



Appendix F
History of Fee Waivers and Other Financial
Assistance

CITY OF PLEASANTON
HISTORY OF FEE WAIVERS AND OTHER FINANCIAL ASSISTANCE FOR AFFORDABLE HOUSING PROJECTS
(INCLUDES LOWER INCOME HOUSING FEE)

| Project Name | Year Built | Rent / Sale | Total Units | Aff. Units | Bedrooms (Aff Units) | Perc. Aff. | Aff. Level | Total Waiver / Assistance | Subsidy Per Aff. Unit | Notes / Comments: |
|---|--------------|-------------|-------------|------------|----------------------|------------|--------------|---------------------------|-----------------------|--|
| Palomino Place | 1992 | Sale | 24 | 4 | 2 BR | 17% | Moderate | \$105,848 | \$26,462 | City fees waived for entire project |
| California Somerset I | 1993 | Sale | 152 | 26 | 3 BR | 17% | Median | \$172,191 | \$6,623 | City fees waived for 26 affordable units |
| Division St. Senior Apts. | 1994 | Rent | 20 | 20 | 1 BR | 100% | Low/Very Low | \$126,053 | \$6,303 | City fees waived for entire project |
| Rotary Commons | 1994 | Sale | 7 | 7 | 2/3 BR | 100% | Low | \$320,509 | \$45,787 | City fees (\$86,149) waived for entire project; City paid School Impact Fees (\$24,360) and contributed land valued at \$210,000 |
| Sycamore Place | 1994 | Sale | 36 | 6 | 2 BR | 17% | Moderate | \$53,400 | \$8,900 | City fees waived for 6 affordable units |
| Stanley Junction Senior Apts. | 1997 | Rent | 86 | 86 | 1 BR | 100% | Low/Very Low | \$1,273,416 | \$14,807 | City fees and deferred street improvement costs (\$400,000) waived for entire project |
| The Promenade Apts. | 1997 | Rent | 146 | 68 | 1/2/3 BR | 47% | Low | \$1,719,820 | \$25,291 | City long-term loan to project |
| Town Square | 1998 | Sale | 30 | 3 | 3 BR | 10% | Moderate | \$156,132 | \$52,044 | \$6,132 fee waiver; \$150,000 subsidy |
| Archstone Hacienda Apts. | 2001 | Rent | 540 | 135 | 1/2/3 BR | 25% | Low | \$2,597,760 | \$19,243 | City development impact fees waived for entire project. |
| Nolan Farm | 2001 | Sale | 36 | 5 | 3 BR | 14% | Very Low | \$264,440 | \$52,888 | \$14,440 fee waiver; \$250,000 subsidy |
| Greenbriar / Bernal Property (The Kensington Apts.) | 2002 | Rent/Sale | 581 | 87 | 1/2/3 BR | 15% | Low/Very Low | \$3,333,250 | \$38,313 | LIHF waived for entire project; Pub Fac, City Water/Sewer, and insp fees waived for aff units; \$20,000 second mortgages for 56 duet homes |
| Assisted Living Facility (The Parkview) | 2004 | Rent | 105 | 31 | Studios (Asst. Liv.) | 30% | Very Low | \$3,996,420 | \$128,917 | Payment of City fees (\$271,300); City land (3.6 acre site) valued at \$3.5 million; \$2.49 million City predev. and permanent loans |
| Ponderosa / Busch Property (Gardens at Ironwood) | 2004 | Rent/Sale | 362 | 138 | 1BR | 38% | Low/Very Low | \$3,025,017 | \$21,920 | LIHF waived for entire project; Pub Fac, Traffic, City Water/Sewer waived for affordable units; \$205,000 15-year loan |
| Windstar / BART (Stoneridge Station) | 2010 (proj.) | Rent | 350 | 70 | 1/2/3 BR | 20% | Very Low | \$1,372,200 | \$19,603 | LIHF waived for entire project; \$500,000 contributed by City for Park Dedication Fees |

\$18,516,456 **\$33,364**
TOTAL **AVERAGE**