options throughout the City by providing loans to eligible borrowers to acquire and rehabilitate market rate rental properties and then convert the properties to long-term affordable housing through recorded affordability restrictions.

**a. Project: 1432 12th Avenue (ACAH)**

**Description:** Located at 1432 12th Avenue in the San Antonio neighborhood, the project includes 7 total units of multifamily affordable rental housing with 7 units for low-income households under 60% of the Area Median Income. The unit types include studio, 1, 2, and 3-bedroom units with accommodations for accessibility.

**Status:** Acquisition phase completed; rehabilitation is 99% completed.

**Funds Committed:** JHIF funds in the amount of \$1,209,000 have been committed for this project in FY 2023-2024. 37% of the total development costs is funded with JHIF.

**FY 2024-2025 JHIF Project Expenditures:** In FY 2024-2025, there were no JHIF expenditures for this project.

**b. Project: 2000 36th Avenue (ACAH)**

**Description:** Located at 2000 36th Avenue in the Fruitvale neighborhood, the project includes 55 total units of multifamily affordable rental housing with units for low-income households under 80% of the Area Median Income. The project includes 1 unrestricted on-site property manager's unit. The unit types include 1 and 2-bedroom units.

**Status:** Acquisition phase completed, rehabilitation phase to start in FY2024-25.

**Funds Committed:** JHIF funds in the amount of \$138,096 have been committed for this project in FY 2023-2024. 1.14% of the total development cost is funded with JHIF.

**FY 2024-2025 JHIF Project Expenditures:** In FY 2024-2025, there were no JHIF expenditures for this project.

**c. Project: 1921 & 2022 36th Avenue (ACAH)**

**Description:** Located at 1921 & 2022 36th Avenue in the Fruitvale neighborhood, the project includes 25 total units of multifamily affordable rental housing with 24 units for low-income households under 60% of the Area Median Income. The project includes 1 unrestricted on-site property manager's unit. The unit types will include 1 and 2-bedroom units.

**Status:** Acquisition and minor rehabilitation phase completed, larger rehabilitation phase to start in Quarter 1 2025.

**Funds Committed:** AHIF funds in the amount of \$1,450,000 have been committed for this project in FY 2023-2024. 23% of the total development cost is funded with JHIF.

**FY 2024-2025 JHIF Project Expenditures:** In FY 2024-2025, there were no JHIF expenditures for this project.

In addition to the projects funded with JHIF funds, 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 Annual Impact Fee reports prior to FY 2022-2023, which focused on project construction/permanent loans.

**a. 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:** On hiatus pending release of new program in late 2025

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

**FY 2024-2025 JHIF Project Expenditures:** There were no JHIF expenditures for this program recorded in FY 2024-2025.

## D. Transportation Impact Fees

### 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	Fiscal Year 7/1/20 - 6/30/21	Fiscal Year 7/1/21 - 6/30/22	Fiscal Year 7/1/22 - 6/30/23	Fiscal Year 7/1/23 - 6/30/24	Fiscal Year 7/1/24 - 6/30/25
Multi-family	Zone 1	\$750	\$790	\$909	\$1,012	\$1,012
	Zone 2	\$750	\$790	\$909	\$1,012	\$1,012
	Zone 3	\$750	\$790	\$909	\$1,012	\$1,012
Townhome	Zone 1	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 2	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 3	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
Single-family	Zone 1	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 2	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Zone 3	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349

**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	Fiscal Year 7/1/20 - 6/30/21	Fiscal Year 7/1/21 - 6/30/22	Fiscal Year 7/1/22 - 6/30/23	Fiscal Year 7/1/23 - 6/30/24	Fiscal Year 7/1/24 - 6/30/25
Office	\$2.00	\$2.11	\$2.43	\$2.70	\$2.70
Retail, Freestanding	\$0.75	\$0.79	\$0.91	\$1.01	\$1.01
Retail, Ground Floor	\$0.75	\$0.79	\$0.91	\$1.01	\$1.01
Industrial	\$0.55	\$0.58	\$0.67	\$0.75	\$0.75
Warehouse	\$0.35	\$0.37	\$0.43	\$0.48	\$0.48
Hotel/Motel	\$0.65	\$0.68	\$0.79	\$0.88	\$0.88
Institutional	\$3.00	\$3.16	\$3.64	\$4.05	\$4.05

## **Fund Balance Summary**

<b>Table 7. Transportation Impact Fees, Fiscal Year 7/1/24–6/30/25</b>	
Document Establishing Fee	Oakland Municipal Code Chapter 15.74
Starting Balance*	\$10,561,596
Fees Collected	\$227,593
Refunds**	\$0
Interest Earned***	\$426,400
Expenditures	(\$1,473,770)
Ending Balance as of June 30, 2025	\$9,741,818
Funds Committed as of June 30, 2025	\$7,899,946
Funds Held in Contingency as of June 30, 2025	\$1,841,873

\*Unrealized gain/loss of in market is not included.  
 \*\*The refund amount in this table reflects refunds only issued from the expense account. See page 4 of this report for the total refund amount, which includes money refunded from both the revenue and expense accounts.  
 \*\*\*Interest is being accrued on this fee at the fund level and is being allocated to the transportation impact fee account.

## **Transportation Impact Fees Project Descriptions**

The Department of Transportation (OakDOT) budgets funds from the Transportation Impact Fees (TIF) to capital projects<sup>1</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. Projects that receive TIF funding are listed under the [Complete Streets Capital Program](#) which is updated through the biennial budget process. Several policy documents guided the overall preparation of the City's Fiscal Year 2023-2025 CIP for transportation assets. These include:

- 2023 Infrastructure Bond, Measure KK & Measure U (Resolution 89894 C.M.S., 2023)
- 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)

<sup>1</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.

- 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 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 \$1,473,770 of expenditures in Transportation Impact Fees (TIFs) for the July 1, 2024 to June 30, 2025 fiscal year. These expenditures were for TIF projects that had received funding in prior years. The following section includes updates on existing TIF-funded projects.

### **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:** This project has been completed.

**Funds Committed:** \$2,100,000 in TIF funding has been appropriated to this project. This funding covers 100% of total capital improvements for this project.

**FY 2024-2025 TIF Project Expenditures:** \$1,348,707 was expended in FY 2024-2025.

**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 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 design and is anticipated to start construction by spring 2027 and completed by winter 2027.

**Funds Committed:** \$1,000,000 has been committed to this project. This funding covers 100% of total capital improvements for this project.

**FY 2023-2024 TIF Project Expenditures:** \$10,852 of funds were expended in FY 2024-25.

**c. Project: Fruitvale Alive**

**Description:** Fruitvale Avenue between E12th Street and Alameda Ave is a critical gap in the City of Oakland's bikeway network. This stretch of roadway connects commuters and residents of Jingletown and the City of Alameda with the services, amenities, and high-quality public transit available around the Fruitvale BART Station. Home to numerous railroad crossings, the I-880 underpass, and wide lanes that encourage high vehicle speeds, this corridor was the focus of a community planning and design effort from 2014 to 2016 where the City held multiple public meetings in the Fruitvale neighborhood. This project will install the following elements on Fruitvale Avenue to improve safety and access for people using all modes of travel on Fruitvale - with a particular emphasis on people biking, walking, and taking the bus:

- Widen the sidewalks by 5 to 7 feet on each side of Fruitvale Avenue
- Install a sidewalk-level protected bike lane on the corridor connecting the Fruitvale Avenue Bridge to E12th Street and the Fruitvale BART Station
- Create a new connection to a new segment of the SF Bay Trail through Jingletown. Close two "slip lanes" at the south side of intersection of Fruitvale and E12th (locations where cars make fast turns) and convert them into pedestrian and bicycle space. Install pedestrian bulb-outs where feasible to reduce the crossing distance for people walking. Install new

landscaping and greenery to beautify the corridor and improve air quality. Install new pedestrian-oriented sidewalk lighting along the corridor.

**Status:** Construction is largely complete but is expected to continue intermittently through mid-2026 to obtain necessary permits from Union Pacific Railroad.

**Funds Committed:** An amount of \$1,099,791 in TIF funds have been committed to this project.

**FY 2024-2025 TIF Project Expenditures:** \$112,975 of funds were expended in FY 2024-25.

**d. Project: 14<sup>th</sup> Avenue Streetscape Project**

**Description:** 14th Avenue is a major east-west corridor that connects International Boulevard to Highland Hospital, MacArthur Boulevard, and I-580. 14th Avenue is currently a relatively high-speed, 4-lane divided roadway that is a barrier for people walking between residential neighborhoods to the north and south. The street is also an important, (relatively flat) connection for people biking and is a critical gap in the network between the Foothill Blvd and MacArthur Blvd bike lanes. The City recently completed Phase 1 of this Project, which upgraded sidewalks, pedestrian crossings, and landscaping between International Blvd. and E 19th Street. The current phase of the 14th Avenue Streetscape project will deliver pedestrian crossing improvements to all intersections on 14th Avenue between E19th Street and E27th Street. These improvements include Flashing Pedestrian Beacons (RRFBs), expanded sidewalks at intersections, street trees, a reduction in vehicle lanes from 4 to 2, and turn lane upgrades. This project will also install an important bicycle connection on 14th Avenue from Foothill Blvd to 27th Street/Highland Hospital. These bike lanes will form the foundation for a complete network connection north to MacArthur Blvd/Excelsior, which is prioritized in the City of Oakland's Capital Improvement Plan. This project will:

- Plant new street trees on the sidewalks and median along 14th Avenue
- Improve safety and comfort for people walking, especially for people crossing 14th Avenue
- Slow vehicle speeds and create a calmer street
- Provide a dedicated space for people riding bikes on 14th Avenue from E 19th Street to E 27th Street
- Improve access for people with disabilities
- Upgrade bus stops on the corridor with safer pedestrian crossings and more pedestrian space.

**Status:** Construction began in April 2025 and is anticipated to last approximately one year.

**Funds Committed:** An amount of \$2,921,744 in TIF funds have been committed to this project.

**FY 2024-2025 TIF Project Expenditures:** \$1,237 of TIF funds were expended in FY 2024-25.

**e. Project: Lakeshore Avenue Separated Bike Lanes Project**

**Description:** This project will install a completely separated two-way pathway for people biking on Lakeshore Avenue between El Embarcadero and E18th Street, along with traffic-calming and pedestrian safety improvements for this gateway street to the regional recreational destination of Lake Merritt. The 100% plans now include the following updates in addition to the two-way bike connection, transit boarding islands, and pedestrian safety islands already proposed in earlier plan sets:

- Full-width repaving of Lakeshore between El Embarcadero and MacArthur with road diet from 4 to 2 lanes, buffered bike lanes, and intersection striping improvements at MacArthur Blvd.

- Pedestrian bulbouts and refuge islands at the SW and NW corners of El Embarcadero/Lakeshore to reduce crossing distances across Lakeshore.
- Concrete median islands to prohibit illegal passing and speeding in the center of the roadway.

**Status:** Construction began in July 2025 and is anticipated to take 12-15 months to complete.

**Funds Committed:** An amount of \$1,653,700 in TIF funds have been committed to this project.

**FY 2024-2025 TIF Project Expenditures:** Since construction commenced after the end of the Fiscal Year, no TIF funding was spent in FY 2024-2025.

### **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. 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 2025-2027 CIP. These projects are listed on the City's [OpenGov budget website](#). 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 considered in the TIF alternative project list.

The table below includes sample capital projects to be funded by Fund 2420 in Fiscal Year 2025-2026 in accordance with the City Council approved budget. The actual projects and their scopes that will be funded by the contingency fund balance will be clarified and developed prior to project implementation.

Item #	Fund	Dept.	Description	FY 2024-2025 One-Time	FY 2024-2025 Total	Notes
1	2420	DOT	27 <sup>th</sup> Street Complete Streets Project	See note	See note	Funding amount to be confirmed upon allocation
2	2420	DOT	East 12th Street Bikeway	See note	See note	Funding amount to be confirmed upon allocation
3	2420	DOT	Lakeside Drive / Lake Merritt Boulevard Complete Streets Paving Project	See note	See note	Funding amount to be confirmed upon allocation

## E. Capital Improvements Impact Fees

### 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	Fiscal Year 7/1/20 - 6/30/21	Fiscal Year 7/1/21 - 6/30/22	Fiscal Year 7/1/22 - 6/30/23	Fiscal Year 7/1/23- 6/30/24	Fiscal Year 7/1/24- 6/30/25
Multi-family	Zone 1	\$1,250	\$1,316	\$1,515	\$1,686	\$1,686
	Zone 2	\$750	\$790	\$909	\$1,012	\$1,012
	Zone 3	\$250	\$263	\$303	\$337	\$337
Townhome	Zone 1	\$3,000	\$3,159	\$1,212	\$4,045	\$4,045
	Zone 2	\$2,000	\$2,106	\$3,635	\$2,696	\$2,696
	Zone 3	\$1,000	\$1,053	\$2,423	\$1,349	\$1,349
Single family	Zone 1	\$4,000	\$4,212	\$4,846	\$5,392	\$5,392
	Zone 2	\$3,000	\$3,159	\$3,635	\$4,045	\$4,045
	Zone 3	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349

**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	Fiscal Year 7/1/20 - 6/30/21	Fiscal Year 7/1/21 - 6/30/22	Fiscal Year 7/1/22 - 6/30/23	Fiscal Year 7/1/23 - 6/30/24	Fiscal Year 7/1/24- 6/30/25
Office	\$2.00	\$2.11	\$2.43	\$2.70	\$2.70
Retail, Freestanding	\$0.50	\$0.53	\$0.61	\$0.68	\$0.68
Retail, Ground Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Industrial	\$1.00	\$1.05	\$1.21	\$1.35	\$1.35
Warehouse	\$1.00	\$1.05	\$1.21	\$1.35	\$1.35
Hotel/Motel	\$0.60	\$0.63	\$0.73	\$0.81	\$0.81
Institutional	\$3.00	\$3.16	\$3.64	\$4.05	\$4.05
Self/Mini Storage*	\$0.00	\$0.22	\$0.25	\$0.28	\$0.28

## **Fund Balance Summary**

**Table 9. Capital Improvement Impact Fees**  
**Fiscal Year 7/1/24– 6/30/25**

Document Establishing Fee	Oakland Municipal Code Chapter 15.74
Starting Balance	\$5,501,667
Fees Collected*	\$165,352
Refunds**	(\$0)
Interest Earned***	\$216,237
Expenditures	(\$1,459,155)
Ending Balance as of June 30, 2025	\$4,424,101
Funds Committed as of June 30, 2025****	\$4,068,959
Funds Yet to be Committed as of June 30, 2025	\$355,142

\*Unrealized gain/loss of in market is not included.  
\*\* The refund amount in this table reflects refunds only issued from the expense account. See page 4 of this report for the total refund amount, which includes money refunded from both the revenue and expense accounts.  
\*\*\*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), and these funds are in the fund balance at this time.

## **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 to 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 2025-2027 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)
- 2025 Infrastructure Bond, Measure U (Resolution 90849 C.M.S., 2025)

## **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 does not include projects to be funded by Fund 2421 in Fiscal Year 2025-2026 in accordance with City Council approved budget. Projects listed in Items #1-2 reflect some, but not all, sample projects that could be funded by the yet to be committed fund balance of \$355,142. The actual projects and their scopes that will be funded by the \$355,142 fund balance will be clarified and developed prior to project implementation.

Item #	Fund	Dept.	Description (Include Job Class & FTE)	FY 2025-2026 One-Time	FY 2025-2026 Total	Notes
1	2421	OPW	Malonga Arts Center	\$75,000	\$75,000	Sample Project
2	2421	OPW	Digital Arts & Culinary Academy Phase 2 Renovations & Expansion	\$280,142	\$280,142	Sample Project
<b>Subtotal of Expenditure Additions</b>				<b>\$355,142</b>	<b>\$355,142</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

**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 City is preparing an updated Storm Drainage Master Plan (SDMP). The SDMP work is to assess the condition of the City's storm drainage system and identify areas prone to flooding. It includes an inventory and assessment of the City's storm drainage system, studies to evaluate if drains and pipes have capacity to handle storm drainage flows; a prioritized list of improvements to reduce local flooding and to add green stormwater infrastructure designed to clean stormwater and provide urban greening benefits; preliminary cost estimates of storm drainage system improvements; and suggestions for funding sources to implement the planned storm drainage improvements.

**Status:** Currently in process. Steady progress is being made on the project and expect to complete the plan in early 2027. Hydraulic model is 100% complete, condition assessments of scoped facilities is 65% complete, and design standards are 95% complete. Pump station evaluation is 70% complete. The risk scoring matrix is 75% complete. CIP development for capacity upgrade is 75% complete. Public outreach is ongoing. Final SDMP adoption is planned for Spring of 2027.

**Funds Committed:** The FY 2020-21 Adopted Midcycle Budget, Resolution No. 88714 C.M.S., authorized a \$991,000 budget allocation and the FY 2024-25 Adopted Midcycle Budget, Resolution No. 90326 C.M.S., authorized \$300,000 to the Storm Drainage Master Plan (SDMP) project. 28.21% of this project was funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$300,000 was expended in FY 2024-2025.

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, serving 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 closeout phase.

**Funds Committed:** Funding in the amount of \$700,000 was allocated to this existing Measure KK project in the Adopted FY 20119 Capital program with an additional \$691,000.00 added in FY 2020-2021 and \$218,500 added in FY 2022-23, to make improvements to existing facilities to accommodate fire operations and improve ADA accessibility. 22.52% of this project was funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$120,120 was expended in FY 2024-2025.

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 the construction phase.

**Funds Committed:** Funding in the amount of \$300,000 has been allocated to this existing Measure KK project in the Adopted FY 2017-19 Capital Program for public services facilities serving the East Oakland community. 3.98% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

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

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

**Status:** Feasibility Study was completed and issued to stakeholders in September of 2024. Further work pending outcome of presentation and feedback to stakeholders.

**Funds Committed:** Funding in the amount of \$500,000 was allocated to this project in FY 2020-21. 100% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$78,758 was expended in FY 2024-2025.

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 construction and is on-hold pending Council action to increase the change order capacity beyond the current contract specifications.

**Funds Committed:** Funding in the amount of \$800,000 was allocated to this project in FY 2021-22 and \$350,000 in FY 2024-25. 38.65% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$370,618 was expended in FY 2024-2025.

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. Completion is anticipated in January of 2026.

**Funds Committed:** Funding in the amount of \$125,000 was allocated to this existing project in FY 2021-22, an additional \$125,000 was allocated in FY 2022-23, an additional amount of \$715,000 was allocated in FY 2023-24 and \$35,000 was allocated in FY 2024-25. 3.16% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$438,519 was expended in FY 2024-2025.

g. **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 completed.** 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 2021-22. 100% of this project is funded by CIIF

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$39,162 was expended in FY 2024-2025.

h. **Project:** West Oakland Youth Center

**Description:** Landscape/Building Improvements to install a new alarm system.

**Status:** Project is completed. **Funds Committed:** Funding in the amount of \$50,000 was allocated to this project in FY 2021-2022. 100% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total Amount of \$24,819 was expended in FY 2024-2025.

i. **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 sought 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 2021-22. 100% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

j. **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 2021-22. 100% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

k. **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 has been completed.

**Funds Committed:** Funding in the amount of \$30,000 was allocated to this project in FY 2021-22. 100% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total Amount of \$4,000 was expended in FY 2024-2025.

l. **Project:** Holly Mini Park

**Description:** Expanding the play structure and installing new fencing/gates throughout the park area.

**Status:** The project is complete. A ribbon-cutting celebration was held in September 2024.

**Funds Committed:** Funding in the amount of \$250,000 was allocated to this project in FY 2022-23. 16.28% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$74,872 was expended in FY 2024-2025.

m. **Project:** 73<sup>rd</sup> Avenue Soil Remediation

**Description:** Remediation of site soil to meet State DTSC standards.

**Status:** DTSC is currently reviewing the Removal Action Workplan. Project is currently in process with construction begin in May of 2026.

**Funds Committed:** Funding in the amount of \$50,000 was allocated to this project in FY 2023-24. 1.05% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

n. **Project:** East Oakland Sports Center Expansion

**Description:** The project includes improvements to the existing indoor pool including pool shell refurbishing, new deck resurfacing, slide replacement, ventilation upgrade and window replacement.

**Status:** The project received bids that were twice the City's estimate. Project is in the re-bidding process.

**Funds Committed:** Funding in the amount of \$200,000 was allocated to this project in FY 2023-24. 9.09% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

o. **Project:** Oakland Tool Lending Library

**Description:** Design and installation of pre-fabricated unit structures and associated site work to provide free-standing Tool Lending Library space behind the Temescal Branch Library.

**Status:** The project is on hold pending additional funding or reduction in design scope.

**Funds Committed:** Funding in the amount of \$35,000 was allocated to this project in FY 2023-24. 1.76% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

p. **Project:** Caldecott Trail

**Description:** Design of a new accessible path system throughout the Caldecott trail, restroom and parking lot renovations to provide access as well as substantially extend the functional life of the existing infrastructure. Provide universal playground access integrated into nature and play opportunities which reflect the rugged natural setting of the park.

**Status:** Project is currently in design.

**Funds Committed:** Funding in the amount of \$115,000 was allocated to this project in FY 2024-25. 28.25% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** Total amount of \$8,287 was expended in FY 2024-2025.

q. **Project:** Tyrone Carney Park Renovation

**Description:** The project will include four new play areas, fitness equipment, accessible pathways, new landscaping and new site security.

**Status:** The project will begin construction in November of 2025.

**Funds Committed:** Funding in the amount of \$900,000 was allocated to this project in FY 2024-25. 17.83% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

r. **Project:** Sobrante Park Renovation

**Description:** The project will include the installation of two modular buildings, new playground, picnic area, gardens and accessible pathways.

**Status:** The project is in process and obtaining building permits.

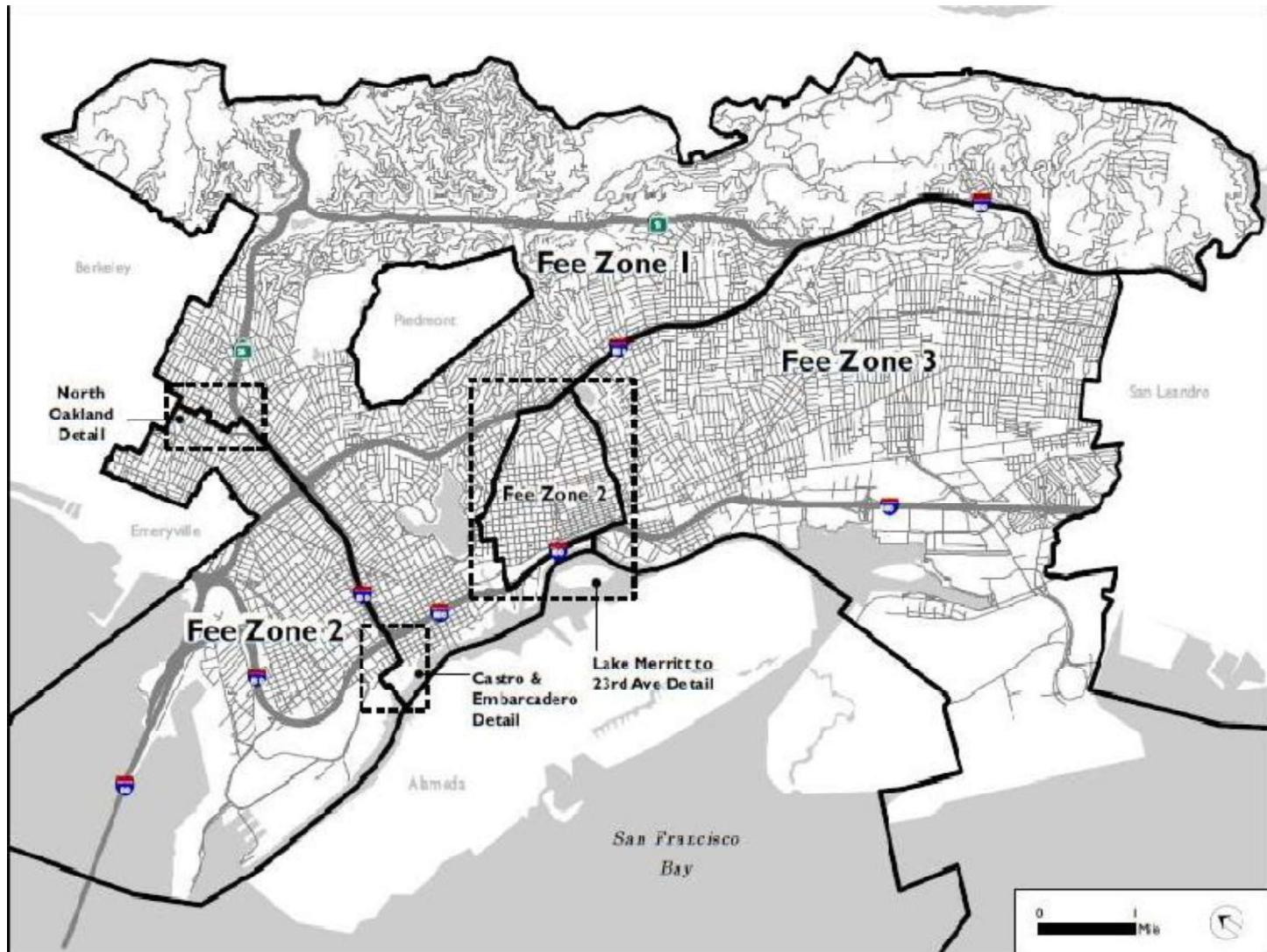
**Funds Committed:** Funding in the amount of \$1,400,000 was allocated to this project in FY 2024-25. 16.09% of this project is funded by CIIF.

**FY 2024-2025 CIF Project Expenditures:** No funds were expended in FY 2024-2025.

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## IV. IMPACT FEE ZONE MAPS

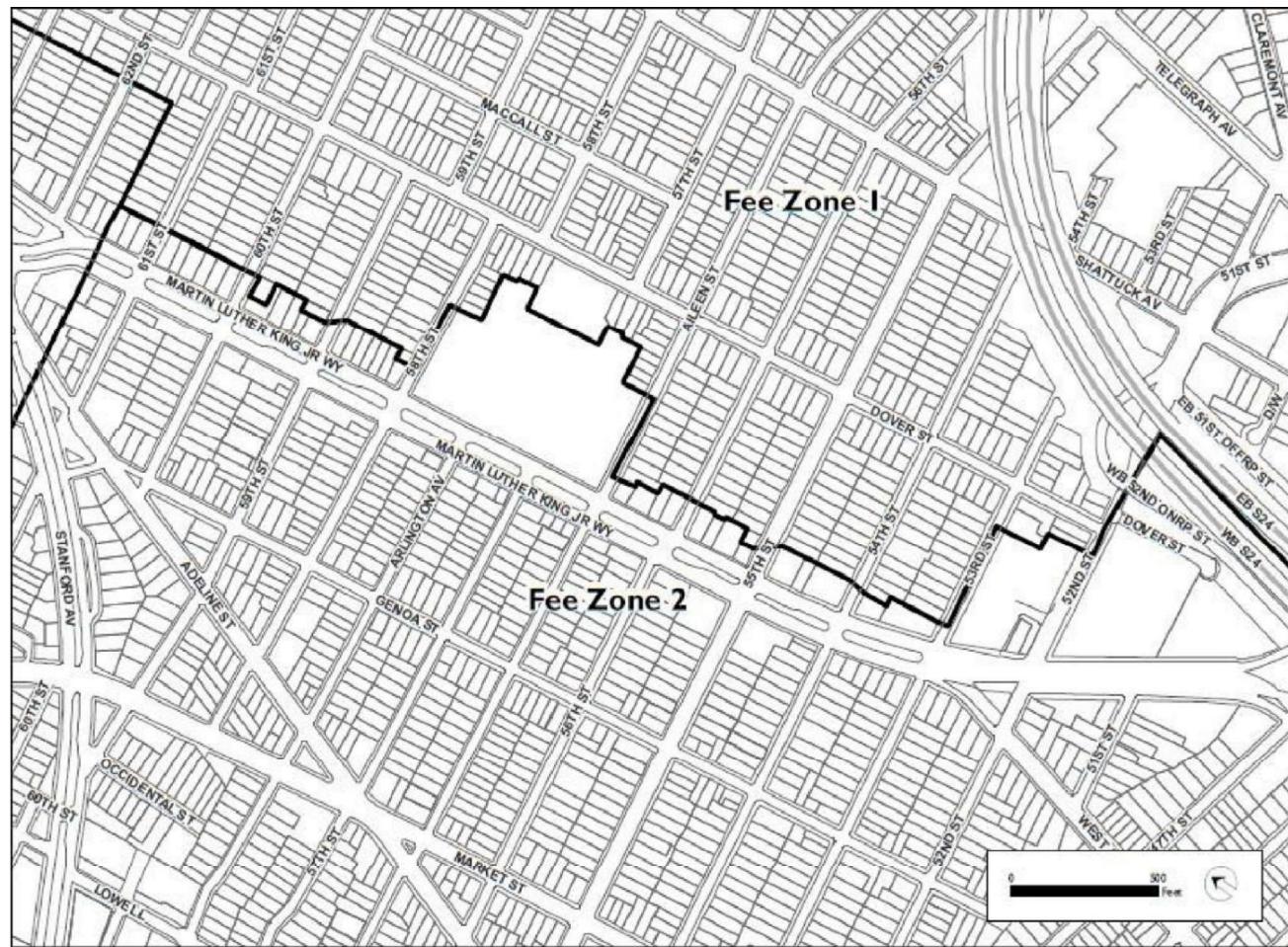
### Impact Fee Zones for Residential Projects



Impact Fee Zones for Residential Projects

Planning & Building Department  
April 20, 2016

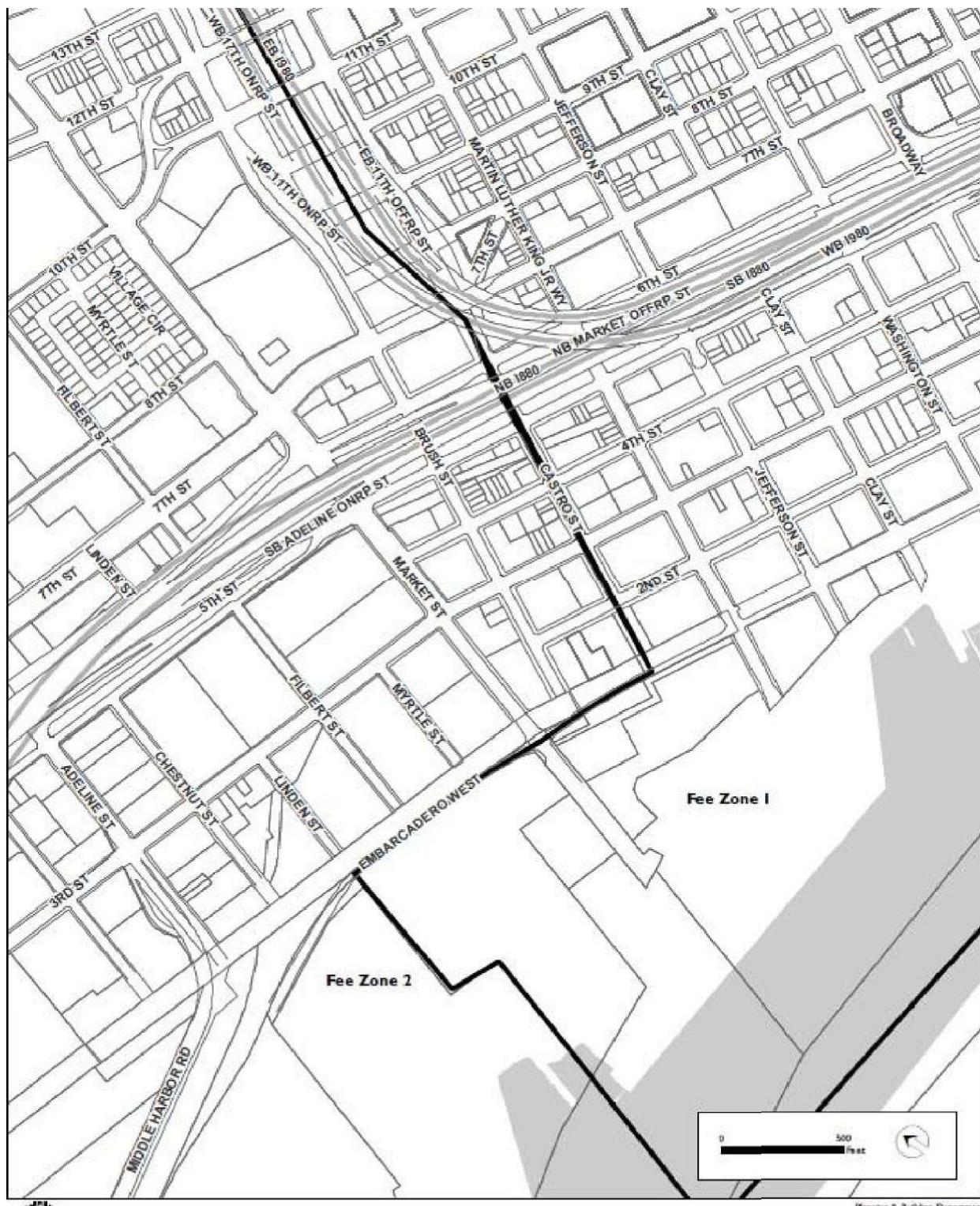
## Impact Fee Zone Map - North Oakland Detail



Impact Fee Zones for Residential Projects - North Oakland Detail

Planning & Building Department  
March 16, 2016

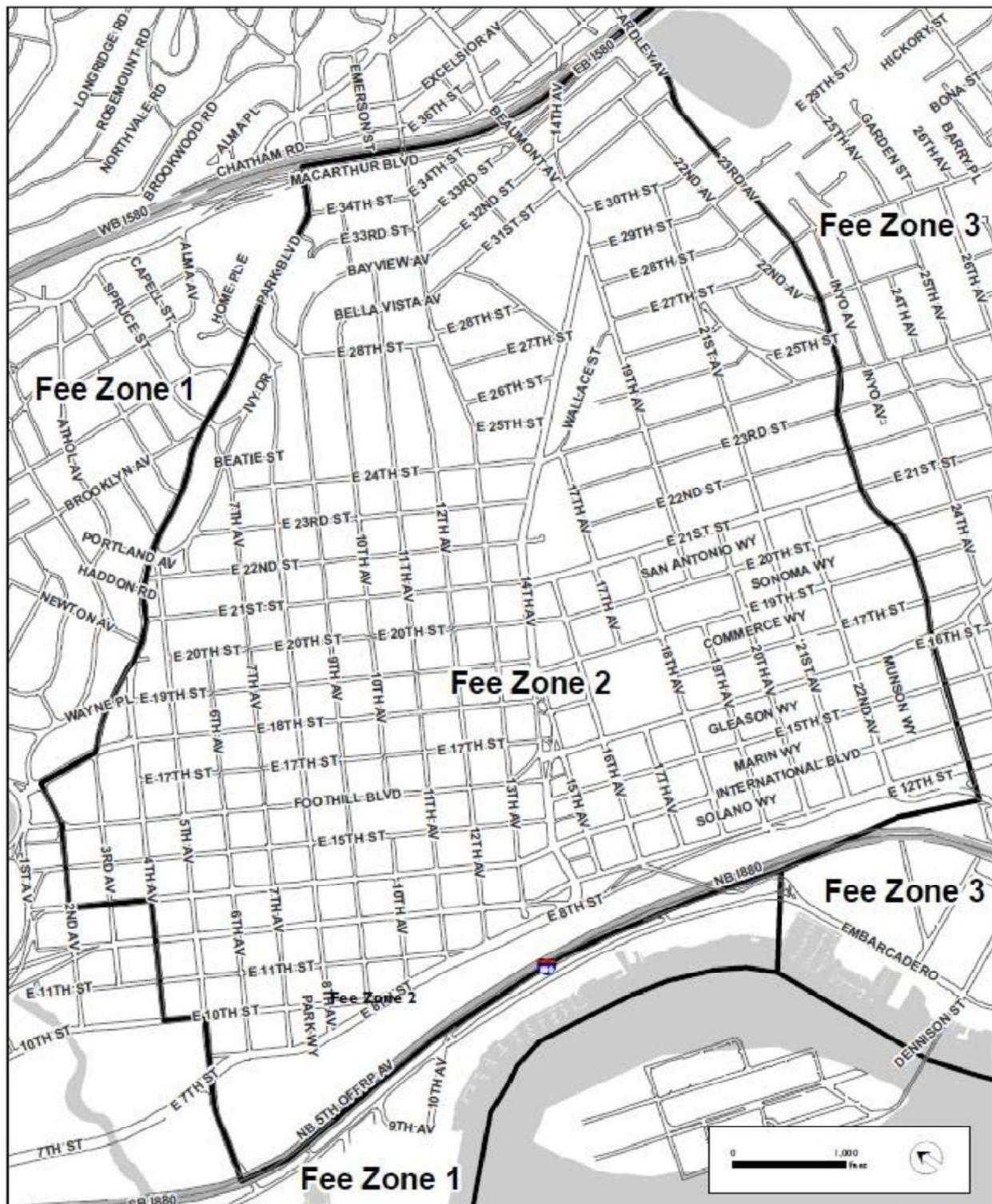
## Impact Fee Zone Map - Castro Street and Embarcadero Detail



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

Planning & Building Department  
March 10, 2016

## Impact Fee Zone Map - Lake Merritt to 23rd Avenue Detail



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

## **Attachment B**

Projects that opted to build affordable units  
in lieu of paying impact fees

Attachment B - Projects that opted to build Affordable Housing in lieu of paying the impact fee in FY 2024-2025

RECORD ID	Residential Impact Fee Zone	Project Name	Address	Valuation	Exemption Justification	Total Units	Market Rate Units	Affordable Housing Units	Moderate Income	Low Income	Very Low Income	Extremely Low Income	Manager Unit	On or Off Site
B2501909														
RBC2501914														
RBC2501946														
RBC2501912	Zone 1	5527 Vicente Way	5527 Vicente Way	\$ 3,854,445	Affordable Units Part of Density Bonus	14	13	1	0	0	1	0	0	On Site

## **Attachment C**

Projects Assessed Impact Fees in FY 2024-25

Record ID	Address	Impact Zone	Housing Units	Amount Assessed	Date Assessed	Amount Due	Amount Paid	Application Date	Record Status
B1604231	880 W MACARTHUR BLVD	Fee Zone 2	39 \$	466,610.04 Affordable Housing Impact Fee - Issuance	10/17/2024	\$ 466,610.04	\$ -	8/30/2016 Permit Expired	4/19/2025
B1803200	4615 SHATTUCK AVE	Fee Zone 1	15 \$	177,946.38 Affordable Housing Impact Fee - Issuance	5/7/2025	\$ 177,946.38	\$ -	6/27/2018 Application Inactive	6/18/2025
B1803200	4615 SHATTUCK AVE	Fee Zone 1	15 \$	177,946.38 Affordable Housing Impact Fee - At Final	5/7/2025	\$ 177,946.38	\$ -	6/27/2018 Application Inactive	6/18/2025
B1803200	4615 SHATTUCK AVE	Fee Zone 1	15 \$	20,232.00 Capital Improvements Impact Fee	5/7/2025	\$ 20,232.00	\$ -	6/27/2018 Application Inactive	6/18/2025
B1803200	4615 SHATTUCK AVE	Fee Zone 1	15 \$	12,144.00 Transportation Impact Fee	5/7/2025	\$ 12,144.00	\$ -	6/27/2018 Application Inactive	6/18/2025
B1903244	2201 Valley St	Fee Zone 1	0 \$	1,883,250.00 Capital Improvements Impact Fee	1/8/2025	\$ 1,883,250.00	\$ -	7/18/2019 Application Reinstated	8/5/2025
B1903244	2201 Valley St	Fee Zone 1	0 \$	1,883,250.00 Transportation Impact Fee	1/8/2025	\$ 1,883,250.00	\$ -	7/18/2019 Application Reinstated	8/5/2025
B1903244	2201 Valley St	Fee Zone 1	0 \$	12,524.00 Transportation Impact Fee	1/8/2025	\$ 12,524.00	\$ -	7/18/2019 Application Reinstated	8/5/2025
B1903244	2201 Valley St	Fee Zone 1	0 \$	1,455,163.00 Job Impact Fee - Housing - 1st Installment - 25%	1/8/2025	\$ 1,455,163.00	\$ -	7/18/2019 Application Reinstated	8/5/2025
B1903244	2201 Valley St	Fee Zone 1	0 \$	2,910,326.00 Job Impact Fee - Housing - 2nd Installment - 50%	1/8/2025	\$ 2,910,326.00	\$ -	7/18/2019 Application Reinstated	8/5/2025
B1903244	2201 Valley St	Fee Zone 1	0 \$	1,455,163.00 Job Impact Fee - Housing - 3rd Installment - 25%	1/8/2025	\$ 1,455,163.00	\$ -	7/18/2019 Application Reinstated	8/5/2025
B2105219	6501 SHATTUCK AVE	Fee Zone 1	18 \$	1,973.54 Transportation Impact Fee	1/30/2025	\$ 1,973.54	\$ -	12/13/2021 On Hold	4/16/2023
B2203537	1401 TUCKER ST	Fee Zone 3	0 \$	154.00 Capital Improvements Impact Fee	7/12/2024	\$ 154.00	\$ -	9/30/2022 Permit Issued	1/22/2025
B2203537	1401 TUCKER ST	Fee Zone 3	0 \$	220.00 Transportation Impact Fee	7/12/2024	\$ 220.00	\$ -	9/30/2022 Permit Issued	1/22/2025
B2302308	1572 7TH ST	Fee Zone 2	1 \$	2,696.00 Capital Improvements Impact Fee	6/2/2025	\$ 2,696.00	\$ -	7/25/2023 On Hold	8/4/2025
B2302308	1572 7TH ST	Fee Zone 2	1 \$	1,349.00 Transportation Impact Fee	6/2/2025	\$ 1,349.00	\$ -	7/25/2023 On Hold	8/4/2025
B2303474	2131 FILBERT ST	Fee Zone 2	1 \$	2,024.00 Capital Improvements Impact Fee	7/26/2024	\$ 2,024.00	\$ -	10/27/2023 Application Inactive	10/27/2024
B2303474	2131 FILBERT ST	Fee Zone 2	1 \$	2,024.00 Transportation Impact Fee	7/26/2024	\$ 2,024.00	\$ -	10/27/2023 Application Inactive	10/27/2024
B2303474	2131 FILBERT ST	Fee Zone 2	1 \$	23,928.72 Affordable Housing Impact Fee - Issuance	9/4/2024	\$ 23,928.72	\$ -	10/27/2023 Application Inactive	10/27/2024
B2303474	2131 FILBERT ST	Fee Zone 2	1 \$	23,928.72 Affordable Housing Impact Fee - At Final	9/4/2024	\$ 23,928.72	\$ -	10/27/2023 Application Inactive	10/27/2024
B2303689	D5532 SAN PABLO AVE	Fee Zone 2	1 \$	9,604.91 Affordable Housing Impact Fee - Issuance	10/1/2024	\$ 9,604.91	\$ 11,440.91	11/14/2023 Permit Issued	5/13/2025
B2303689	D5532 SAN PABLO AVE	Fee Zone 2	1 \$	2,696.00 Capital Improvements Impact Fee	10/1/2024	\$ 2,696.00	\$ 11,440.91	11/14/2023 Permit Issued	5/13/2025
B2303689	D5532 SAN PABLO AVE	Fee Zone 2	1 \$	1,349.00 Transportation Impact Fee	10/1/2024	\$ 1,349.00	\$ 11,440.91	11/14/2023 Permit Issued	5/13/2025
B2400244	D8201 MACARTHUR BLVD	Fee Zone 3	10 \$	3,033.00 Capital Improvements Impact Fee	1/22/2025	\$ 3,033.00	\$ -	1/16/2024 On Hold - Fee Due	7/26/2024
B2400244	D8201 MACARTHUR BLVD	Fee Zone 3	10 \$	429.76 Capital Improvements Impact Fee	2/12/2025	\$ 429.76	\$ -	1/16/2024 On Hold - Fee Due	7/26/2024
B2401914	2512 73RD AVE	Fee Zone 3	0 \$	16,176.94 Affordable Housing Impact Fee - Issuance	2/13/2025	\$ 16,176.94	\$ -	5/20/2024 On Hold	6/25/2025
B2401914	2512 73RD AVE	Fee Zone 3	0 \$	16,176.94 Affordable Housing Impact Fee - At Final	2/13/2025	\$ 16,176.94	\$ -	5/20/2024 On Hold	6/25/2025
B2401914	2512 73RD AVE	Fee Zone 3	0 \$	674.00 Capital Improvements Impact Fee	6/20/2025	\$ 674.00	\$ -	5/20/2024 On Hold	6/25/2025
B2401914	2512 73RD AVE	Fee Zone 3	0 \$	2,024.00 Transportation Impact Fee	6/22/2025	\$ 2,024.00	\$ -	5/20/2024 On Hold	6/25/2025
B2402300	250 10TH ST	Fee Zone 1	0 \$	59,717.25 Capital Improvements Impact Fee	7/25/2024	\$ 59,717.25	\$ -	6/21/2024 Application Inactive	12/21/2024
B2402300	250 10TH ST	Fee Zone 1	0 \$	59,717.25 Transportation Impact Fee	7/25/2024	\$ 59,717.25	\$ -	6/21/2024 Application Inactive	12/21/2024
B2402360	10550 INTERNATIONAL BLVD	Fee Zone 3	140 \$	141,680.00 Transportation Impact Fee	5/8/2025	\$ 141,680.00	\$ -	6/27/2024 Permit Issued	5/13/2025
B2403141	94118 EDES AVE	Fee Zone 3	40 \$	40,480.00 Transportation Impact Fee	9/16/2024	\$ 40,480.00	\$ -	9/11/2024 Permit Issued	21/02/2025
B2403239	D231 M L KING JR WAY	Fee Zone 2	2 \$	1,012.00 Transportation Impact Fee	9/19/2024	\$ 1,012.00	\$ -	9/19/2024 On Hold	5/6/2025
B2403239	D231 M L KING JR WAY	Fee Zone 2	2 \$	1,012.00 Capital Improvements Impact Fee	9/19/2024	\$ 1,012.00	\$ -	9/19/2024 On Hold	5/6/2025
B2403385	359 105TH AVE	Fee Zone 3	0 \$	3,618.00 Capital Improvements Impact Fee	10/4/2024	\$ 3,618.00	\$ -	10/3/2024 Permit Issued	4/17/2025
B2403385	359 105TH AVE	Fee Zone 3	0 \$	1,286.40 Transportation Impact Fee	10/4/2024	\$ 1,286.40	\$ -	10/3/2024 Permit Issued	4/17/2025
B2403511	56 VERNON ST	Fee Zone 1	0 \$	15,689.21 Affordable Housing Impact Fee - At Final	5/21/2025	\$ 15,689.21	\$ -	10/16/2024 Final	6/22/2025

Record ID	Address	Housing Units	Impact Zone	Fee Zone 3	0 \$	1,00 Capital Improvements Impact Fee	Fee Description	Date Assessed	Amount Due	Amount Paid	Application Date	Record Status
B2403579	8472 PARDEE DR	Fee Zone 3	0 \$	1,856.16	Transportation Impact Fee	5/6/2025	5/6/2025 \$	10/24/2024	\$ -	\$ 1,00	10/24/2024 Permit Issued	7/2/2025
B2403579	8472 PARDEE DR	Fee Zone 3	0 \$	5,220.45	Capital Improvements Impact Fee	5/6/2025	5/6/2025 \$	10/24/2024	\$ -	\$ 1,856.16	10/24/2024 Permit Issued	7/2/2025
B2404003	359 105TH AVE	Fee Zone 3	0 \$	24,154.20	Capital Improvements Impact Fee	12/3/2024	12/4/2024 \$	12/3/2024	\$ -	\$ 5,220.45	10/24/2024 Permit Issued	5/5/2025
B2404003	359 105TH AVE	Fee Zone 3	0 \$	8,588.16	Transportation Impact Fee	12/3/2024	12/4/2024 \$	12/3/2024	\$ -	\$ 24,154.20	12/3/2024 Permit Issued	5/5/2025
B2404143	359 105TH AVE	Fee Zone 3	0 \$	9,201.60	Capital Improvements Impact Fee	12/16/2024	12/16/2024 \$	12/16/2024	\$ -	\$ 8,588.16	12/16/2024 Permit Issued	5/5/2025
B2404143	359 105TH AVE	Fee Zone 3	0 \$	3,271.68	Transportation Impact Fee	12/16/2024	12/16/2024 \$	12/16/2024	\$ -	\$ 9,201.60	12/16/2024 Permit Issued	5/5/2025
B2404144	359 105TH AVE	Fee Zone 3	0 \$	9,201.60	Capital Improvements Impact Fee	12/16/2024	12/16/2024 \$	12/16/2024	\$ -	\$ 3,271.68	12/16/2024 Permit Issued	5/5/2025
B2404144	359 105TH AVE	Fee Zone 3	0 \$	3,271.68	Transportation Impact Fee	12/16/2024	12/16/2024 \$	12/16/2024	\$ -	\$ 9,201.60	12/16/2024 Permit Issued	5/5/2025
B2500441	8520 PARDEE DR	Fee Zone 3	0 \$	77,085.00	Capital Improvements Impact Fee	2/13/2025	2/13/2025 \$	2/13/2025	\$ 77,085.00	\$ -	2/13/2025 Application Inactive	8/15/2025
B2500441	8520 PARDEE DR	Fee Zone 3	0 \$	32,454.00	Transportation Impact Fee	2/13/2025	2/13/2025 \$	2/13/2025	\$ 32,454.00	\$ -	2/13/2025 Application Inactive	8/15/2025
B2500441	8520 PARDEE DR	Fee Zone 3	0 \$	58,765.00	Job Impact Fee - Housing - 1st Installment - 25%	2/13/2025	2/13/2025 \$	2/13/2025	\$ 58,765.00	\$ -	2/13/2025 Application Inactive	8/15/2025
B2500441	8520 PARDEE DR	Fee Zone 3	0 \$	117,530.00	Job Impact Fee - Housing - 2nd Installment - 50%	2/13/2025	2/13/2025 \$	2/13/2025	\$ 117,530.00	\$ -	2/13/2025 Application Inactive	8/15/2025
B2500441	8520 PARDEE DR	Fee Zone 3	0 \$	58,765.00	Job Impact Fee - Housing - 3rd Installment - 25%	2/13/2025	2/13/2025 \$	2/13/2025	\$ 58,765.00	\$ -	2/13/2025 Application Inactive	8/15/2025
B2500461	534 31ST ST	Fee Zone 1	2 \$	29,657.73	Affordable Housing Impact Fee - Issuance	4/2/2025	4/2/2025 \$	4/2/2025	\$ -	\$ 29,657.73	2/15/2025 Issued	4/17/2025
B2500461	534 31ST ST	Fee Zone 1	2 \$	29,657.73	Affordable Housing Impact Fee - At Final	4/2/2025	4/3/2025 \$	4/2/2025	\$ 29,657.73	\$ -	2/15/2025 Issued	4/17/2025
B2500461	534 31ST ST	Fee Zone 1	2 \$	3,372.00	Capital Improvements Impact Fee	4/2/2025	4/3/2025 \$	4/2/2025	\$ 3,372.00	\$ -	2/15/2025 Issued	4/17/2025
B2500461	534 31ST ST	Fee Zone 1	2 \$	2,024.00	Transportation Impact Fee	4/2/2025	4/3/2025 \$	4/2/2025	\$ 2,024.00	\$ -	2/15/2025 Issued	4/17/2025
B2500543	966 77TH AVE	Fee Zone 3	0 \$	32,400.00	Capital Improvements Impact Fee	2/21/2025	2/21/2025 \$	2/21/2025	\$ -	\$ 32,400.00	2/21/2025 Application Inactive	8/23/2025
B2500543	966 77TH AVE	Fee Zone 3	0 \$	18,000.00	Transportation Impact Fee	2/21/2025	2/21/2025 \$	2/21/2025	\$ -	\$ 18,000.00	2/21/2025 Application Inactive	8/23/2025
B2500628	3001 E 12TH ST	Fee Zone 3	2 \$	2,698.00	Capital Improvements Impact Fee	4/18/2025	4/18/2025 \$	4/18/2025	\$ -	\$ 2,698.00	2/28/2025 Issued	7/30/2025
B2500628	3001 E 12TH ST	Fee Zone 3	2 \$	2,698.00	Transportation Impact Fee	4/18/2025	4/18/2025 \$	4/18/2025	\$ -	\$ 2,698.00	2/28/2025 Issued	7/30/2025
B2500730	967 32ND ST	Fee Zone 2	73 \$	9,633.60	Capital Improvements Impact Fee	3/8/2025	3/8/2025 \$	3/8/2025	\$ 9,633.60	\$ -	3/8/2025 On Hold	7/1/2025
B2500887	3600 ALAMEDA AVE	Fee Zone 3	0 \$	589,115.70	Capital Improvements Impact Fee	3/21/2025	3/21/2025 \$	3/21/2025	\$ 589,115.70	\$ -	3/21/2025 Intake - On Hold	3/21/2025
B2500887	3600 ALAMEDA AVE	Fee Zone 3	0 \$	229,781.34	Transportation Impact Fee	3/21/2025	3/21/2025 \$	3/21/2025	\$ 229,781.34	\$ -	3/21/2025 Intake - On Hold	3/21/2025
B2500889	4111 BROADWAY	Fee Zone 1	3 \$	44,489.00	Affordable Housing Impact Fee - Issuance	4/10/2025	4/10/2025 \$	4/10/2025	\$ 44,489.00	\$ -	3/21/2025 On Hold - Fee Due	4/1/2025
B2500889	4111 BROADWAY	Fee Zone 1	3 \$	5,058.00	Capital Improvements Impact Fee	4/10/2025	4/10/2025 \$	4/10/2025	\$ 5,058.00	\$ -	3/21/2025 On Hold - Fee Due	4/1/2025
B2500889	4111 BROADWAY	Fee Zone 1	3 \$	3,036.00	Transportation Impact Fee	4/10/2025	4/10/2025 \$	4/10/2025	\$ 3,036.00	\$ -	3/21/2025 On Hold - Fee Due	4/1/2025
B2500889	4111 BROADWAY	Fee Zone 1	3 \$	44,489.00	Affordable Housing Impact Fee - At Final	4/10/2025	4/10/2025 \$	4/10/2025	\$ 44,489.00	\$ -	3/21/2025 On Hold - Fee Due	4/1/2025
B2500963	4602 PARK BLVD	Fee Zone 1	3 \$	29,657.73	Affordable Housing Impact Fee - Issuance	3/27/2025	3/27/2025 \$	3/27/2025	\$ 29,657.73	\$ -	3/27/2025 On Hold	7/7/2025
B2500963	4602 PARK BLVD	Fee Zone 1	3 \$	29,657.73	Affordable Housing Impact Fee - At Final	3/27/2025	3/27/2025 \$	3/27/2025	\$ 29,657.73	\$ -	3/27/2025 On Hold	7/7/2025
B2501085	2751 73RD AVE	Fee Zone 3	119 \$	120,428.00	Transportation Impact Fee	4/9/2025	5/16/2025 \$	5/16/2025	\$ 120,428.00	\$ -	4/8/2025 Plan Review In Progress	8/22/2025
B2501457	1131 13TH AVE	Fee Zone 2	1 \$	15,503.00	Affordable Housing Impact Fee - Issuance	5/16/2025	5/16/2025 \$	5/16/2025	\$ 15,503.00	\$ -	5/13/2025 Intake - On Hold	8/8/2025
B2501457	1131 13TH AVE	Fee Zone 2	1 \$	5,392.00	Capital Improvements Impact Fee	5/16/2025	5/16/2025 \$	5/16/2025	\$ 5,392.00	\$ -	5/13/2025 Intake - On Hold	8/8/2025
B2501457	1131 13TH AVE	Fee Zone 2	1 \$	1,349.00	Transportation Impact Fee	5/16/2025	5/16/2025 \$	5/16/2025	\$ 1,349.00	\$ -	5/13/2025 Intake - On Hold	8/8/2025
B2501457	1131 13TH AVE	Fee Zone 2	1 \$	15,503.00	Affordable Housing Impact Fee - At Final	5/16/2025	5/16/2025 \$	5/16/2025	\$ 15,503.00	\$ -	5/13/2025 Intake - On Hold	8/8/2025
B2501478	D720 FOOTHILL BLVD	Fee Zone 2	1 \$	11,964.36	Affordable Housing Impact Fee - Issuance	6/11/2025	6/11/2025 \$	6/11/2025	\$ 11,964.36	\$ -	5/15/2025 Issued	6/24/2025
B2501478	D720 FOOTHILL BLVD	Fee Zone 2	1 \$	11,964.36	Affordable Housing Impact Fee - At Final	6/11/2025	6/11/2025 \$	6/11/2025	\$ 11,964.36	\$ -	5/15/2025 Issued	6/24/2025
B2501478	D720 FOOTHILL BLVD	Fee Zone 2	1 \$	1,012.00	Capital Improvements Impact Fee	6/11/2025	6/11/2025 \$	6/11/2025	\$ 1,012.00	\$ -	5/15/2025 Issued	6/24/2025

Record ID	Address	Impact Zone	Housing Units	Amount Assessed	Fee Description	Date Assessed	Amount Due	Amount Paid	Application Date	Record Status	Record Status Date
RB1603886	D900 BROADWAY TR	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	12/23/2024	2/11/2025 \$ - \$ 15,502.91	8/16/2016 Reinstated	8/16/2016 Reinstated	\$ 15,502.91	8/16/2016 Reinstated	12/23/2024	
RB1603886	D900 BROADWAY TR	Fee Zone 1	1 \$ 4,000.00 Capital Improvements Impact Fee	4/23/2025	4/23/2025 \$ - \$ 4,000.00	8/16/2016 Reinstated	8/16/2016 Reinstated	\$ 4,000.00	8/16/2016 Reinstated	12/23/2024	
RB1603886	D900 BROADWAY TR	Fee Zone 1	1 \$ 1,000.00 Transportation Impact Fee	4/23/2025	4/23/2025 \$ - \$ 1,000.00	8/16/2016 Reinstated	8/16/2016 Reinstated	\$ 1,000.00	8/16/2016 Reinstated	12/23/2024	
RB1604252	0 Fee Zone 3	1 \$ 5,392.32 Affordable Housing Impact Fee - At Final	2/4/2025	2/4/2025 \$ 5,392.32 \$ -	8/31/2016 Reinstated	8/31/2016 Reinstated	\$ 5,392.32	\$ -	8/31/2016 Reinstated	6/1/2025	
RB1604252	0 Fee Zone 3	1 \$ 5,392.32 Affordable Housing Impact Fee - At Final	2/4/2025	2/4/2025 \$ 5,392.32 \$ -	8/31/2016 Reinstated	8/31/2016 Reinstated	\$ 5,392.32	\$ -	8/31/2016 Reinstated	6/1/2025	
RB1604252	0 Fee Zone 3	1 \$ 1,000.00 Transportation Impact Fee	5/14/2025	5/14/2025 \$ 1,000.00 \$ -	8/31/2016 Reinstated	8/31/2016 Reinstated	\$ 1,000.00	\$ -	8/31/2016 Reinstated	6/1/2025	
RB1605497	D20 SYLVAN WY	Fee Zone 1	1 \$ 12,502.91 Affordable Housing Impact Fee - Issuance	10/9/2024	3/5/2025 \$ - \$ 12,502.91	11/14/2016 Final	11/14/2016 Final	\$ 12,502.91	\$ 12,502.91	8/11/2025	
RB1605497	D20 SYLVAN WY	Fee Zone 1	1 \$ 12,502.91 Affordable Housing Impact Fee - At Final	10/9/2024	3/5/2025 \$ - \$ 12,502.91	11/14/2016 Final	11/14/2016 Final	\$ 12,502.91	\$ 12,502.91	8/11/2025	
RB1702553	13462 CAMPUS DR	Fee Zone 1	1 \$ 12,502.91 Affordable Housing Impact Fee - Issuance	3/4/2025	3/4/2025 \$ - \$ 12,502.91	5/30/2017 Final	5/30/2017 Final	\$ 12,502.91	\$ 12,502.91	6/9/2025	
RB1702553	13462 CAMPUS DR	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	3/4/2025	3/6/2025 \$ - \$ 15,502.91	5/30/2017 Final	5/30/2017 Final	\$ 15,502.91	\$ 15,502.91	6/9/2025	
RB1702882	D17014 BROADWAY TER	Fee Zone 1	1 \$ 4,002.90 Affordable Housing Impact Fee - Issuance	4/28/2025	4/28/2025 \$ - \$ 4,002.90	6/28/2017 Final	6/28/2017 Final	\$ 4,002.90	\$ 4,002.90	5/15/2025	
RB1702882	D17014 BROADWAY TER	Fee Zone 1	1 \$ 4,002.90 Affordable Housing Impact Fee - At Final	4/28/2025	4/28/2025 \$ - \$ 4,002.90	6/28/2017 Final	6/28/2017 Final	\$ 4,002.90	\$ 4,002.90	5/15/2025	
RB1705418	See RBC2403487	Fee Zone 1	1 \$ 4,002.91 Affordable Housing Impact Fee - Issuance	10/23/2024	10/23/2024 \$ 4,002.91 \$ -	11/28/2017 Permit Expired	11/28/2017 Permit Expired	\$ 4,002.91	\$ -	11/28/2017 Permit Expired	
RB1705418	See RBC2403487	Fee Zone 1	1 \$ 1,392.00 Capital Improvements Impact Fee	10/23/2024	10/23/2024 \$ 1,392.00 \$ -	11/28/2017 Permit Expired	11/28/2017 Permit Expired	\$ 1,392.00	\$ -	11/28/2017 Permit Expired	
RB1705418	See RBC2403487	Fee Zone 1	1 \$ 349.00 Transportation Impact Fee	10/23/2024	10/23/2024 \$ 349.00 \$ -	11/28/2017 Permit Expired	11/28/2017 Permit Expired	\$ 349.00	\$ -	11/28/2017 Permit Expired	
RB1800254	D7627 SUNKIST DR	Fee Zone 3	1 \$ 4,892.32 Affordable Housing Impact Fee - Issuance	10/18/2024	10/18/2024 \$ - \$ 4,892.32	1/16/2018 Application Inactive	1/16/2018 Application Inactive	\$ 4,892.32	\$ -	7/7/2019	
RB1800254	D7627 SUNKIST DR	Fee Zone 3	1 \$ 5,392.31 Affordable Housing Impact Fee - At Final	10/18/2024	10/18/2024 \$ 5,392.31 \$ -	1/16/2018 Application Inactive	1/16/2018 Application Inactive	\$ 5,392.31	\$ -	7/7/2019	
RB1800254	D7627 SUNKIST DR	Fee Zone 3	1 \$ 349.00 Capital Improvements Impact Fee	10/18/2024	10/18/2024 \$ - \$ 349.00	1/16/2018 Application Inactive	1/16/2018 Application Inactive	\$ 349.00	\$ -	7/7/2019	
RB1800254	D7627 SUNKIST DR	Fee Zone 3	1 \$ 349.00 Transportation Impact Fee	10/18/2024	10/18/2024 \$ - \$ 349.00	1/16/2018 Application Inactive	1/16/2018 Application Inactive	\$ 349.00	\$ -	7/7/2019	
RB1802926	1618 32ND ST	Fee Zone 2	1 \$ 2,871.97 Affordable Housing Impact Fee - Issuance	12/5/2024	12/5/2024 \$ - \$ 2,871.97	6/14/2018 Final	6/14/2018 Final	\$ 2,871.97	\$ -	12/7/2025	
RB1802926	1618 32ND ST	Fee Zone 2	1 \$ 1,045.00 Capital Improvements Impact Fee	12/5/2024	12/5/2024 \$ - \$ 1,045.00	6/14/2018 Final	6/14/2018 Final	\$ 1,045.00	\$ -	12/7/2025	
RB1802926	1618 32ND ST	Fee Zone 2	1 \$ 349.00 Transportation Impact Fee	12/5/2024	12/5/2024 \$ - \$ 349.00	6/14/2018 Final	6/14/2018 Final	\$ 349.00	\$ -	12/7/2025	
RB1901392	D107 107TH AVE	Fee Zone 3	1 \$ 4,892.31 Affordable Housing Impact Fee - Issuance	11/22/2024	1/10/2025 \$ 4,892.31 \$ -	3/28/2019 Permit Expired	3/28/2019 Permit Expired	\$ 4,892.31	\$ -	12/9/2025	
RB1901392	D107 107TH AVE	Fee Zone 3	1 \$ 5,392.32 Affordable Housing Impact Fee - At Final	11/22/2024	1/10/2025 \$ 5,392.32 \$ -	3/28/2019 Permit Expired	3/28/2019 Permit Expired	\$ 5,392.32	\$ -	12/9/2025	
RB1901392	D107 107TH AVE	Fee Zone 3	1 \$ 349.00 Capital Improvements Impact Fee	11/22/2024	1/10/2025 \$ 349.00 \$ -	3/28/2019 Permit Expired	3/28/2019 Permit Expired	\$ 349.00	\$ -	12/9/2025	
RB1901392	D107 107TH AVE	Fee Zone 3	1 \$ 349.00 Transportation Impact Fee	11/22/2024	1/10/2025 \$ 349.00 \$ -	3/28/2019 Permit Expired	3/28/2019 Permit Expired	\$ 349.00	\$ -	12/9/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 3,892.00 Capital Improvements Impact Fee	12/10/2024	12/10/2024 \$ 3,892.00 \$ -	4/16/2019 Permit Expired	4/16/2019 Permit Expired	\$ 3,892.00	\$ -	7/18/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	12/10/2024	12/10/2024 \$ 1,349.00 \$ -	4/16/2019 Permit Expired	4/16/2019 Permit Expired	\$ 1,349.00	\$ -	7/18/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 13,950.00 Affordable Housing Impact Fee - At Final	7/26/2024	7/26/2024 \$ - \$ 13,950.00	4/16/2019 Permit Expired	4/16/2019 Permit Expired	\$ 13,950.00	\$ -	7/23/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 12,502.90 Affordable Housing Impact Fee - Issuance	12/10/2024	12/10/2024 \$ 12,502.90 \$ -	4/16/2019 Permit Expired	4/16/2019 Permit Expired	\$ 12,502.90	\$ -	7/18/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 11,121.97 Affordable Housing Impact Fee - At Final	9/25/2024	9/25/2024 \$ 11,121.97 \$ -	10/24/2021 On Hold	10/24/2021 On Hold	\$ 11,121.97	\$ -	7/11/2025	
RB1901730	6721 SNAKE RD	Fee Zone 2	1 \$ 4,045.00 Capital Improvements Impact Fee	9/25/2024	9/25/2024 \$ 4,045.00 \$ -	10/24/2021 On Hold	10/24/2021 On Hold	\$ 4,045.00	\$ -	7/11/2025	
RB1901730	6721 SNAKE RD	Fee Zone 2	1 \$ 1,349.00 Transportation Impact Fee	9/25/2024	9/25/2024 \$ 1,349.00 \$ -	10/24/2021 On Hold	10/24/2021 On Hold	\$ 1,349.00	\$ -	7/11/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	8/27/2024	8/27/2024 \$ - \$ 15,502.91	3/14/2022 Application Inactive	3/14/2022 Application Inactive	\$ 15,502.91	\$ -	8/8/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	8/27/2024	8/27/2024 \$ - \$ 5,392.00	3/14/2022 Application Inactive	3/14/2022 Application Inactive	\$ 5,392.00	\$ -	8/8/2025	
RB1901730	6721 SNAKE RD	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	8/27/2024	8/27/2024 \$ - \$ 1,349.00	3/14/2022 Application Inactive	3/14/2022 Application Inactive	\$ 1,349.00	\$ -	8/8/2025	
RB200956	1667 TRESTLE GLEN	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	7/24/2024	7/24/2024 \$ - \$ 15,502.91	3/17/2022 Permit Issued	3/17/2022 Permit Issued	\$ 15,502.91	\$ -	7/26/2024	

Record ID	Address	Impact Zone	Housing Units	Amount Assessed	Date Assessed	Amount Due	Amount Paid	Application Date	Record Status	
REC2200956 1667 TRESTLE GLEN	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	7/24/2024	\$ 15,502.91	\$ -	\$ 3,177,2022	Permit Issued	7/26/2024	7/26/2024	
REC2200956 1667 TRESTLE GLEN	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	7/24/2024	\$ 7/24/2024	\$ -	\$ 5,392.00		3/17/2022	Permit Issued	
REC2200956 1667 TRESTLE GLEN	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	7/24/2024	\$ 7/24/2024	\$ -	\$ 1,349.00		3/17/2022	Permit Issued	
REC22009591 1675 TRESTLE GLEN RD	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	7/24/2024	\$ 7/24/2024	\$ -	\$ 15,502.91		3/21/2022	Permit Issued	
REC22009591 1675 TRESTLE GLEN RD	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	7/24/2024	\$ 7/24/2024	\$ -	\$ 15,502.91		3/21/2022	Permit Issued	
REC2200991 1675 TRESTLE GLEN RD	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	7/24/2024	\$ 7/24/2024	\$ -	\$ 5,392.00		3/21/2022	Permit Issued	
REC2200991 1675 TRESTLE GLEN RD	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	7/24/2024	\$ 7/24/2024	\$ -	\$ 1,349.00		3/21/2022	Permit Issued	
REC2202718 6881 SOBRANTE RD	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	7/26/2024	\$ 7/26/2024	\$ 15,502.91	\$ -	\$ 8,112,022	Application Inactive	8/21/2025	
REC2202718 6881 SOBRANTE RD	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	7/26/2024	\$ 7/26/2024	\$ 15,502.91	\$ -	\$ 8,112,022	Application Inactive	8/21/2025	
REC2202718 6881 SOBRANTE RD	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	7/26/2024	\$ 7/26/2024	\$ 5,392.00	\$ -	\$ 8,112,022	Application Inactive	8/21/2025	
REC2202718 6881 SOBRANTE RD	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	7/26/2024	\$ 7/26/2024	\$ 1,349.00	\$ -	\$ 8,112,022	Application Inactive	8/21/2025	
REC2203169 D250 OLD TUNNEL RD	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	18/2025	\$ 18/2025	\$ -	\$ 15,502.91		8/28/2022	Permit Issued	
REC2203169 D250 OLD TUNNEL RD	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	6/10/2025	\$ 6/10/2025	\$ 5,392.00	\$ -	\$ 8,112,022	Permit Issued	6/10/2025	
REC2203169 D250 OLD TUNNEL RD	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	6/10/2025	\$ 6/10/2025	\$ 1,349.00	\$ -	\$ 8,112,022	Permit Issued	6/10/2025	
REC2303056 5630 MARSHALL ST	Fee Zone 2	1 \$ 11,121.97 Affordable Housing Impact Fee - Issuance	8/12/2024	\$ 8/12/2024	\$ 11,121.97	\$ -	\$ 9/21/2023	On Hold	6/21/2025	
REC2303056 5630 MARSHALL ST	Fee Zone 2	1 \$ 11,121.97 Affordable Housing Impact Fee - At Final	8/12/2024	\$ 8/12/2024	\$ 11,121.97	\$ -	\$ 9/21/2023	On Hold	6/21/2025	
REC2303056 5630 MARSHALL ST	Fee Zone 2	1 \$ 4,045.00 Capital Improvements Impact Fee	8/12/2024	\$ 8/12/2024	\$ 4,045.00	\$ -	\$ 9/21/2023	On Hold	6/21/2025	
REC2303056 5630 MARSHALL ST	Fee Zone 2	1 \$ 1,349.00 Transportation Impact Fee	8/12/2024	\$ 8/12/2024	\$ 1,349.00	\$ -	\$ 9/21/2023	On Hold	6/21/2025	
REC2303057 5636 MARSHALL ST	Fee Zone 2	2 \$ 11,121.97 Affordable Housing Impact Fee - Issuance	8/12/2024	\$ 8/12/2024	\$ 11,121.97	\$ -	\$ 9/22/2023	On Hold	6/21/2025	
REC2303057 5636 MARSHALL ST	Fee Zone 2	2 \$ 11,121.97 Affordable Housing Impact Fee - At Final	8/12/2024	\$ 8/12/2024	\$ 11,121.97	\$ -	\$ 9/22/2023	On Hold	6/21/2025	
REC2303057 5636 MARSHALL ST	Fee Zone 2	2 \$ 4,045.00 Capital Improvements Impact Fee	8/12/2024	\$ 8/12/2024	\$ 4,045.00	\$ -	\$ 9/22/2023	On Hold	6/21/2025	
REC2303057 5636 MARSHALL ST	Fee Zone 2	2 \$ 1,349.00 Transportation Impact Fee	8/12/2024	\$ 8/12/2024	\$ 1,345.00	\$ -	\$ 9/22/2023	On Hold	6/21/2025	
REC2400345 2201 SANTA RITA ST	Fee Zone 3	2 \$ 5,392.32 Affordable Housing Impact Fee - Issuance	7/1/2024	\$ 7/1/2024	\$ -	\$ 5,392.32		1/23/2024	Permit Issued	
REC2400345 2201 SANTA RITA ST	Fee Zone 3	2 \$ 5,392.32 Affordable Housing Impact Fee - At Final	7/1/2024	\$ 7/1/2024	\$ -	\$ 5,392.32		1/23/2024	Permit Issued	
REC2400345 2201 SANTA RITA ST	Fee Zone 3	2 \$ 1,349.00 Capital Improvements Impact Fee	7/1/2024	\$ 7/1/2024	\$ -	\$ 1,349.00		1/23/2024	Permit Issued	
REC2400345 2201 SANTA RITA ST	Fee Zone 3	2 \$ 1,349.00 Transportation Impact Fee	7/1/2024	\$ 7/1/2024	\$ -	\$ 1,349.00		1/23/2024	Permit Issued	
REC2400618 1860 ARROWHEAD DR	Fee Zone 1	0 \$ 9,252.91 Affordable Housing Impact Fee - Issuance	1/15/2025	\$ 1/15/2025	\$ -	\$ 9,252.91		2/13/2024	Inspection Final	
REC2400618 1860 ARROWHEAD DR	Fee Zone 1	0 \$ 9,252.91 Affordable Housing Impact Fee - At Final	1/15/2025	\$ 1/15/2025	\$ -	\$ 9,252.91		2/13/2024	Inspection Final	
REC2400618 1860 ARROWHEAD DR	Fee Zone 1	0 \$ 3,392.00 Capital Improvements Impact Fee	1/15/2025	\$ 1/15/2025	\$ -	\$ 3,392.00		2/13/2024	Inspection Final	
REC2400618 1860 ARROWHEAD DR	Fee Zone 1	0 \$ 349.00 Transportation Impact Fee	1/15/2025	\$ 1/15/2025	\$ -	\$ 349.00		2/13/2024	Inspection Final	
REC2402865 D34-52ND ST	Fee Zone 1	1 \$ 14,828.87 Affordable Housing Impact Fee - Issuance	9/30/2024	\$ 9/30/2024	\$ -	\$ 14,828.87		8/15/2024	Permit Issued	
REC2402865 D34-52ND ST	Fee Zone 1	1 \$ 14,828.87 Affordable Housing Impact Fee - At Final	9/30/2024	\$ 9/30/2024	\$ -	\$ 14,828.87		8/15/2024	Permit Issued	
REC2402865 D34-52ND ST	Fee Zone 1	1 \$ 1,686.00 Capital Improvements Impact Fee	9/30/2024	\$ 9/30/2024	\$ -	\$ 1,686.00		8/15/2024	Permit Issued	
REC2402865 D34-52ND ST	Fee Zone 1	1 \$ 1,012.00 Transportation Impact Fee	9/30/2024	\$ 9/30/2024	\$ -	\$ 1,012.00		8/15/2024	Permit Issued	
REC2402885 DO THORNDALE DR	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	8/16/2024	\$ 8/19/2024	\$ 15,502.91	\$ -	\$ 8/16/2024	Application Inactive	8/17/2025	
REC2402885 DO THORNDALE DR	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	8/16/2024	\$ 8/19/2024	\$ 15,502.91	\$ -	\$ 8/16/2024	Application Inactive	8/17/2025	
REC2402885 DO THORNDALE DR	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	8/16/2024	\$ 8/19/2024	\$ 5,392.00	\$ -	\$ 8/16/2024	Application Inactive	8/17/2025	
REC2402885 DO THORNDALE DR	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	8/16/2024	\$ 8/19/2024	\$ 1,349.00	\$ -	\$ 8/16/2024	Application Inactive	8/17/2025	
REC2403020 D2134 35TH AVE	Fee Zone 3	1 \$ 1,349.00 Capital Improvements Impact Fee	8/29/2024	\$ 9/3/2024	\$ -	\$ 1,349.00		8/29/2024	Application Inactive	2/28/2025

Record ID	Address	Impact Zone	Housing Units	Amount Assessed	Date Assessed	Amount Due	Amount Paid	Application Date	Record Status
RBC2403020 D2134 35TH AVE	Fee Zone 3	1 \$ 5,392.32 Affordable Housing Impact Fee - Issuance	9/3/2024	9/3/2024 \$ -	\$ 5,392.32	8/29/2024 Application Inactive		2/8/2025	
RBC2403020 D2134 35TH AVE	Fee Zone 3	1 \$ 5,392.32 Affordable Housing Impact Fee - At Final	9/3/2024	9/3/2024 \$ -	\$ 5,392.32	8/29/2024 Application Inactive		2/8/2025	
RBC2403020 D2134 35TH AVE	Fee Zone 3	1 \$ 1,349.00 Transportation Impact Fee	9/3/2024	9/3/2024 \$ -	\$ 1,349.00	8/29/2024 Application Inactive		2/8/2025	
RBC2403122 6700 ARMOUR DR	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	9/10/2024	9/10/2024 \$ -	\$ 15,502.91	9/10/2024 Application Inactive		3/1/2025	
RBC2403122 6700 ARMOUR DR	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	9/10/2024	9/10/2024 \$ -	\$ 15,502.91	9/10/2024 Application Inactive		3/1/2025	
RBC2403122 6700 ARMOUR DR	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	9/10/2024	9/10/2024 \$ -	\$ 5,392.00	9/10/2024 Application Inactive		3/1/2025	
RBC2403122 6700 ARMOUR DR	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	9/10/2024	9/10/2024 \$ -	\$ 1,349.00	9/10/2024 Application Inactive		3/1/2025	
RBC2403128 4040 EVERETT AVE	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	9/11/2024	9/17/2024 \$ -	\$ 15,502.91	9/11/2024 Application Inactive		3/1/2025	
RBC2403128 4040 EVERETT AVE	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	9/11/2024	9/17/2024 \$ -	\$ 15,502.91	9/11/2024 Application Inactive		3/1/2025	
RBC2403128 4040 EVERETT AVE	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	9/11/2024	9/17/2024 \$ -	\$ 5,392.00	9/11/2024 Application Inactive		3/1/2025	
RBC2403128 4040 EVERETT AVE	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	9/11/2024	9/17/2024 \$ -	\$ 1,349.00	9/11/2024 Application Inactive		3/1/2025	
RBC2403129 4042 EVERETT AVE	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	9/11/2024	9/17/2024 \$ -	\$ 15,502.91	9/11/2024 Application Inactive		3/1/2025	
RBC2403129 4042 EVERETT AVE	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	9/11/2024	9/17/2024 \$ -	\$ 15,502.91	9/11/2024 Application Inactive		3/1/2025	
RBC2403129 4042 EVERETT AVE	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	9/11/2024	9/17/2024 \$ -	\$ 5,392.00	9/11/2024 Application Inactive		3/1/2025	
RBC2403129 4042 EVERETT AVE	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	9/11/2024	9/17/2024 \$ -	\$ 1,349.00	9/11/2024 Application Inactive		3/1/2025	
RBC2403133 D4044 EVERETT AVE	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - Issuance	9/11/2024	9/17/2024 \$ -	\$ 15,502.91	9/11/2024 Application Inactive		3/1/2025	
RBC2403133 D4044 EVERETT AVE	Fee Zone 1	1 \$ 15,502.91 Affordable Housing Impact Fee - At Final	9/11/2024	9/17/2024 \$ -	\$ 15,502.91	9/11/2024 Application Inactive		3/1/2025	
RBC2403133 D4044 EVERETT AVE	Fee Zone 1	1 \$ 5,392.00 Capital Improvements Impact Fee	9/11/2024	9/17/2024 \$ -	\$ 5,392.00	9/11/2024 Application Inactive		3/1/2025	
RBC2403133 D4044 EVERETT AVE	Fee Zone 1	1 \$ 1,349.00 Transportation Impact Fee	9/11/2024	9/17/2024 \$ -	\$ 1,349.00	9/11/2024 Application Inactive		3/1/2025	
RBC2403137 D1436 55TH AVE	Fee Zone 3	2 \$ 16,176.94 Affordable Housing Impact Fee - Issuance	9/11/2024	9/12/2024 \$ -	\$ 16,176.94	9/11/2024 Application Inactive		10/1/2024	
RBC2403137 D1436 55TH AVE	Fee Zone 3	2 \$ 16,176.94 Affordable Housing Impact Fee - At Final	9/11/2024	9/12/2024 \$ -	\$ 16,176.94	9/11/2024 Application Inactive		10/1/2024	
RBC2403137 D1436 55TH AVE	Fee Zone 3	2 \$ 674.00 Capital Improvements Impact Fee	9/11/2024	9/12/2024 \$ -	\$ 674.00	9/11/2024 Application Inactive		10/1/2024	
RBC2403137 D1436 55TH AVE	Fee Zone 3	2 \$ 2,024.00 Transportation Impact Fee	9/11/2024	9/12/2024 \$ -	\$ 2,024.00	9/11/2024 Application Inactive		10/1/2024	
RBC2403314 834 ATHENS AVE	Fee Zone 2	2 \$ 19,209.81 Affordable Housing Impact Fee - Issuance	11/7/2024	11/7/2024 \$ -	\$ 19,209.81	9/26/2024 Final Check - On Hold		6/25/2025	
RBC2403314 834 ATHENS AVE	Fee Zone 2	2 \$ 19,209.81 Affordable Housing Impact Fee - At Final	11/7/2024	11/7/2024 \$ -	\$ 19,209.81	9/26/2024 Final Check - On Hold		6/25/2025	
RBC2403314 834 ATHENS AVE	Fee Zone 2	2 \$ 5,392.00 Capital Improvements Impact Fee	11/7/2024	11/7/2024 \$ -	\$ 5,392.00	9/26/2024 Final Check - On Hold		6/25/2025	
RBC2403314 834 ATHENS AVE	Fee Zone 2	2 \$ 2,898.00 Transportation Impact Fee	11/7/2024	11/7/2024 \$ -	\$ 2,698.00	9/26/2024 Final Check - On Hold		6/25/2025	
RBC2403487 169 SHERIDAN RD	Fee Zone 1	0 \$ 4,002.91 Affordable Housing Impact Fee - Issuance	10/23/2024	10/23/2024 \$ -	\$ 4,002.91	10/15/2024 Permit Issued		11/6/2024	
RBC2403487 169 SHERIDAN RD	Fee Zone 1	0 \$ 15,502.91 Affordable Housing Impact Fee - At Final	10/23/2024	10/28/2024 \$ -	\$ 15,502.91	10/15/2024 Permit Issued		11/6/2024	
RBC2403487 169 SHERIDAN RD	Fee Zone 1	0 \$ 1,392.00 Capital Improvements Impact Fee	10/23/2024	10/25/2024 \$ -	\$ 1,392.00	10/15/2024 Permit Issued		11/6/2024	
RBC2403487 169 SHERIDAN RD	Fee Zone 1	0 \$ 349.00 Transportation Impact Fee	10/23/2024	10/25/2024 \$ -	\$ 349.00	10/15/2024 Permit Issued		11/6/2024	
RBC2403488 171 SHERIDAN RD	Fee Zone 1	0 \$ 4,002.91 Affordable Housing Impact Fee - Issuance	10/23/2024	10/25/2024 \$ -	\$ 4,002.91	10/15/2024 Permit Issued		11/6/2024	
RBC2403488 171 SHERIDAN RD	Fee Zone 1	0 \$ 15,502.91 Affordable Housing Impact Fee - At Final	10/23/2024	10/28/2024 \$ -	\$ 15,502.91	10/15/2024 Permit Issued		11/6/2024	
RBC2403488 171 SHERIDAN RD	Fee Zone 1	0 \$ 1,392.00 Capital Improvements Impact Fee	10/23/2024	10/25/2024 \$ -	\$ 1,392.00	10/15/2024 Permit Issued		11/6/2024	
RBC2403488 171 SHERIDAN RD	Fee Zone 1	0 \$ 349.00 Transportation Impact Fee	10/23/2024	10/25/2024 \$ -	\$ 349.00	10/15/2024 Permit Issued		11/6/2024	
RBC2403488 D11103 NOVELDA DR	Fee Zone 3	1 \$ 4,845.91 Affordable Housing Impact Fee - Issuance	10/25/2024	10/25/2024 \$ -	\$ 4,845.91	10/25/2024 Application Inactive		4/26/2025	
RBC2403488 D11103 NOVELDA DR	Fee Zone 3	1 \$ 4,845.91 Affordable Housing Impact Fee - At Final	10/25/2024	10/25/2024 \$ -	\$ 4,845.91	10/25/2024 Application Inactive		4/26/2025	
RBC2403488 D11103 NOVELDA DR	Fee Zone 3	1 \$ 1,212.00 Capital Improvements Impact Fee	10/25/2024	10/25/2024 \$ -	\$ 1,212.00	10/25/2024 Application Inactive		4/26/2025	
RBC2403488 D11103 NOVELDA DR	Fee Zone 3	1 \$ 1,212.00 Transportation Impact Fee	10/25/2024	10/25/2024 \$ -	\$ 1,212.00	10/25/2024 Application Inactive		4/26/2025	



Record ID	Address	Impact Zone	Housing Units	Amount Assessed	Date Assessed	Amount Due	Amount Paid	Application Date	Record Status	Record Status Date
REC2501576	6571 THORNHILL DR	Fee Zone 1	1 \$ 1,349.00	Transportation Impact Fee	5/27/2025	\$ 1,349.00	\$ -	5/23/2025 On Hold - Fee Due	5/27/2025	
REC2501912	D5527 VICENTE WY	Fee Zone 1	1 \$ 4,045.00	Capital Improvements Impact Fee	6/23/2025	\$ 4,045.00	\$ -	6/23/2025 Plan Review In Progress	7/24/2025	
REC2501912	D5527 VICENTE WY	Fee Zone 1	1 \$ 1,349.00	Transportation Impact Fee	6/23/2025	\$ 1,349.00	\$ -	6/23/2025 Plan Review In Progress	7/24/2025	
REC2501914	5527 VICENTE WY	Fee Zone 1	1 \$ -	Capital Improvements Impact Fee	6/24/2025	\$ -	\$ -	6/23/2025 Plan Review In Progress	7/24/2025	
REC2501914	5527 VICENTE WY	Fee Zone 1	1 \$ -	Transportation Impact Fee	6/24/2025	\$ -	\$ -	6/23/2025 Plan Review In Progress	7/24/2025	
REC2501946	5527 VICENTE WY	Fee Zone 1	1 \$ 4,045.00	Capital Improvements Impact Fee	6/24/2025	\$ 4,045.00	\$ -	6/24/2025 Plan Review In Progress	7/24/2025	
REC2501946	5527 VICENTE WY	Fee Zone 1	1 \$ 1,349.00	Transportation Impact Fee	6/24/2025	\$ 1,349.00	\$ -	6/24/2025 Plan Review In Progress	7/24/2025	
REC2501984	D250 CROSS RD	Fee Zone 1	1 \$ 15,502.91	Affordable Housing Impact Fee - Issuance	6/26/2025	\$ 15,502.91	\$ -	6/26/2025 Plan Review In Progress	7/12/2025	
REC2501984	D250 CROSS RD	Fee Zone 1	1 \$ 15,502.91	Affordable Housing Impact Fee - At Final	6/26/2025	\$ 15,502.91	\$ -	6/26/2025 Plan Review In Progress	7/12/2025	
REC2501984	D250 CROSS RD	Fee Zone 1	1 \$ 5,392.00	Capital Improvements Impact Fee	6/26/2025	\$ 5,392.00	\$ -	6/26/2025 Plan Review In Progress	7/12/2025	
REC2501984	D250 CROSS RD	Fee Zone 1	1 \$ 1,349.00	Transportation Impact Fee	6/26/2025	\$ 1,349.00	\$ -	6/26/2025 Plan Review In Progress	7/12/2025	
B2501478	D720 FOOTHILL BLVD	Fee Zone 2	1 \$ 1,012.00	Transportation Impact Fee	6/11/2025	\$ -	\$ 1,012.00	5/15/2025 Issued	6/24/2025	
B2501784	5401 CLAREMONT AVE	Fee Zone 1	0 \$ 36,315.46	Affordable Housing Impact Fee - Issuance	6/20/2025	\$ 36,315.46	\$ -	6/11/2025 Plan Routing - Completed	7/11/2025	
B2501784	5401 CLAREMONT AVE	Fee Zone 1	0 \$ 59,315.46	Affordable Housing Impact Fee - At Final	6/20/2025	\$ 59,315.46	\$ -	6/11/2025 Plan Routing - Completed	7/11/2025	
B2501784	5401 CLAREMONT AVE	Fee Zone 1	0 \$ -	Capital Improvements Impact Fee	6/20/2025	\$ -	\$ -	6/11/2025 Plan Routing - Completed	7/11/2025	
B2501784	5401 CLAREMONT AVE	Fee Zone 1	0 \$ -	Transportation Impact Fee	6/20/2025	\$ -	\$ -	6/11/2025 Plan Routing - Completed	7/11/2025	
B2501909	5527 VICENTE WY	Fee Zone 1	11 \$ 16,860.00	Capital Improvements Impact Fee	6/23/2025	\$ 16,860.00	\$ -	6/23/2025 Plan Review In Progress	7/23/2025	
B2501909	5527 VICENTE WY	Fee Zone 1	11 \$ 11,132.00	Transportation Impact Fee	6/23/2025	\$ 11,132.00	\$ -	6/23/2025 Plan Review In Progress	7/23/2025	
B2501983	48 5TH AVE	Fee Zone 1	0 \$ 1,012.00	Transportation Impact Fee	6/26/2025	\$ 1,012.00	\$ -	6/26/2025 On Hold - Field Check Pending	7/10/2025	
B2501984	48 5TH AVE	Fee Zone 1	1 \$ 1,012.00	Transportation Impact Fee	6/26/2025	\$ 1,012.00	\$ -	6/26/2025 On Hold - Field Check Pending	7/10/2025	
B2501985	48 5TH AVE	Fee Zone 1	3 \$ 3,036.00	Transportation Impact Fee	6/26/2025	\$ 3,036.00	\$ -	6/26/2025 On Hold - Field Check Pending	7/10/2025	
B1604231	880 W MACARTHUR BLVD	Fee Zone 2	39 \$ 39,468.00	Capital Improvements Impact Fee	10/17/2024	\$ -	\$ -	8/30/2016 Permit Expired	4/19/2025	
B1604231	880 W MACARTHUR BLVD	Fee Zone 2	39 \$ 39,468.00	Transportation Impact Fee	10/17/2024	\$ -	\$ -	8/30/2016 Permit Expired	4/19/2025	
B2401162	1031 32ND ST	Fee Zone 2	8 \$ 18,872.00	Capital Improvements Impact Fee	4/11/2025	\$ -	\$ -	3/21/2024 Permit Issued	4/11/2025	
B2401162	1031 32ND ST	Fee Zone 2	8 \$ 10,732.00	Transportation Impact Fee	4/11/2025	\$ -	\$ -	3/21/2024 Permit Issued	4/11/2025	
REC1603886	D990 BROADWAY TR	Fee Zone 1	1 \$ 15,502.91	Affordable Housing Impact Fee - At Final	12/23/2024	\$ -	\$ -	8/16/2016 Reinstated	12/23/2024	
REC1604252	0	Fee Zone 3	1 \$ -	Capital Improvements Impact Fee	6/10/2025	\$ -	\$ -	8/31/2016 Reinstated	6/10/2025	
REC1604395	0	Fee Zone 3	1 \$ 1,349.00	Capital Improvements Impact Fee	5/13/2025	\$ -	\$ -	9/12/2016 Permit Expired	8/26/2020	
REC2501911	5527 VICENTE WY	Fee Zone 1	1 \$ 5,392.00	Capital Improvements Impact Fee	6/23/2025	\$ -	\$ -	6/23/2025 Created	6/23/2025	
REC2501911	5527 VICENTE WY	Fee Zone 1	1 \$ 1,349.00	Transportation Impact Fee	6/23/2025	\$ -	\$ -	6/23/2025 Created	6/23/2025	
REC2501945	5527 VICENTE WY	Fee Zone 1	1 \$ 5,392.00	Capital Improvements Impact Fee	6/24/2025	\$ -	\$ -	6/24/2025 Created	6/24/2025	
REC2501945	5527 VICENTE WY	Fee Zone 1	1 \$ 1,349.00	Transportation Impact Fee	6/24/2025	\$ -	\$ -	6/24/2025 Created	6/24/2025	
REC2500595	6480 SWAINLAND RD	Fee Zone 1	0 \$ 5,392.00	Capital Improvements Impact Fee	5/13/2025	\$ -	\$ -	2/26/2025 Permit Issued	4/2/2025	
REC2500595	6480 SWAINLAND RD	Fee Zone 1	0 \$ 1,349.00	Transportation Impact Fee	5/13/2025	\$ -	\$ -	2/26/2025 Permit Issued	4/2/2025	
REC2500655	2100 MASTLANDS DR	Fee Zone 1	1 \$ 5,392.00	Capital Improvements Impact Fee	5/13/2025	\$ -	\$ -	3/3/2025 On Hold - Fee Due	3/3/2025	
REC2500655	2100 MASTLANDS DR	Fee Zone 1	1 \$ 1,349.00	Transportation Impact Fee	5/13/2025	\$ -	\$ -	3/3/2025 On Hold - Fee Due	3/3/2025	