

# Impact Fee Program for Housing



# Affordable Housing Need

2023-2031 Regional Housing Needs Allocation (RHNA) for the unincorporated County by area median income (AMI).

	<b>Very Low &lt; 50% AMI</b>	<b>Low &lt; 80% AMI</b>	<b>Moderate &lt; 120% AMI</b>	<b>Above Moderate &gt; 120% AMI</b>	<b>Total</b>
<b>RHNA (units)</b>	1,024	584	627	1,589	3,824

2014-2022 RHNA for the unincorporated County by AMI. The table shows actual production/quantified objective.

	<b>Very Low &lt; 50% AMI</b>	<b>Low &lt; 80% AMI</b>	<b>Moderate &lt; 120% AMI</b>	<b>Above Moderate &gt; 120% AMI</b>	<b>Total</b>
<b>RHNA (units)</b>	166/126	285/37	729/160	1,230/192	2,289/515

# Cost for “Zero Fee” Approach

Staff evaluated fees and the cost to backfill fees in relation to RHNA units.

	Up to 50% AMI	Up to 80% AMI	Up to 120% AMI
<b>Half the County’s RHNA obligation</b>	512	804	1,118
<b>Three-Year Max. Cost Traffic</b>	\$ 3,478,827	\$ 5,462,845	\$ 7,592,947
<b>Three-Year Max. Cost Parks</b>	\$ 1,883,136	\$ 2,957,112	\$ 4,110,165
<b>Three-Year Max. Cost Fire</b>	\$ 1,400,148	\$ 2,198,671	\$ 3,055,988
<b>Three-Year Max. Cost Sanitation</b>	\$ 4,073,984	\$ 6,397,428	\$ 8,891,948
<b>Total</b>	\$ 10,836,095	\$ 17,016,056	\$ 23,651,047

# Program Recommendations

Three-year pilot to exempt and backfill half the cost of traffic and parks impact fees for 50% AMI units. Cap the program at \$1 million annually.

	Half the fees for up to 50% AMI
Half the County's RHNA obligation	512
Three-Year Max. Cost Traffic	\$1,739,414
Three-Year Max. Cost Parks	\$941,568
<b>Total</b>	<b>\$2,680,982</b>

# Additional Information

Existing  
Efforts

Current  
Exemptions

Comparable  
Jurisdictions

Studies

Stakeholder  
Outreach

Next Steps

# Questions

