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STAFF REPORT

AGENDA NO: 8c

MEETING DATE: April 1, 2019

To: Honorable Mayor and City Council

Date: April 1, 2019

**From: Kathleen Kane, City Attorney – (650) 558-7204
Kevin Gardiner, Community Development Director – (650) 558-7253**

**Subject: Adoption of An Ordinance of the City Council of the City of Burlingame
Establishing Residential Impact Fees on New Residential Development to
Support Workforce Housing**

RECOMMENDATION

The City Council should adopt the following ordinance:

- A. ORDINANCE OF THE CITY OF BURLINGAME ADDING CHAPTER 25.82 TO THE BURLINGAME MUNICIPAL CODE ESTABLISHING RESIDENTIAL IMPACT FEES FOR NEW RESIDENTIAL DEVELOPMENTS IN THE CITY

BACKGROUND

The City Council conducted a duly noticed public hearing and discussed the proposed ordinance establishing residential impacts fees at its regular meeting of March 18, 2019. No changes were requested, and the ordinance was scheduled for adoption at the City Council's regular meeting of April 1, 2019.

At the March 18 meeting, the City Council also adopted the attached resolution establishing an area standard wage policy or new residential developments subject to the imposition of impact fees.

DISCUSSION

At the meeting, Councilmembers also requested an update of the jobs/housing gap in San Mateo County. According to Home for All, for the period 2010 through 2017, the ratio was 12:1, with 83,000 new jobs and 7,100 new housing units. Using 2010 as a baseline, this represents a reduction from prior years:

- 2010 – 2014: ratio was 24:1
- 2010 – 2015: ratio was 19:1
- 2010 – 2016: ratio was 16:1

As another reference, considering the most recent five years in which figures are available, the ratio for the period 2013 through 2017 was 7:1.

FISCAL IMPACT

Estimating potential fees anticipated to be collected depends on a number of variables, including the residential densities, sizes of units, and the sliding scale of the fees themselves. Per the March 18, 2019 staff report, fees within the next five years are anticipated to range from approximately \$1,190,000 at the low end, to \$11,475,000 at the high end.

Exhibits:

- Ordinance – Residential Impact Fees
- Adopted Resolution – Area Standard Wage Policy
- City Council Staff Report – March 18, 2018 – Introduction