



2024 TIF PROGRAM MAJOR UPDATE

WORKSHOP #6

10/22/24

DEPARTMENT OF TRANSPORTATION
LEGISTAR #24-1457

AGENDA

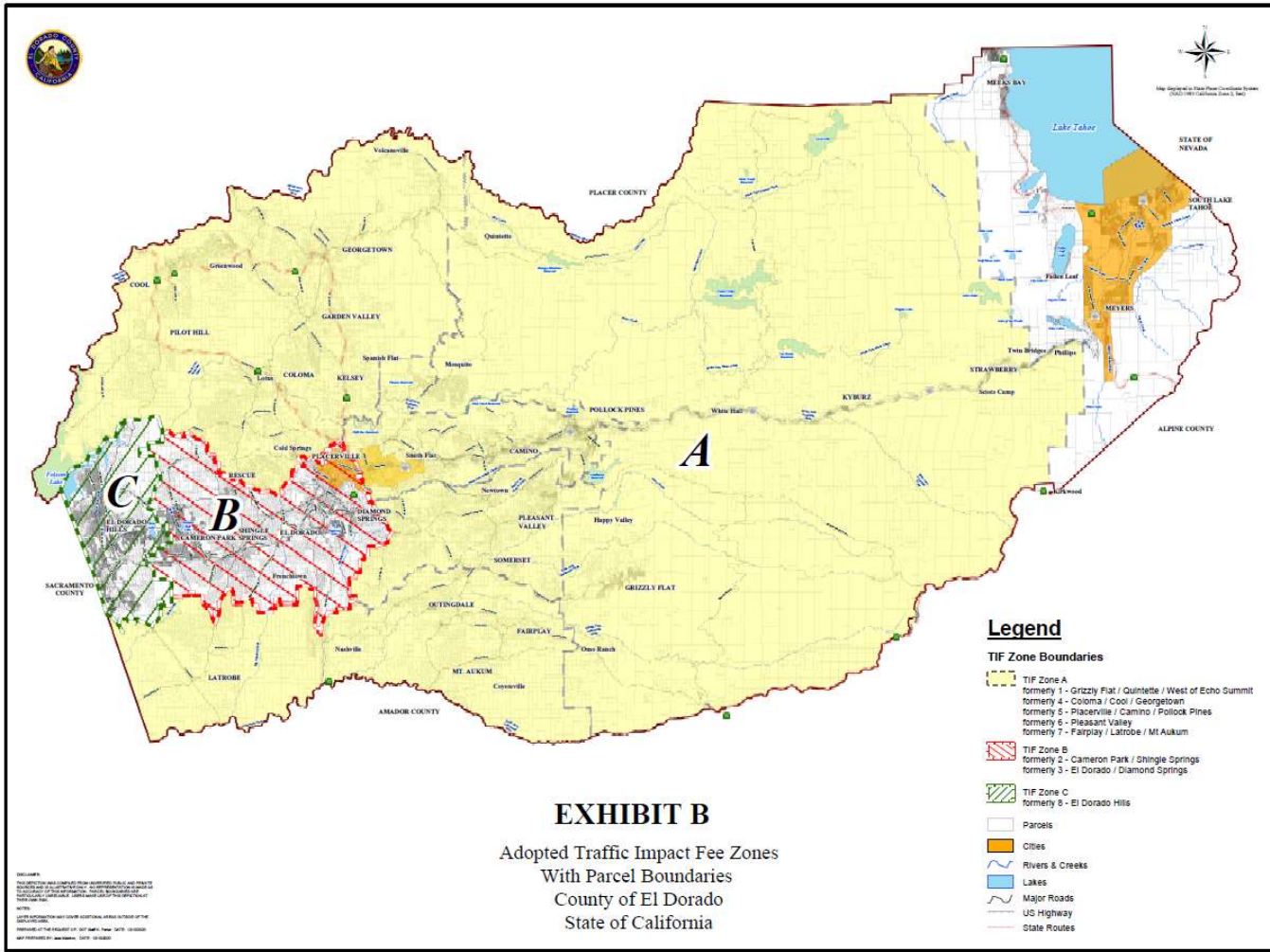
- **BACKGROUND**
 - August 13th BOS Workshop
- **RECEIVE INFORMATION AND PROVIDE DIRECTION:**
 - Residential & Nonresidential Offsets
 - Fee Scenarios
 - What's next: Final Adoption

STATE & FEDERAL FUNDING

(IN MILLIONS)

	Amount	Share
State & Federal Funding for TIF Projects	\$92.2	100%
Reserve for Non-TIF Projects	- <u>\$35.2</u>	- <u>38%</u>
Net Available for TIF Program	\$57.0	62%
TIF Program Allocation		
External Trips	\$ 5.8	6%
Affordable Housing	\$20.0	22%
Residential & Nonresidential Offsets	<u>\$23.7</u>	<u>26%</u>
Subtotal	\$49.5	54%
Net Available Funding After TIF Program	\$7.5	8%

FEE ZONES



OFFSET SCENARIOS

- **Scenario 1**

- Follows an approach similar to the current offset strategy and focuses on reducing all fees in rural areas (Zone A)

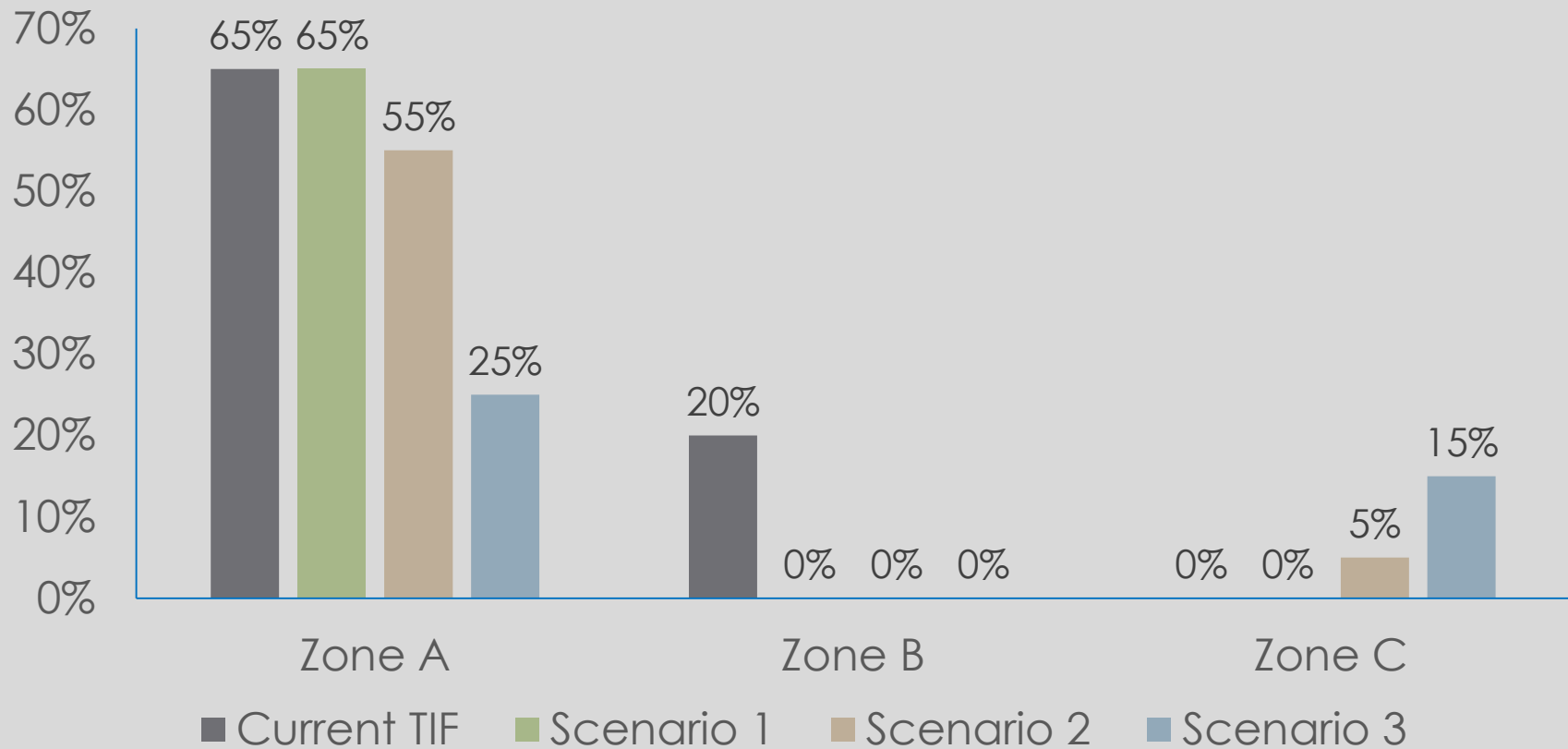
- **Scenario 2**

- Still applies offsets to all fees in rural areas, but also applies significant offsets to non-residential uses in all three TIF Zones

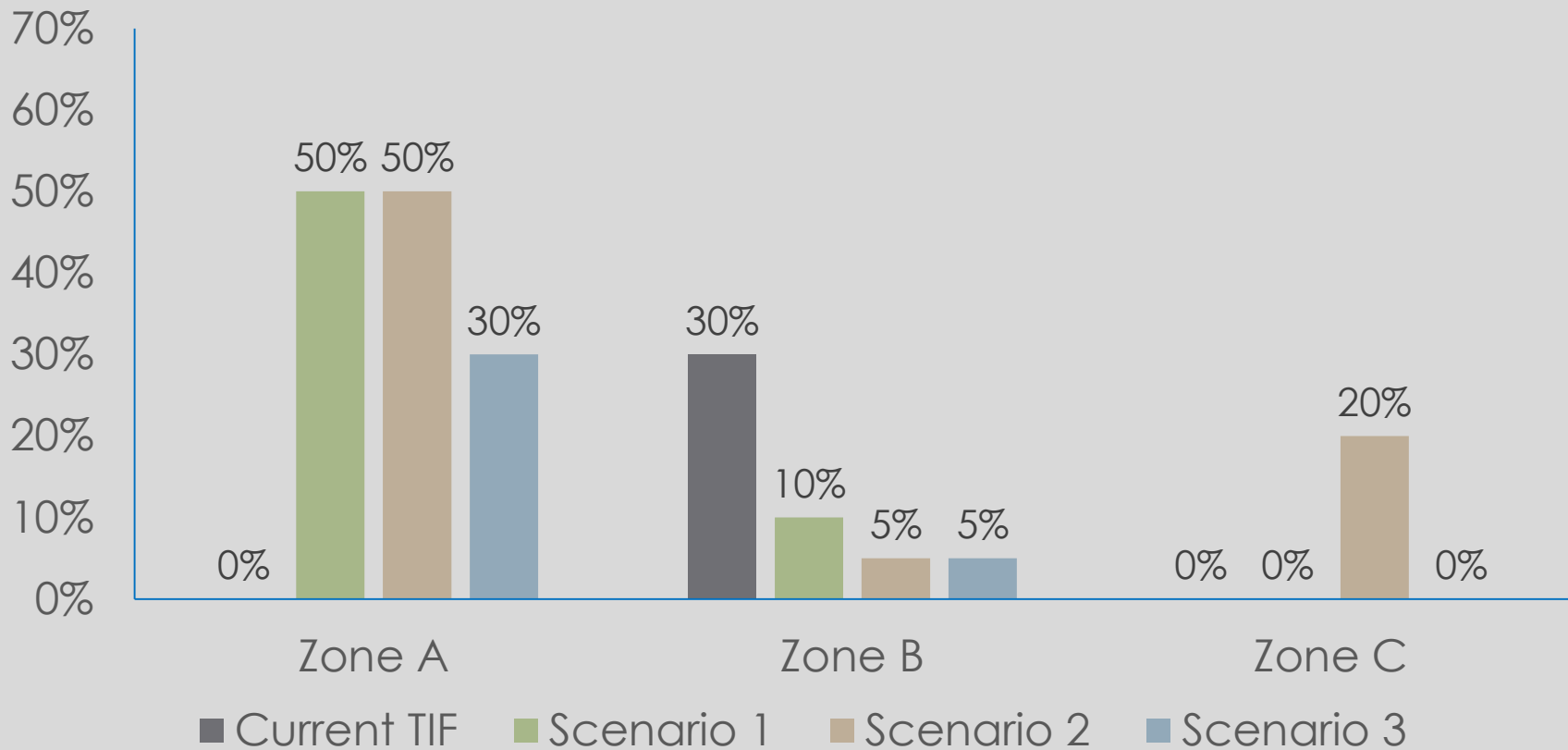
- **Scenario 3**

- Reduces offsets/increases fees more in rural areas to provide an offset to residential fees in Zone C (El Dorado Hills)

RESIDENTIAL OFFSETS

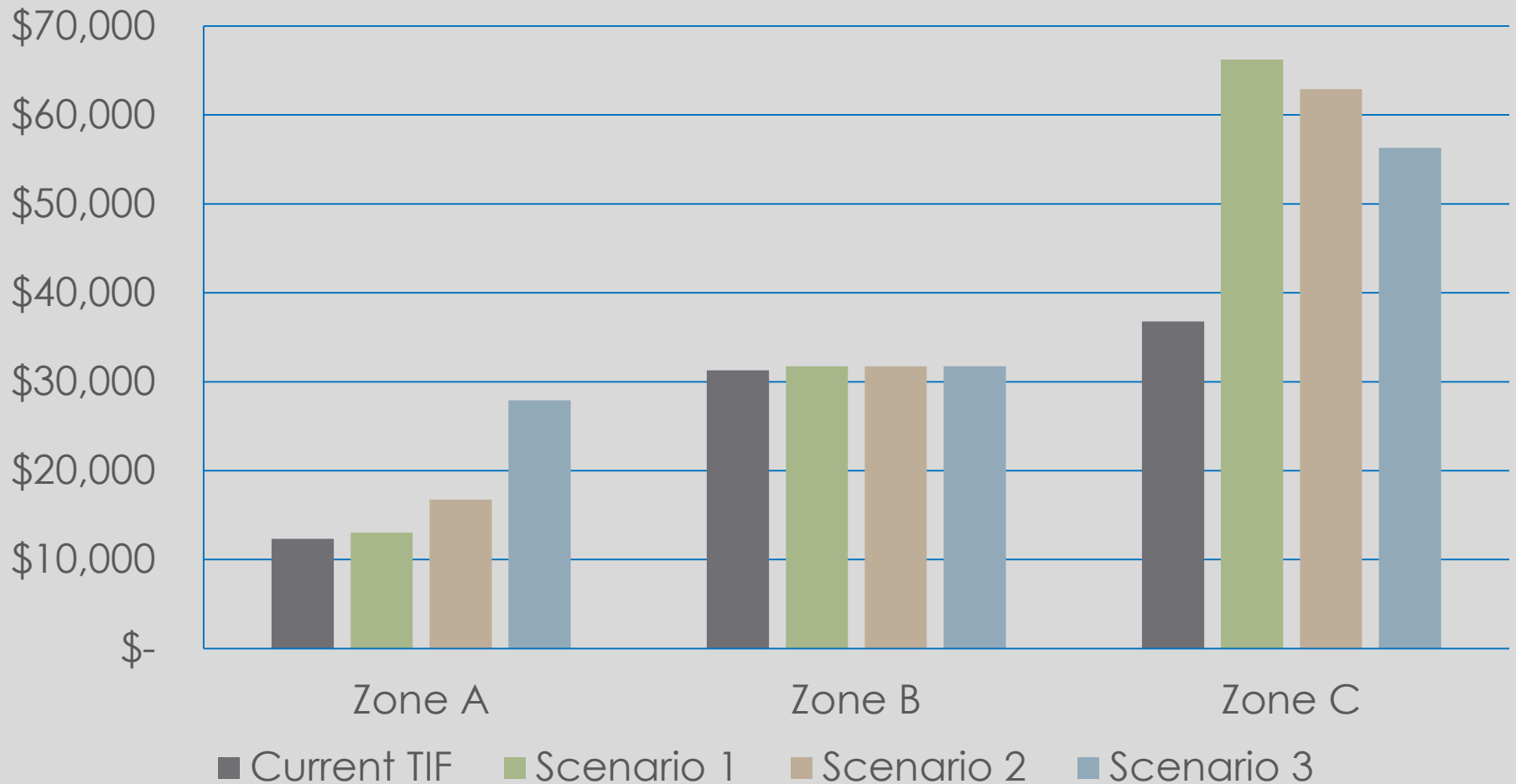


NON-RESIDENTIAL OFFSETS

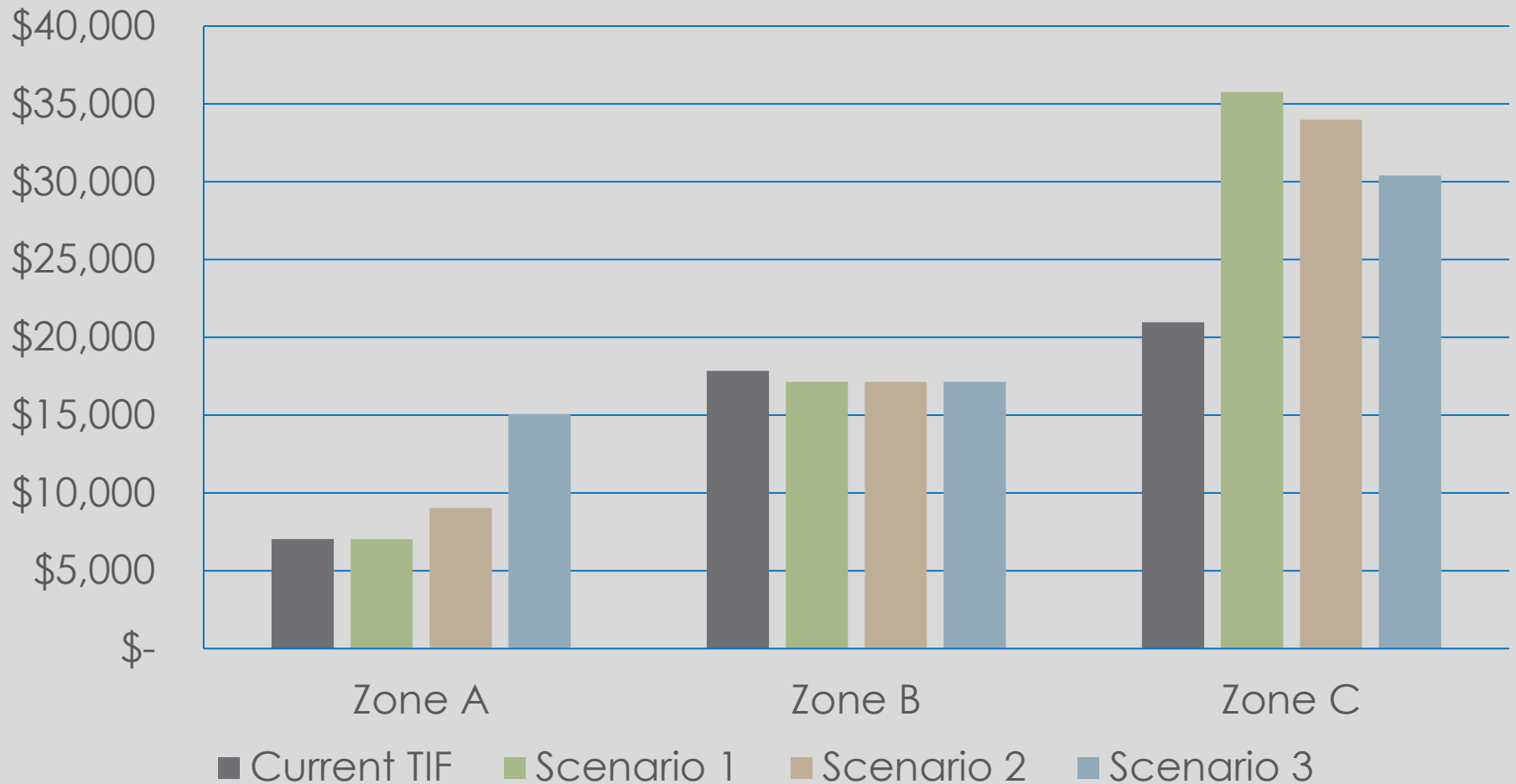


SINGLE FAMILY TIF

(FEE PER DWELLING UNIT)

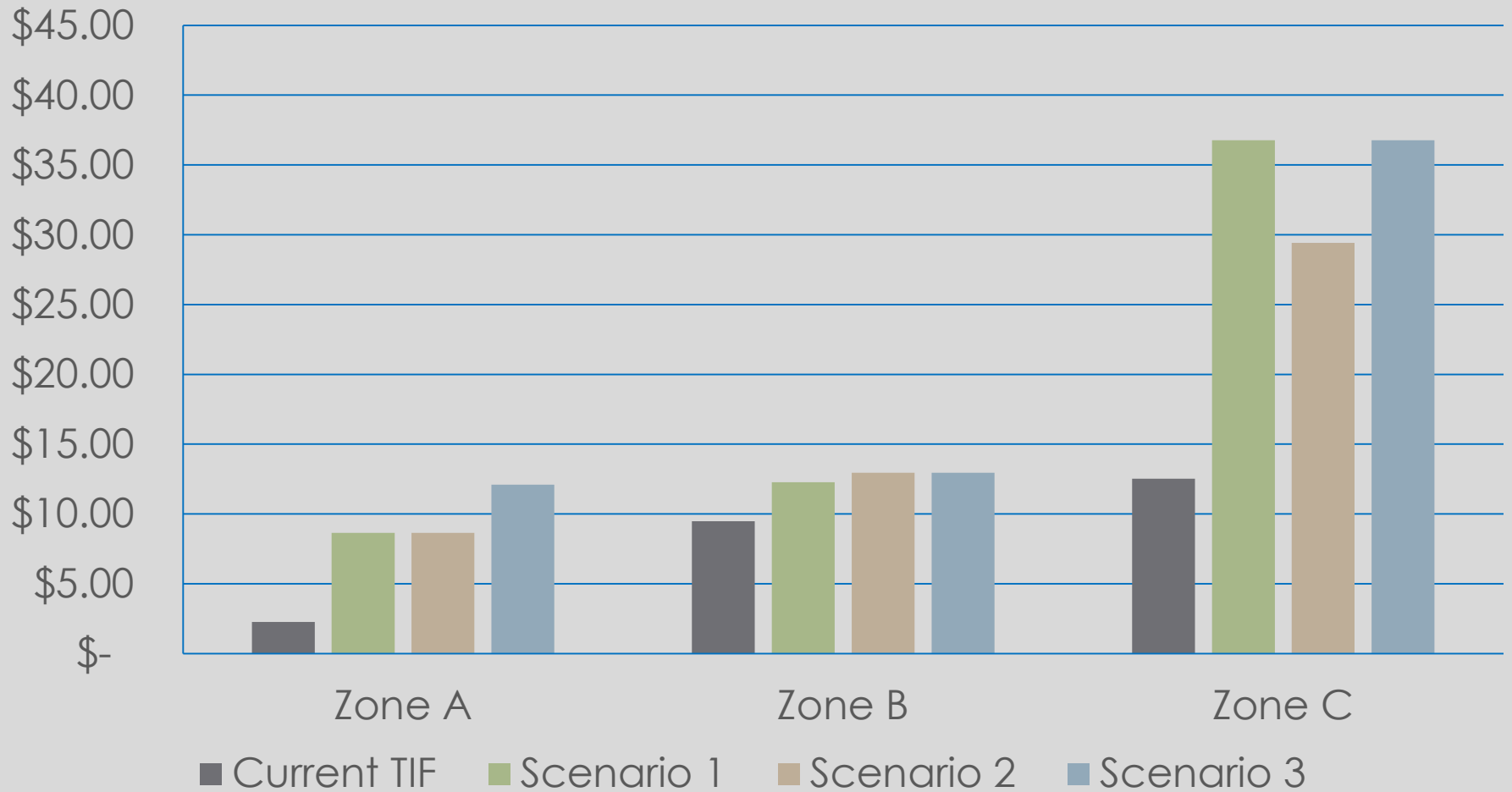


MULTI-FAMILY TIF (FEE PER DWELLING UNIT)

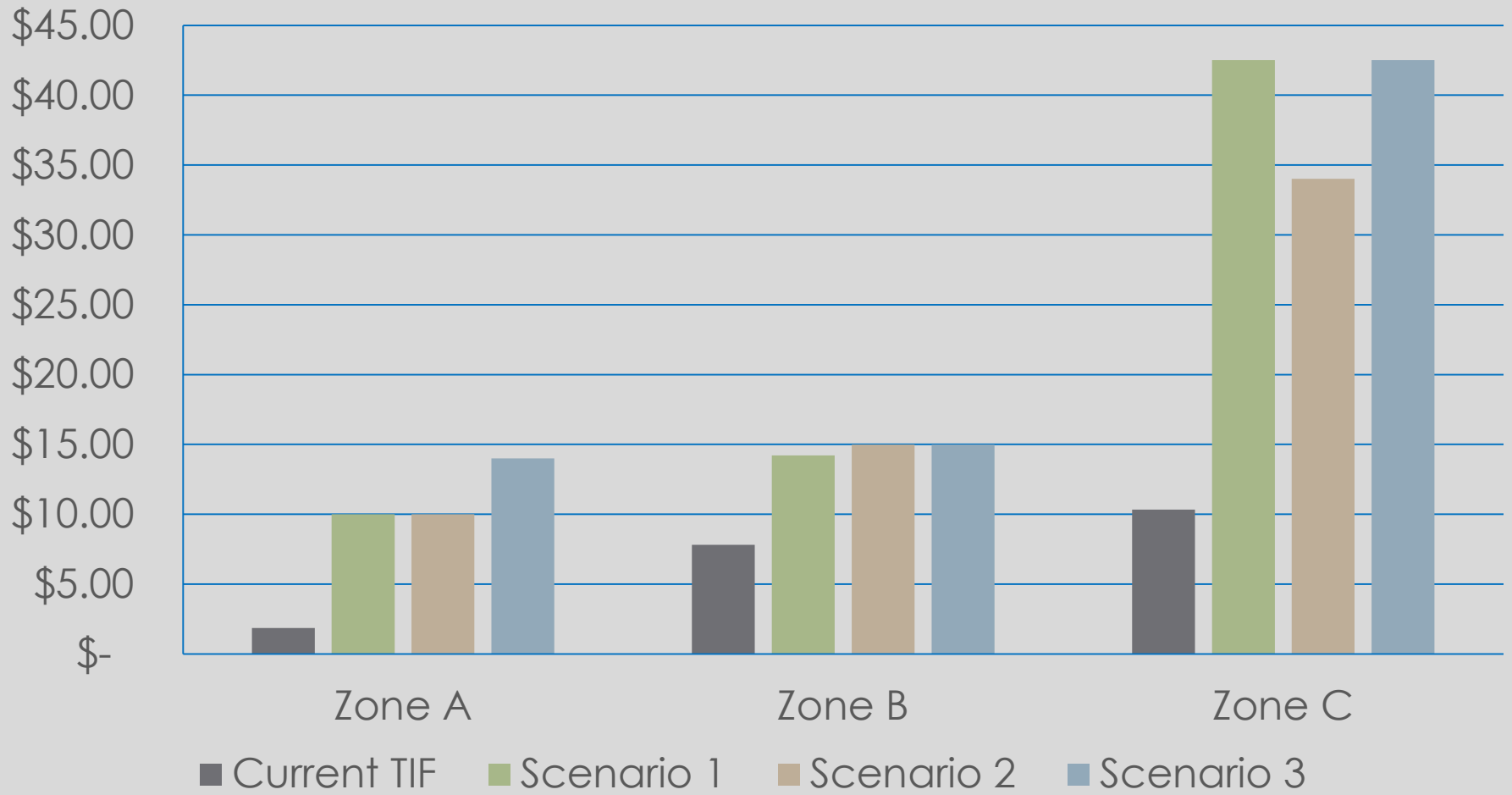


GENERAL COMMERCIAL

(FEE PER SQUARE FOOT)

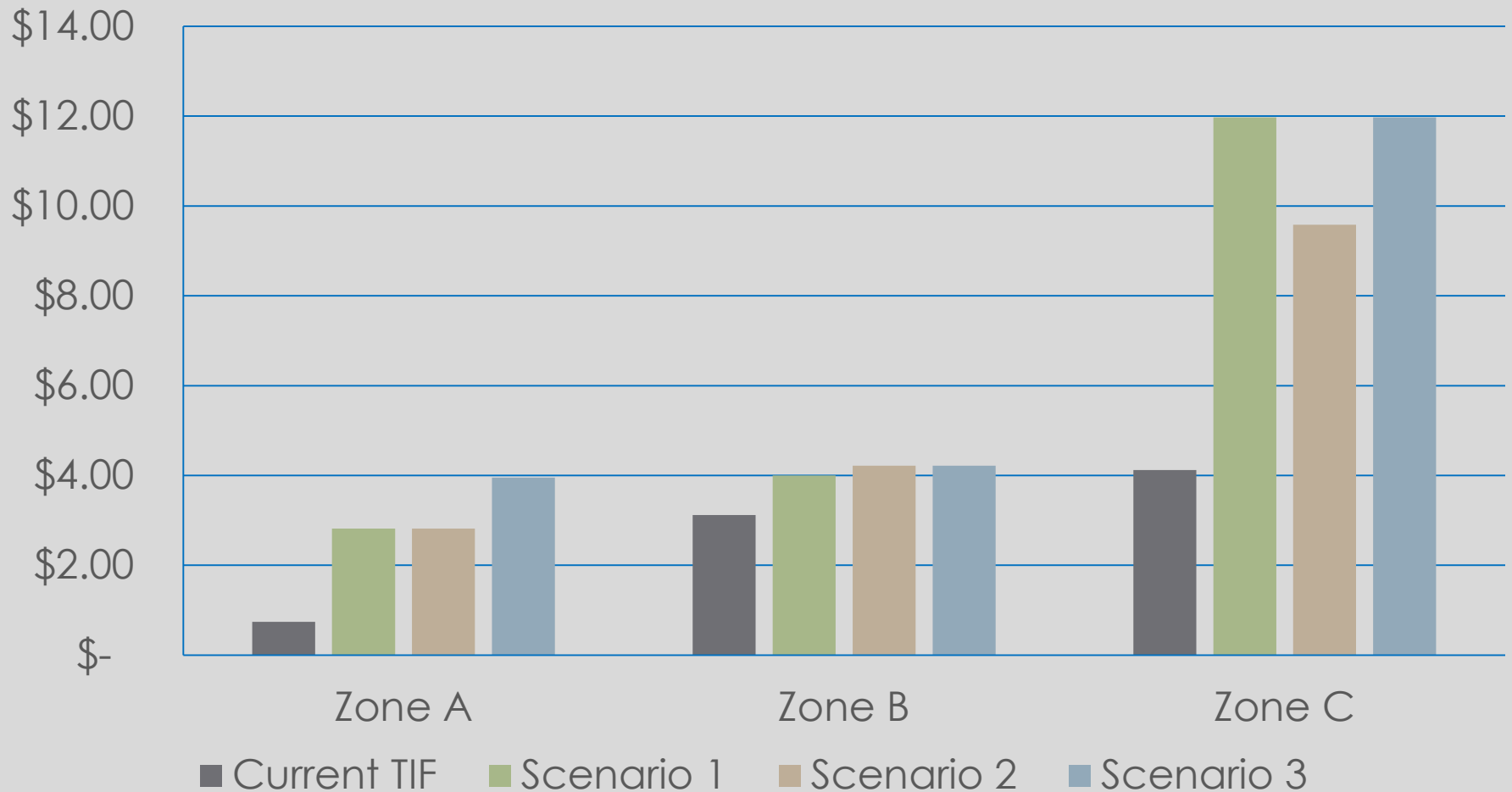


OFFICE/MEDICAL (FEE PER SQUARE FOOT)



INDUSTRIAL/WAREHOUSE

(FEE PER SQUARE FOOT)



TRANSPORTATION'S RECOMMENDATIONS TO THE BOARD

Department of Transportation recommending the Board consider the following:

- 1) Direct staff to reduce the residential and non-residential offset percentages to the proposed Traffic Impact Fees using the proposed Scenario 2 to account for the reduction in assumed grant funding, and
- 2) Direct staff to return on December 3, 2024, with the appropriate resolution for adoption of the Major Update to the TIF Program, and to incorporate the changes to the CIP with the 2025 Annual Update.

NEXT STEPS

Oct
24

October 24 Planning Commission:

Present a summary of the Major Update
Seek a finding of consistency with the General Plan

Dec
3

December Board Meeting:

Present Final Draft TIF Program Fee Structure based on input received at 10/22 Board Meeting and previous workshops
Request approval on proposed TIF Program Fee Schedule
New Fees go into effect 60 days after adoption