

Below Market Rate (BMR) Housing Program Requirements for Commercial Developments

City of San Carlos

The City of San Carlos has adopted a Commercial Development BMR Housing Program that requires developers of commercial projects to mitigate their impact on affordable housing within the City by paying a Commercial Linkage Fee.

Applicable Developments:

The Linkage Fee applies to commercial projects including changes in use, additions in floor area and new development within the following use categories:

<u>Use Category</u>	<u>Fee Amount</u>
Retail, Restaurant, & Personal Service	\$5.00 per square foot
Hotel	\$10.00 per square foot
Office, Medical Office, Research & Development	\$20.00 per square foot

Exemptions, Credits & Reductions to the Linkage Fee:

1. Projects with a floor area of less than 5,000 square feet are not subject to the Linkage Fee.
2. Credit will be granted for existing floor area of use categories listed above.
3. Projects employing "Prevailing Wage" may be entitled to a 25% reduction in Linkage Fees if an Area Standard Wage Participation Agreement is executed with the City.

Alternative Compliance Option:

Developers may opt to construct affordable residential units, where permitted, as an alternative to paying the Linkage Fee. This alternative requires the submittal of a Below Market Rate Housing Plan.

For more information please reference Chapter 8.51 of the San Carlos Municipal Code or contact the Housing Division.



Contact Information

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