## Summary of Current and Maximum Fees by Unit Size -- FOR-SALE HOUSING Santa Rosa Housing Impact Fee, EPS #121110

Unit Size (Sq Ft)	<b>Assumed Value (1)</b> \$250/SqFt (1)	EPS Maximum Fee (2)	Recommended Fee 2.5% of Value	Current HAP Fee (2013)
800	000 000	<b>\$9,030</b>	¢5,000	\$0
900	\$200,000 \$225,000	\$8,930 \$9,520	\$5,000 \$5,625	\$0 \$0
		\$9,520 \$10,110	\$6,250	ъυ \$2,617
1,000	\$250,000			
1,100	\$275,000	\$10,700 \$14,200	\$6,875	\$3,730 \$4,734
1,200	\$300,000	\$11,290	\$7,500	\$4,734
1,300	\$325,000	\$11,880	\$8,125	\$5,710
1,400	\$350,000	\$12,470	\$8,750	\$6,684
1,500	\$375,000	\$13,060	\$9,375	\$7,666
1,600	\$400,000	\$13,650	\$10,000	\$8,662
1,700	\$425,000	\$14,579	\$10,625	\$9,674
1,800	\$450,000	\$15,509	\$11,250	\$10,704
1,900	\$475,000	\$16,439	\$11,875	\$11,752
2,000	\$500,000	\$17,369	\$12,500	\$12,819
2,100	\$525,000	\$18,299	\$13,125	\$13,905
2,200	\$550,000	\$19,229	\$13,750	\$15,009
2,300	\$575,000	\$20,159	\$14,375	\$16,132
2,400	\$600,000	\$21,089	\$15,000	\$17,272
2,500	\$625,000	\$21,517	\$15,625	\$18,431
2,600	\$650,000	\$21,945	\$16,250	\$19,607
2,700	\$675,000	\$22,374	\$16,875	\$20,801
2,800	\$700,000	\$22,802	\$17,500	\$22,011
2,900	\$725,000	\$23,230	\$18,125	\$23,239
3,000	\$750,000	\$23,658	\$18,750	\$24,482
3,100	\$775,000	\$24,087	\$19,375	\$25,742
3,200	\$800,000	\$24,515	\$20,000	\$27,017
3,300	\$825,000	\$24,771	\$20,625	\$28,308
3,400	\$850,000	\$25,027	\$21,250	\$29,613
3,500	\$875,000	\$25,283	\$21,875	\$30,934
3,600	\$900,000	\$25,539	\$22,500	\$32,270
3,700	\$925,000	\$25,795	\$23,125	\$33,620
3,800	\$950,000	\$26,051	\$23,750	\$34,984
3,900	\$975,000	\$26,308	\$24,375	\$36,362
4,000	\$1,000,000	\$26,564	\$25,000	\$37,754

<sup>(1)</sup> Zillow indicates that median home prices were \$250/SF for 280 homes sold in Santa Rosa in June 2013.

Sources: Zillow; City of Santa Rosa; Economic & Planning Systems, Inc.

<sup>(2)</sup> EPS's study calculated fees at \$200,000 price increments, so this chart interpolates the results.

## Nexus-Based Maximum and Recommended Fees for For-Sale Housing Compared to Current Housing Fee

(Assumes values at \$250/SqFt per Zillow for June 2013)

