

ATTACHMENT C

**Further Implementation of Commercial Linkage Fee
Summary and Status**

Topic Area	#	Item Summary	Status
Credits and Incentives	1	Explore credits for on-site historic preservation, or sustainability at the NetZero standard, not to exceed 20%. The credit could apply directly to this fee or be applied against the total fee calculation.	Legal review complete. Staff working to further develop concept. Ordinance change and additional outreach required.
	2	Explore allowing incentives in the form of fee reductions for projects (office, hotel, or industrial) that build new affordable housing, or purchase built units and apply deed-restrictions, in parallel with its commercial development.	Staff has developed concept for credits. Ordinance change and additional outreach required.
	3	Explore allowing incentives in the form of fee reductions for projects that implement quantifiable and comparable sustainability measures.	Legal review complete. Staff working to further develop concept. Ordinance change and additional outreach required.
Subsequent Feasibility Study	4	Conduct a new feasibility study to be undertaken no more than two years from fee adoption. If new leasing comps are not available, use other available data to assess commercial market dynamics such as availability rates and absorption. This work will be done consistent with the Mitigation Fee Act.	These items will be incorporated into the next feasibility study that would be conducted no later than 2022.
	5	Explore the creation of a different fee structure for projects above 1 million square feet.	
	6	Explore the inclusion of geographic regions similar to those included in the first feasibility analysis.	
Special Needs Populations	7	Examine how to address similar projects that solely serve disabled residents and projects that include low-income units.	This item will be addressed through implementation of item #2.
Threshold Review	8	Review the \$0 fee for the first 40,000 square feet of office projects less than 100,000 square feet by exploring increasing this threshold to 50,000 square feet.	Legal review complete. Will be incorporated into future resolution and/or ordinance changes.