



City of Hayward

Alternative Park Impact Fee Rate Structure

DISCUSSION DRAFT

April 12, 2019

One alternative option for the Park Impact Fees for the City of Hayward is to develop residential rates per dwelling unit based on the number of bedrooms per unit (Exhibit 2). Exhibit 1 demonstrates the average number of persons per dwelling unit based on the number of bedrooms per unit. This data is estimated based on U.S. Census Bureau American Housing Survey data for the San Francisco-Oakland-Hayward MSA for 2017 and are adjusted to the City of Hayward using persons per dwelling unit for the City of Hayward and the San Francisco-Oakland-Hayward MSA from the U.S. Census American Community Survey 1-Year Estimates.

Exhibit 1. Persons per Unit by Number of Bedrooms

Number of Bedrooms	Persons per Dwelling Unit
None	0.78
1	1.22
2	2.21
3	3.85
4 or more	5.36
Total	3.11

Exhibit 2. Maximum Allowable Park Impact Fee per Unit

Type of Development	Growth Cost per Equivalent Population	Equivalent Population per Unit	Park Impact Fee per Unit
Residential			
0 Bedrooms	\$6,031.64 x 0.73	dwelling unit =	\$4,416.39
1 Bedroom	\$6,031.64 x 1.15	dwelling unit =	\$6,915.18
2 Bedrooms	\$6,031.64 x 2.07	dwelling unit =	\$12,474.13
3 Bedrooms	\$6,031.64 x 3.61	dwelling unit =	\$21,783.71
4 or more Bedrooms	\$6,031.64 x 5.02	dwelling unit =	\$30,301.40
Nonresidential			
Office/Other Commercial	\$6,031.64 x 0.0013	square foot =	\$7.88
Retail	\$6,031.64 x 0.0016	square foot =	\$9.72
Industrial	\$6,031.64 x 0.0001	square foot =	\$0.78
Government	\$6,031.64 x 0.0015	square foot =	\$9.00
Education	\$6,031.64 x 0.0005	square foot =	\$2.87