Fee Reduction Options

This sheet displays fee reduction options for Board consideration. The "Cap" column represents the maximum number of units likely to participate in the program based on entitlement pipeline data. Each income category has a specific cap based on the Regional Housing Needs Allocation (RHNA), ensuring capacity is reserved proportionally to the housing needs of each category. The "Unit" column represents the total number of units likely to participate in the program based on the entitlement pipeline and RHNA cap. The "Potential Total Fees" column represents the total amount of fees the County would collect without reductions if all units were to receive a building permit. The "Largest, Smallest, and Average Reduction" columns are calculated using impact fees for traffic and parks, along with pipeline square-footage data. Of the 1924 affordable units in the pipeline, 953 units are less than 600 ft^2, 908 are between 600 and 1,100 ft^2, and 63 are larger than 1,100 ft^2.

Cap	Units	Potential Total Fees	Largest Reduction	Smallest Reduction	Average Reduction
Reduce Parks and Traffic Fee by 100% for Very Low, Low and Moderate Income					
Half RHNA	562	$ 5,695,800	$ 10,144	$ 10,144	$ 10,144
Full RHNA	953	$ 9,667,137	$ 10,144	$ 10,144	$ 10,144
Total Pipeline	1924	$ 19,516,864	$ 10,144	$ 10,144	$ 10,144
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%					
Half RHNA	562	$ 5,083,590	$ 10,144	$ 6,086	$ 9,054
Full RHNA	953	$ 8,628,070	$ 10,144	$ 6,086	$ 9,054
Total Pipeline	1924	$ 17,419,105	$ 10,144	$ 6,086	$ 9,054
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%.					
Half RHNA	562	$ 4,897,181	$ 10,144	$ 6,086	$ 8,722
Full RHNA	953	$ 8,126,625	$ 10,144	$ 6,086	$ 8,527
Total Pipeline	1924	$ 11,301,195	$ 10,144	$ 6,086	$ 8,286