

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

Unit Size (Sq Ft)	Assumed Value (1) \$250/SqFt (1)	EPS Maximum Fee (2)	Recommended Fee 2.5% of Value	Current HAP Fee (2013)
800	\$200,000	\$8,930	\$5,000	\$0
900	\$225,000	\$9,520	\$5,625	\$0
1,000	\$250,000	\$10,110	\$6,250	\$2,617
1,100	\$275,000	\$10,700	\$6,875	\$3,730
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	\$14,240	\$10,625	\$9,674
1,800	\$450,000	\$14,830	\$11,250	\$10,704
1,900	\$475,000	\$15,420	\$11,875	\$11,752
2,000	\$500,000	\$16,010	\$12,500	\$12,819
2,100	\$525,000	\$16,600	\$13,125	\$13,905
2,200	\$550,000	\$17,190	\$13,750	\$15,009
2,300	\$575,000	\$17,780	\$14,375	\$16,132
2,400	\$600,000	\$18,370	\$15,000	\$17,272
2,500	\$625,000	\$18,960	\$15,625	\$18,431
2,600	\$650,000	\$19,550	\$16,250	\$19,607
2,700	\$675,000	\$20,140	\$16,875	\$20,801
2,800	\$700,000	\$20,730	\$17,500	\$22,011
2,900	\$725,000	\$21,320	\$18,125	\$23,239
3,000	\$750,000	\$21,910	\$18,750	\$24,482
3,100	\$775,000	\$22,500	\$19,375	\$25,742
3,200	\$800,000	\$23,090	\$20,000	\$27,017
3,300	\$825,000	\$23,680	\$20,625	\$28,308
3,400	\$850,000	\$24,270	\$21,250	\$29,613
3,500	\$875,000	\$24,860	\$21,875	\$30,934
3,600	\$900,000	\$25,450	\$22,500	\$32,270
3,700	\$925,000	\$26,040	\$23,125	\$33,620
3,800	\$950,000	\$26,630	\$23,750	\$34,984
3,900	\$975,000	\$27,220	\$24,375	\$36,362
4,000	\$1,000,000	\$27,810	\$25,000	\$37,754

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

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

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

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)

