

Impact Fee Reductions for Affordable Housing



Entitlements and the Regional Housing Needs Allocation

Pipeline units by area median income (AMI)

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

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

Income	Very Low (≤50% AMI)	Low (≤80% AMI)	Moderate (≤120% AMI)	Above Moderate (≥120% AMI)
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

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

