

City Council Meeting

April 14, 2026

Responses to City Council Agenda Questions

7:00pm Regular Meeting

Item 7b.– Eligible Project List for FY26-27 for Development Impact Fee Funds

- Are there any other sources for this project list outside of those submitted through the annual CIP project nomination process?
- **RESPONSE:** No
- Understanding that no development agreement has been reached as yet for the Tanforan project, when and if we reach an agreement will those funds be part of this process or handled separately? Related, if the process discussed here does include potential future Tanforan revenue, does the process outlined in the report preclude council from setting aside a limited portion of impact fees from the Tanforan project for the SBEF, as was discussed when we approved our guiding principles for negotiating the Tanforan Development Agreement?
- **RESPONSE:** This action pertains solely to Development Impact Fees and does not include any negotiated community benefits that arise from development agreement negotiations.
- Is the \$600K per unit figure for constructing affordable housing out of date? I've heard it's hovering around \$1M per unit.
- **RESPONSE:** Recent conversations with developers have indicated a cost of \$600,000 per unit for market rate and inclusionary units. For 100% affordable projects, the cost per unit is closer to \$800,000 - \$1 Million.
- Neither the Bayhill Specific Plan DIF summary on page 133 of the packet nor the accompanying text seem to include the \$56M payment for the dev agreement nor the use of \$21M of that to address the CityNet debt. Where does this fit in?
- **RESPONSE:** The YouTube DIFs are presented within the reports as part of the available fund balances allocated to their respective accounts. Separately, an activity summary for the Community Benefit Fund is provided below, which details the \$24.4 million Community Benefit payment from the YouTube DA and the \$10.3 million received from the Southline Settlement. In contrast to DIFs, these funds are not restricted by State law and may be appropriated at the Council's discretion.

Responses to City Council Agenda Packet Questions

November 12, 2025

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City of San Bruno				
Community Benefit Fund				
Updated April 14, 2026				
				2025-26 Est.
	2022-23 Actuals	2023-24 Actuals	2024-25 Actuals	Actuals
Beginning Balance, July 1	\$ -	\$ 24,713,580	\$ 10,350,957	\$ 9,973,109
Revenue				
YouTube	24,454,581	-	-	-
Southline	-	10,322,126	-	-
CityNet closure (return of transfer)*	-	-	-	5,000,000
Interest earnings	258,999	482,111	310,152	300,000
Total Revenue	24,713,580	10,804,237	310,152	5,300,000
Expenditure				
Transfer to CityNet	-	21,480,589	-	-
Transfer to Stormwater	-	2,186,271	-	-
Capital Improvement Program Projects				
Huntington Bike & Pedestrian Improvements	-	1,500,000	-	-
Citywide Wildfire Mitigation & Open Space Management	-	-	150,000	-
Athletic Field Scoreboard Replacement	-	-	38,000	-
Citywide Baseball Field Lighting & Fencing Upgrades	-	-	175,000	-
Crestmoor Fields	-	-	175,000	-
Regional Stormwater Capture Project at 1-280 & I-380	-	-	150,000	-
Total Expenditure	-	25,166,860	688,000	-
Ending Balance, June 30	\$ 24,713,580	\$ 10,350,957	\$ 9,973,109	\$ 15,273,109
* Estimated as of February 2026; final accounting of CityNet Fund closure pending				