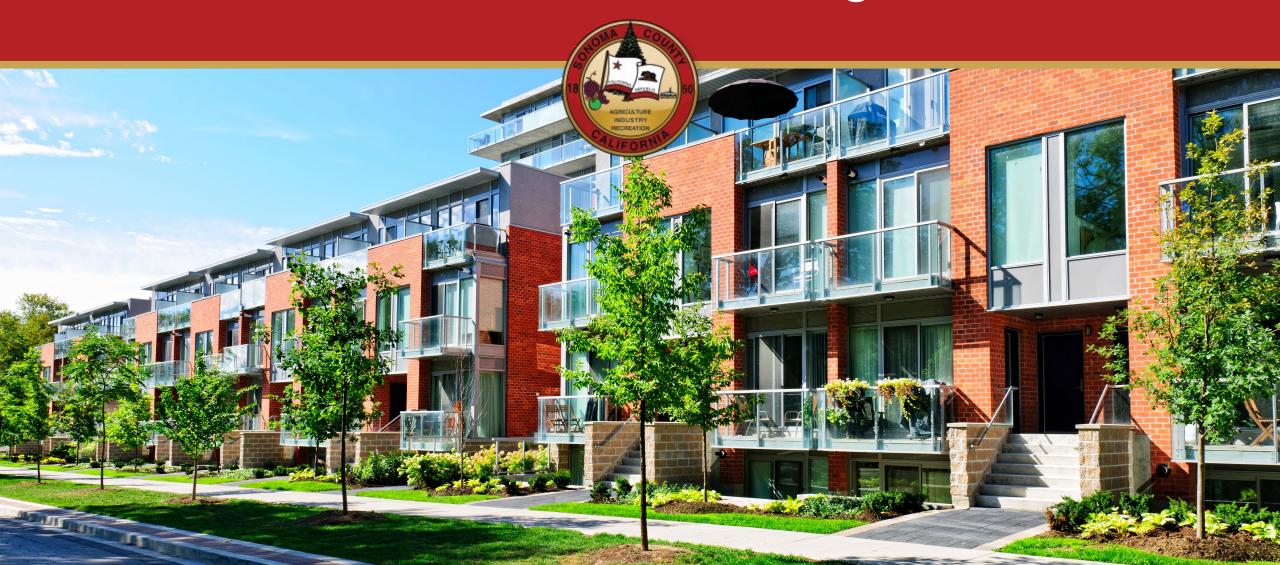
# Impact Fee Reductions for Affordable Housing



# Entitlements and the Regional Housing Needs Allocation

Pipeline units by area median income (AMI)

				Above	
	Very Low	Low	Moderate	Moderate	
Income	(≤50% AMI)	(≤80% AMI)	(≤120% AMI)	(≥120% AMI)	
Pipeline Units	142	312	1470	1935	

Regional Housing Needs Allocation (RHNA) by AMI with actual production/RHNA objective

	Manustania			Above
	Very Low (≤50% AMI)		Moderate Moderate AMI) (≤120% AMI) (≥120% AM	
2023-2031 RHNA units	54/1,024	58/584	128/627	447/1,589
2014-2022 RHNA units	166/126	285/37	729/160	1,230/192

#### **Program Options**

Staff developed three program options, each with a sub-option to cap the program at half the County's RHNA objective, the full RHNA objective, or the entire pipeline amount.

- 1. Reduce Parks and Traffic Fee by 100%
- 2. Reduce Parks and Traffic Fee with square footage tiers
- 3. Reduce Parks and Traffic Fee with square footage tiers, with a separate tier for Moderate Income

# Program Options

	Сар	Units	Potential Fees	Largest Reduction	Smallest Reduction	Average Reduction				
1	Reduce Parks and Traffic Fee by 100% for Very Low, Low and Moderate Income									
1a 1b 1c	Half RHNA Full RHNA Affordable Pipeline	562 953 1924	\$ 5,695,800 \$ 9,667,137 \$ 19,516,864	\$ 10,144 \$ 10,144 \$ 10,144	\$ 10,144 \$ 10,144 \$ 10,144	\$ 10,144 \$ 10,144 \$ 10,144				
2	Reduce Parks and Traffic Fee in tiers for Very Low, Low and Moderate Income (<600 ft²= 100%; <1100 ft²= 80%; >1101 ft² = 60%)									
2a 2b 2c	Half RHNA Full RHNA Affordable Pipeline	562 953 1924	\$ 5,083,590 \$ 8,628,070 \$ 17,419,105	\$ 10,144 \$ 10,144 \$ 10,144	\$ 6,086 \$ 6,086 \$ 6,086	\$ 9,054 \$ 9,054 \$ 9,054				
3	Reduce Parks and Traffic Fee in tiers for Very Low and Low Income with a separate tier for Moderate Income  (Very Low and Low Income: <600 ft²= 100%; <1100 ft²= 80%; >1101 ft² = 60%. Moderate Income: <1100 ft²= 80%; >1101 ft² = 60%)									
3a 3b 3c	Half RHNA Full RHNA Affordable Pipeline	562 953 1924	\$ 4,897,181 \$ 8,126,625 \$ 11,301,195	\$ 10,144 \$ 10,144 \$ 10,144	\$ 6,086 \$ 6,086 \$ 6,086	\$ 8,722 \$ 8,527 \$ 8,286				

### Program Participation Criteria

- Fees will be reduced at the time of building permit issuance.
- Reductions are available on a first-come first-serve basis within established RHNA objectives funding parameters.
- The fee reductions will apply only to deed-restricted multifamily housing developments.
- Fees will be reduced on a unit basis, as opposed to a project basis.

## Discussion

