

RESOLUTION NO. 16011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ACCEPTING THE DEVELOPMENT IMPACT FEES ACCOUNT REPORT FOR FISCAL YEAR 2020-21 AND MAKING FINDINGS AS REQUIRED BY THE MITIGATION FEE ACT

WHEREAS, Article XV (commencing with Section 18.244), Article XVI (commencing with Section 18.256) of the Redwood City Code and Article 29 (commencing with Section 29.1) of the Zoning Ordinance authorize imposition of development impact fees for new development in Redwood City; and

WHEREAS, Government Code section 66006 requires the City to make certain information available to the public regarding development impact fees such as the Transportation Impact Fee, the Parks Impact Fee, and the Affordable Housing Fee; and

WHEREAS, Government Code Section 66001(d) requires the City to make certain findings regarding unexpended development impact fees every five years; and

WHEREAS, this Council has reviewed that certain report entitled "Development Impact Fees Report For Fiscal Year 2020-21" ("Fees Report"), which contains the information required by Government Code Section 66006, including but not limited to a description of the City of Redwood City's three development impact fees, the amount of revenues, capital improvements that were financed in whole or in part by the impact fees, as well as information supporting the findings regarding unexpended development impact fee funds as required by Government Code section 66001(d); and

WHEREAS, after being made available to the public the Fees Report will be reviewed by this Council on December 20, 2021.

NOW, THEREFORE; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY that the Council does hereby accept the Fees Report, which is attached hereto to the Staff Report as Attachment A and is incorporated herein by reference.

BE IT FURTHER RESOLVED, BY THE COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

1. **Transportation Impact Fee Findings.** With respect to the unexpended Transportation Impact Fee funds as of June 30, 2021, this Council hereby finds, determines, and declares, in compliance with California Government Code Section 66001(d)(1)(A through D):

A. The purpose of the Transportation Impact Fee is to jointly fund, from public and private sources, transportation system improvements necessitated in whole or in part by new development within Redwood City, and to provide an equitable method for allocating the cost of reasonable and necessary transportation improvements between the public and private sector, in accordance with the intent and purpose of the Transportation Impact Fee Ordinance as set forth in Redwood City Municipal Code Section 18.246.A;

B. The reasonable relationship between the Transportation Impact Fee and the purpose for which it is charged is demonstrated in the Redwood City Traffic Impact Mitigation Fee Study dated February 18, 2000 ("2000 Study"); the 2012 Redwood City Transportation Impact Mitigation Fee Update, Project Descriptions and Cost Estimates ("2012 Study"); and all subsequent City resolutions and ordinances adopting the Transportation Impact Fee, which document that reasonable relationship as follows: (1) the Transportation Impact Fee provides an equitable and uniform method for each new development to bear a proportionate share of citywide transportation improvements that mitigate the traffic impacts of development; (2) the 2012 Study identified the required transportation improvements to mitigate impacts caused by new development within Redwood City for a 20-year period; (3) development creates demand for additional transportation improvements; (4) the Transportation Impact Fee shall be used for transportation improvements that will reasonably benefit new development in Redwood City and reduce the traffic congestion and other adverse effects of increased traffic volumes caused by new development; (5) the Transportation Impact Fee shall be used for transportation improvements that are, and shall be

specified in the 2000 Study and its periodic updates; and (6) the specific Transportation Impact Fees imposed on various types of development are based on evidence provided by transportation studies and research on the volumes of traffic generated by various land use types, and are presented in Table A of the Fees Report. This reasonable relationship remains between the current need for the Transportation Impact Fee and the purpose for which it was originally collected;

- C. All sources and amounts of funding anticipated to complete financing of incomplete improvements are listed in Table D, at the end of the Transportation Impact Fee section of the Fees Report; and
- D. The approximate date on which the funding is expected to be deposited into the appropriate fund is listed in Table D, at the end of the Transportation Impact Fee section of the Fees Report.

2. **Parks Impact Fee Findings.** With respect to the unexpended Parks Impact Fee funds as of June 30, 2021, this Council hereby finds, determines, and declares, in compliance with California Government Code Section 66001(d)(1)(A through D):

- A. The purpose of the Parks Impact Fee is to augment recreational opportunities through the improvement of parks in order to compensate for increased demand for City facilities and services brought about by new development and the associated increase in population;
- B. The reasonable relationship between the Parks Impact Fee and the purpose for which it is charged is part of the City's General Plan. Based on the City's current population and existing park facilities, the City's existing level of service is 2.25 acres of park area for every 1,000 residents. The City's General Plan level of service goal is 3 acres of parks for every 1,000 residents;
- C. All sources and amounts of funding anticipated to complete financing of

incomplete improvements are listed in Table H, at the end of the Parks Impact Fee section of the Fees Report; and

- D. The approximate date on which the funding is expected to be deposited into the appropriate fund is listed in Table H, at the end of the Parks Impact Fee section of the Fees Report.

3. Affordable Housing Impact Fee Findings. With respect to the unexpended Affordable Housing Impact Fee funds as of June 30, 2021, this Council hereby finds, determines, and declares, in compliance with California Government Code Section 66001(d)(1)(A through D):

- A. The purpose of the Affordable Housing Impact Fee is to (1) enhance the public welfare by imposing a residential and nonresidential development project housing impact fee whereby developers of residential and nonresidential development projects will mitigate the impacts of their projects on the need for affordable housing by contributing to the supply of housing for households with very low, low, and moderate incomes; and (2) implement the Housing Element by creating a mechanism to provide benefits to the community from new development in the form of affordable housing, thereby helping to meet the needs of all socioeconomic elements of the community as provided in the Housing Element;
- B. The reasonable relationship between the Affordable Housing Fee and the purpose for which it is charged was developed starting in October 2014. At its October 24, 2014 meeting, the City Council adopted its 2015-2023 Housing Element, which contemplates, among other things, an ordinance to provide a mechanism to increase the supply of affordable housing in the City pursuant to Housing Element Programs H- 3 and H- 14. To implement the affordable housing goals, policies and programs of the Housing Element, the City Council considered and introduced on October 26, 2015 an affordable housing ordinance that, among other things, authorizes the imposition of housing impact fees

for certain residential and nonresidential development projects to mitigate the impact of such projects on the need for affordable housing in the City (the "Affordable Housing Ordinance"). To ensure that future development projects mitigate their impact on the need for affordable housing in Redwood City, and to ensure that any adopted housing impact fees do not exceed the actual affordable housing impacts attributable to the development projects to which the fees relate, the City agreed to participate in the preparation of a nexus study through the countywide 21 Elements collaboration project. The City has received and considered reports from Strategic Economics and Vernazza Wolfe Associates, Inc., dated September 2015 entitled "Residential Impact Fee Nexus Study" and "Commercial Linkage Fee Nexus Study" (together, the "Nexus Study"). The Nexus Study uses widely used, appropriate methodology to determine the maximum amount needed to fully mitigate the burdens created by residential and nonresidential development on the need for affordable housing. To ensure that development projects remain economically feasible, the recommended housing impact fees are lower than the maximum amount needed to fully mitigate the burdens created by new development on the need for affordable housing as determined by the Nexus Study;

- C. All sources and amounts of funding anticipated to complete financing of incomplete improvements are listed in Table L, at the end of the Affordable Housing Impact Fee section of the Fees Report;
- D. The approximate date on which the funding is expected to be deposited into the appropriate fund is listed in Table L, at the end of the Affordable Housing Impact Fee section of the Fees Report.

4. Effectiveness. This resolution is effective immediately upon adoption.

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Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting
thereof held on the 20th day of December, 2021 by the following votes:

AYES: Aguirre, Espinoza-Garnica, Gee, Howard, Reddy, Smith
and Mayor Hale

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: None



Giselle Hale
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing resolution this
21st day of December 2021.



Giselle Hale
Mayor of the City of Redwood City

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MUFF # 501