

Affordable Housing Impact Fees**1. Residential Development Projects Ten Units or More**

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| a. High-Density Condominiums (35 units per acre or more) | \$15.00/Square Foot of Habitable Space* |
| b. All other Dwellings Unit Types | \$18.18/Square Foot of Habitable Space* |

*Note: Affordable housing in -lieu fees shall be paid either prior to issuance of a building permit or prior to approval of a final inspection or issuance of an occupancy permit. Fees paid at occupancy shall be increased by 10 percent to \$ 16. 50/sq. ft. of habitable space for high density condominiums and to \$20/sq. ft. of habitable space for all other dwelling unit types.

Habitable Space" means floor area within a dwelling unit designed, used, or intended to be used exclusively for living and sleeping purposes and exclusive of vent shafts, eaves, overhangs, atriums, covered entries and courts and any portion of a structure above ground used for parking, parking aisles, loading areas, or accessory uses.

2. Residential Development Projects-Two to Nine Units

Projects of two to nine units shall pay the following percentage of the fee calculated pursuant to Section 1 above:

<u>Number of Units in the Project</u>	<u>Percentage of Calculated Fee</u>
2	50%
3	67%
4	75%
5	80%
6	83%
7	86%
8	88%
9	89%

3. Fractional Units

If an applicant provides on-site Affordable Units under Chapter 10, Article 17 of the Hayward Municipal Code and elects to pay Affordable Housing In -Lieu Fees for a fractional unit, the fractional in -lieu fee payment shall be calculated as follows:

Fractional Unit/Total Affordable Unit Requirement x Per Square Foot Fee x Total Habitable Square Footage in the Project

4. Applications for Residential Development Projects of Two or More Units Deemed Complete as of November 28, 2017

Complete as of November 28, 2017

- a. Projects receiving all discretionary approvals by February 1, 2018: Affordable Housing Impact Fees in effect on November 28, 2017.
- b. Projects not receiving all discretionary approvals by February 1, 2018: 50% of the Affordable Housing In -Lieu Fee calculated under either Section 1 or Section 2 above, as applicable depending on the size of the project.