



May 23, 2022

Ms. Lisa Howlett
MidPen Housing
1970 Broadway, Suite 100
Oakland, California 94612
via email to lhowlett@midpen-housing.org

**Re: 850 Turk Street / Assessor’s Block 0744; Lot 006
750 Golden Gate Avenue/ Assessor’s Block 0761; Lots 002, 003, 022, 062**

Dear Ms. Howlett,

This letter is to confirm the Planning Department’s understanding and intent regarding the assessment of development impact fees for the proposed 100% affordable housing buildings located at 850 Turk Street and 750 Golden Gate Avenue, consisting of a total of approximately 235,900 square feet and 262 units across two separate buildings (“Project”).

Based on our current understanding of the Project, the City’s typically-applicable development impact fees will be waived, which in this case would total approximately \$5,738,460.

As part of the conventional review of the Project, the City would have assessed local development impact fees and then granted a fee waiver under Planning Code Section 406 prior to issuance of each building’s first construction document because the Project proposes to build affordable housing. In this case, and owing to the Project’s review and approval process, the Planning Department will not charge those fees, consistent with City policies regarding the prioritization, streamlining, and facilitation of affordable housing. We note that reduced impact fee obligations should help to reduce the cost of development for affordable housing on these sites.

The following is a list of development impact fees applicable under San Francisco’s Planning Code and their estimated amounts based on our current understanding of the Project:


Development Impact Fee	Calculation (based on 2022 permit issuance)	Estimated Amount
850 Turk Street (85,900 gsf residential development, 91 total affordable units)		
Transportation Sustainability Fee – General	\$11.91 per gross square foot	\$1,023,069
Child Care Fee- Residential	\$2.49 per square foot	\$213,891
Golden Gate Street (150,000 gsf residential development, 171 total affordable units)		
Market and Octavia Community Improvements Impact Fee	\$15.61 per gross square foot	\$2,341,500
Transportation Sustainability Fee – General	\$11.91 per gross square foot	\$1,786,500
Child Care Fee- Residential	\$2.49 per square foot	\$373,500
Total Otherwise-Applicable Fee Value		\$5,738,460

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850 Turk St; 750 Golden Gate Ave.

We look forward to the successful execution of this important affordable housing project and are happy to assist in any other way that we can.

Sincerely,



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Daniel A. Sider, AICP
Chief of Staff