

**Sacramento County Transportation Development Fee and Transit
Impact Fee (SCTDF/TIF) Annual Report (Fiscal Year 2021-22)**

- 1. SCTDF Annual Report (Fiscal Year 2021-22)**
- 2. TIF Annual Report (Fiscal Year 2021-22)**
- 3. SCTDF/TIF Annual Administrative Report (Fiscal Year 2021-22)**

Prepared for:

**County of Sacramento
Board of Supervisors**

Prepared By:

**County of Sacramento
Department of Transportation**

**Sacramento County
Transportation Development Fee (SCTDF) and
Transit impact Fee (TIF)
Annual Report (Fiscal Year 2020-21)**

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SCTDF Annual Report (FY 2021-22)

A. Brief description of the type of fee in the fund:

The Sacramento County Transportation Development Fee (SCTDF) Program was established to fund improvements to the County's major roadway, transit, bicycle and pedestrian facilities needed to accommodate travel demand generated by new land development in the unincorporated portion of Sacramento County.

On April 9, 2019, the Board adopted Ordinance No. SCC-1639 amending Chapter 16.87 of the Sacramento County Code (SCC) to incorporate a comprehensive nexus update. This update included adoption of Resolution No. 2019-0231 renaming the SCTDF Program to include the Transit Impact Fee (TIF). The County collects TIF on behalf of Sacramento Regional Transit (SacRT). The TIF funds are held by the County in a separate TIF account for disbursement to SacRT for their TIF Projects. Therefore, the TIF annual report is included, but separate from the SCTDF annual reporting.

SCTDF fees are calculated by fee district (see Map, Appendix A, Page 7) based on the development land use category; this provides a relationship to the relative impacts on the transportation system. The SCTDF fee program is to provide an equitable means of ensuring that future development contributes their fair share towards future growth impacts on transportation infrastructure. The SCTDF funding helps assure the County's General Plan Circulation policies and quality of life can be maintained.

Some SCTDF roadway projects are also included in various Special District Finance programs, therefore SCTDF fees are adjusted to eliminate the overlap and double collection of overlapping fees.

B. Amount of the fee:

See the Attachment 1 SCTDF fee schedules (Appendix B, Pages 8-10) that were effective on April 19, 2021. The "Low Income Housing" fees (Page 10), are 32% of the corresponding SCTDF shown on Page 8.

C. Beginning and ending fund balance FY 2021-22:

Beginning Fund Balance: \$30,381,607.73

Ending Fund Balance: \$40,116,605.38

D. Amount of fees collected and interest earned, FY 2021-22:

Amount of Fees Collected: \$12,205,675.73

Interest Earned: \$237,349.00

E. List of public improvements on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees:

SCTDF District	Public Improvement Project Title	SCTDF Spent FY 2021-22 *	% Funded With SCTDF Fees
1	Elverta Rd Widening: Watt to Dutch Haven	\$31,255.34	47%
1	Barrett Ranch East Credit Agreement	\$1,463,838.92	100%
1	Rite Aid and Starbucks Transp. Imp (CMS 52462)	\$241,371.00	100%
2	Hazel Ave Phase 2	\$112,914.85	100%
2	Fair Oaks Blvd: Phase 3: Marconi Ave to Landis Ave	\$336,065.07	6%
3	Sac Capital SE Connector Expwy.	\$11,250.00	100%
4	California Gold Properties, LP (CMS 81496)	\$487,532.50	100%
4	Sac Capital SE Connector Expwy.	\$11,250.00	100%
5	Sac Capital SE Connector Expwy.	\$22,500.00	100%
Total SCTDF Expended FY 2021-22		\$2,722,977.68	35%

* For multi-year projects this amount may represent activity that overlaps multiple fiscal years.

F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing and the public improvement remains incomplete:

Not Applicable

G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan:

SCTDF District	Public Improvement Project Title	Interfund Transfer To	SCTDF Interfund Transfer Amount FY 2021-22
1	Elverta Rd Widening: Watt to Dutch Haven	Fund 026A - Sales Tax	\$31,255.34
2	Hazel Ave Phase 2	Fund 026A - Sales Tax	\$112,914.85
2	Fair Oaks Blvd: Phase 3 - Marconi Ave to Landis Ave	Fund 005A - Road Fund	\$336,065.07
Total SCTDF Interfund Transfers FY 2021-22			\$480,235.26

H. The amount of any SCTDF fee refunds made FY 2021-22:

None

TIF Annual Report (FY 2021-22)

A. Brief description of the type of fee in the fund:

New development in the unincorporated Sacramento County, and cities within Sacramento County, will increase the demand for Sacramento Regional Transit's (SacRT) transit services and the need for improvements to the regional transit system. To accommodate new development, SacRT will need to increase frequency on some current transit (bus and light rail) routes, extend transit routes and add new transit routes.

The expanded transit service will require additional buses and light rail vehicles. The increased transit fleet will require additional maintenance facilities and equipment. Thus, new development will need to contribute to specific new transit infrastructure and equipment, through a Transit Impact Fee (TIF). The SCTDF/TIF Program assumes that the cost of this new transit infrastructure will be partially funded by growth in unincorporated areas of Sacramento County based on an assessment of its usage of expanded transit services versus the usage from growth in cities in Sacramento County.

SCTDF and TIF Fees are calculated by fee district, (see Map, Appendix A, Page 7) and differentiated by type of development in relationship to their relative impacts on the transportation system.

B. Amount of the fee:

See the attached SCTDF/TIF fee schedule (Appendix B, Pages 8-10) that went into effect on April 19, 2021, showing the TIF fee for each fee district and land use category.

C. Beginning and Ending Fund Balance FY 2021-22:

Beginning Fund Balance: \$0*

Ending Fund Balance: \$0*

*NOTE: Per the MOU between SacDOT and SacRT dated April 9, 2019, SacDOT collects the TIF and disburses all of those TIF funds directly to SacRT twice a year, at the beginning and end of each Fiscal Year. SacRT had a beginning fund balance of \$2,706,788.66 and an ending fund balance of \$3,756,264.08.

D. Amount of fees collected and interest earned, FY 2021-22:

Amount of Fees Collected: \$1,031,475.42

Interest Earned: \$2,483

E. List of public improvements on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees:

SacRT has not yet expended any TIF funds on any of the Transit Projects as identified in Table 11 of the approved (November 2019) SCTDF/TIF nexus as of the end of FY 2021-22.

F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing and the public improvement remains incomplete:

Not Applicable

G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan:

Not Applicable

H. The amount of any SCTDF fee refunds made FY 2021-22:

None

SCTDF/TIF Annual Administrative Fee Report (FY 2021-22)

A. Brief description of the type of fee in the fund:

The SCTDF Administration Fee was established to finance the administration of the Sacramento County Transportation Development Fee and Transit Impact Fee Program.

B. Amount of the fee: See the attached Administrative Fee schedules (Appendix B, Pages 8-10)

C. Beginning fund balance FY 2021-22: \$1,101,003.71

D. Amount of Administrative fee collected FY 2021-22: \$494,441.7

E. Interest Earned FY 2021-22: \$8,160

F. Administrative Expenditures FY 2021-22: \$175,800.24

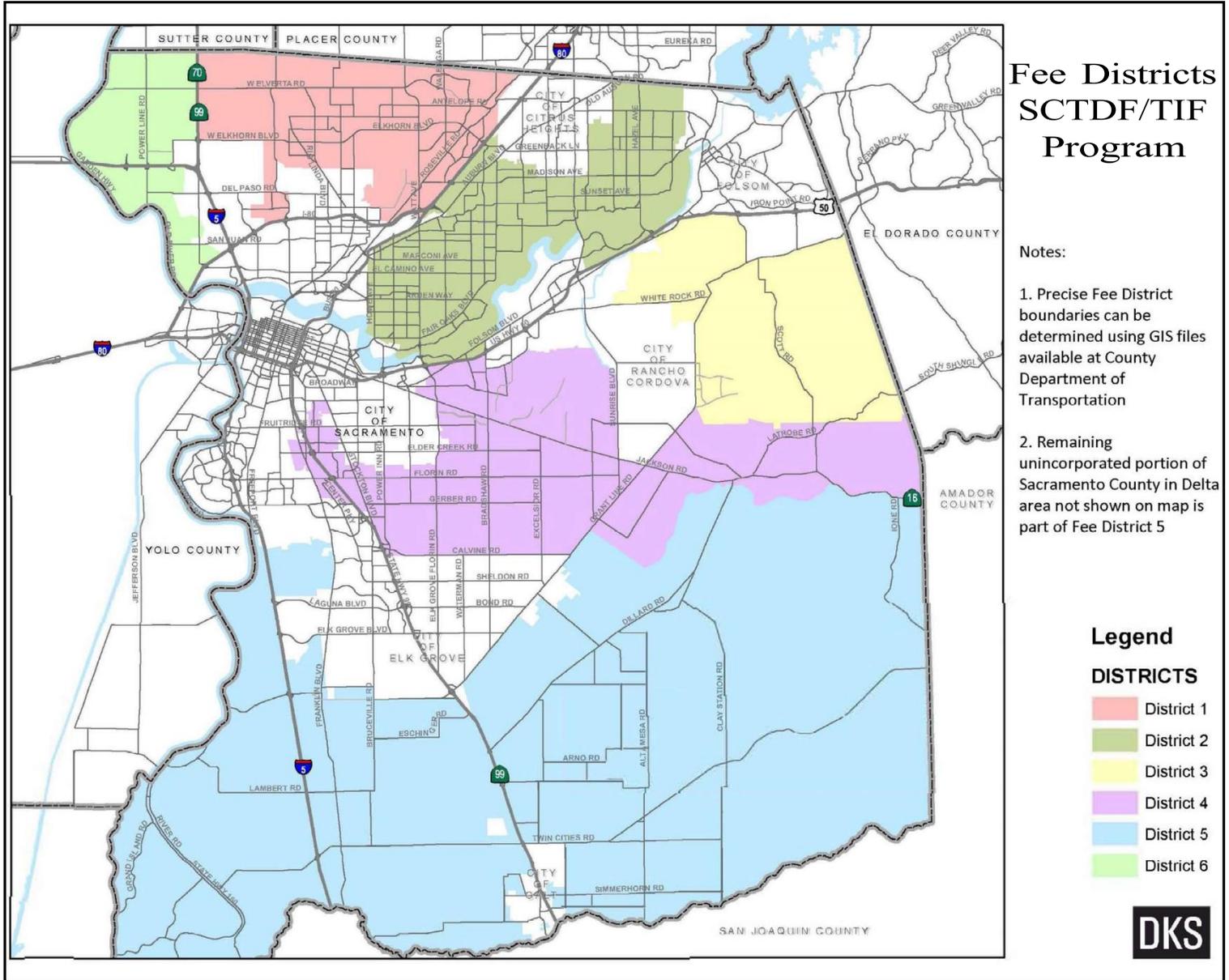
G. Ending Fund balance FY 2021-22: \$1,409,764.32

H. List of administrative costs on which development impact fees were expended and the amount of the expenditures on each, including the total percentage of the administrative costs that was funded with the fees:

Authorized Expenditures	Amount Spent FY 2021-22	% Funded with Fees
Program administration, accounting, fee collection costs	\$194,081.94	100%

Appendix A

Map of Fee Districts



Fee Districts SCTDF/TIF Program

Notes:

1. Precise Fee District boundaries can be determined using GIS files available at County Department of Transportation
2. Remaining unincorporated portion of Sacramento County in Delta area not shown on map is part of Fee District 5

Legend

DISTRICTS

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6



Appendix B – Fee Schedules

Sacramento County Transportation Development Fee (SCTDF) & Transit Impact Fee (TIF) Program													
Effective Date: April 19, 2021													
DISTRICT	Infrastructure Type	L A N D U S E T Y P E											
		Residential						Commercial				Lodging	
		Single Family less than 1,200 sf (DU)	Single Family 1,200 to 2,499 sf (DU)	Single Family 2,500 sf or more (DU)	Multi-Family (DU)	Residential Accessory (DU)	Residential Age-Restricted (DU)	General Commercial less than 175,000 sf (SF)	General Commercial 175,000 sf or more (SF)	Car Sales (SF)	Gas Station (Fueling Positions)	Hotel/ Motel (Rooms)	Extended Stay Hotel/ Motel (Rooms)
1	SCTDF	\$14,838.42	\$16,861.84	\$19,728.36	\$9,611.25	\$5,058.55	\$4,384.08	\$18.38	\$25.63	\$23.27	\$18,210.79	\$9,274.01	\$4,889.93
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$16,236.59	\$18,450.67	\$21,587.30	\$10,516.88	\$5,535.20	\$4,797.17	\$20.11	\$28.05	\$25.46	\$19,926.72	\$10,147.87	\$5,350.69
2	SCTDF	\$14,987.07	\$17,030.77	\$19,926.00	\$9,707.54	\$5,109.23	\$4,428.00	\$18.56	\$25.89	\$23.50	\$18,393.23	\$9,366.92	\$4,938.92
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$16,385.24	\$18,619.60	\$21,784.94	\$10,613.17	\$5,585.88	\$4,841.09	\$20.29	\$28.31	\$25.69	\$20,109.16	\$10,240.78	\$5,399.68
3	SCTDF	\$18,473.84	\$20,993.01	\$24,561.82	\$11,966.01	\$6,297.90	\$5,458.18	\$22.88	\$31.91	\$28.97	\$22,672.45	\$11,546.15	\$6,087.97
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$19,872.01	\$22,581.84	\$26,420.76	\$12,871.64	\$6,774.55	\$5,871.27	\$24.61	\$34.33	\$31.16	\$24,388.38	\$12,420.01	\$6,548.73
4	SCTDF	\$16,211.38	\$18,422.03	\$21,553.77	\$10,500.55	\$5,526.61	\$4,789.73	\$20.08	\$28.00	\$25.42	\$19,895.79	\$10,132.11	\$5,342.39
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$17,609.55	\$20,010.86	\$23,412.71	\$11,406.18	\$6,003.26	\$5,202.82	\$21.81	\$30.42	\$27.61	\$21,611.72	\$11,005.97	\$5,803.15
5	SCTDF	\$11,370.40	\$12,920.91	\$15,117.46	\$7,364.92	\$3,876.27	\$3,359.44	\$14.08	\$19.64	\$17.83	\$13,954.58	\$7,106.50	\$3,747.06
	TIF	\$94.97	\$107.92	\$126.27	\$61.51	\$32.38	\$28.06	\$0.12	\$0.16	\$0.15	\$116.55	\$59.36	\$31.30
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$11,863.04	\$13,480.73	\$15,772.46	\$7,684.01	\$4,044.22	\$3,504.99	\$14.69	\$20.49	\$18.60	\$14,559.18	\$7,414.41	\$3,909.41
6	SCTDF	\$7,411.70	\$8,422.39	\$9,854.19	\$4,800.76	\$2,526.72	\$2,189.82	\$9.18	\$12.80	\$11.62	\$9,096.18	\$4,632.31	\$2,442.49
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$8,809.87	\$10,011.22	\$11,713.13	\$5,706.39	\$3,003.37	\$2,602.91	\$10.91	\$15.22	\$13.81	\$10,812.11	\$5,506.17	\$2,903.25
Antelope	SCTDF	\$9,850.25	\$11,193.47	\$13,096.36	\$6,380.28	\$3,358.04	\$2,910.30	\$12.20	\$17.01	\$15.45	\$12,088.95	\$6,156.41	\$3,246.11
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$11,248.42	\$12,782.30	\$14,955.30	\$7,285.91	\$3,834.69	\$3,323.39	\$13.93	\$19.43	\$17.64	\$13,804.88	\$7,030.27	\$3,706.87
Vineyard	SCTDF	\$6,030.49	\$6,852.83	\$8,017.81	\$3,906.11	\$2,055.85	\$1,781.74	\$7.47	\$10.42	\$9.46	\$7,401.06	\$3,769.06	\$1,987.32
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$7,428.66	\$8,441.66	\$9,876.75	\$4,811.74	\$2,532.50	\$2,194.83	\$9.20	\$12.84	\$11.65	\$9,116.99	\$4,642.92	\$2,448.08
North Vineyard Station	SCTDF	\$1,593.70	\$1,811.02	\$2,118.89	\$1,032.28	\$543.31	\$470.87	\$1.97	\$2.75	\$2.50	\$1,955.90	\$996.06	\$525.20
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$2,991.87	\$3,399.85	\$3,977.83	\$1,937.91	\$1,019.96	\$883.96	\$3.70	\$5.17	\$4.69	\$3,671.83	\$1,869.92	\$985.96
Mather	SCTDF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$1,398.17	\$1,588.83	\$1,858.94	\$905.63	\$476.65	\$413.09	\$1.73	\$2.42	\$2.19	\$1,715.93	\$873.86	\$460.76
Florin Vineyard	SCTDF	\$2,330.05	\$2,647.78	\$3,097.90	\$1,509.23	\$794.33	\$688.42	\$2.89	\$4.02	\$3.65	\$2,859.60	\$1,456.28	\$767.86
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$3,728.22	\$4,236.61	\$4,956.84	\$2,414.86	\$1,270.98	\$1,101.51	\$4.62	\$6.44	\$5.84	\$4,575.53	\$2,330.14	\$1,228.62
Metro Air Park	SCTDF	\$3,074.72	\$3,494.00	\$4,087.98	\$1,991.58	\$1,048.20	\$908.44	\$3.81	\$5.31	\$4.82	\$3,773.52	\$1,921.70	\$1,013.26
	TIF	\$1,000.50	\$1,136.93	\$1,330.21	\$648.05	\$341.08	\$295.60	\$1.24	\$1.73	\$1.57	\$1,227.88	\$625.31	\$329.71
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58	\$135.57	\$117.49	\$0.49	\$0.69	\$0.62	\$488.05	\$248.55	\$131.05
	Total	\$4,472.89	\$5,082.83	\$5,946.92	\$2,897.21	\$1,524.85	\$1,321.53	\$5.54	\$7.73	\$7.01	\$5,489.45	\$2,795.56	\$1,474.02

Sacramento County Transportation Development Fee (SCTDF) & Transit Impact Fee (TIF) Program													
Effective Date: April 19, 2021													
DISTRICT	Infrastructure Type	L A N D U S E T Y P E											
		Office	Industrial					Miscellaneous					
		General Office (SF)	General Industrial (SF)	Warehouse (SF)	Mini Warehouse/ Self Storage (Unit/Space)	High Cube (SF)	Commercial Agricultural Building (SF)	Religious Center (SF)	Day Care Center (SF)	Convalescent Hospital (SF)	Congregate Care (DU)	Golf Course (Holes)	Private School (SF)
1	SCTDF	\$16.19	\$10.12	\$3.04	\$311.94	\$3.04	\$1.01	\$5.90	\$22.76	\$4.22	\$1,348.95	\$63,400.54	\$13.66
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$17.71	\$11.07	\$3.32	\$341.33	\$3.32	\$1.11	\$6.46	\$24.90	\$4.61	\$1,476.05	\$69,374.54	\$14.95
2	SCTDF	\$16.35	\$10.22	\$3.07	\$315.07	\$3.07	\$1.02	\$5.96	\$22.99	\$4.26	\$1,362.46	\$64,035.68	\$13.79
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$17.87	\$11.17	\$3.35	\$344.46	\$3.35	\$1.12	\$6.52	\$25.13	\$4.65	\$1,489.56	\$70,009.68	\$15.08
3	SCTDF	\$20.15	\$12.60	\$3.78	\$388.37	\$3.78	\$1.26	\$7.35	\$28.34	\$5.25	\$1,679.44	\$78,933.70	\$17.00
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$21.67	\$13.55	\$4.06	\$417.76	\$4.06	\$1.36	\$7.91	\$30.48	\$5.64	\$1,806.54	\$84,907.70	\$18.29
4	SCTDF	\$17.69	\$11.05	\$3.32	\$340.81	\$3.32	\$1.11	\$6.45	\$24.87	\$4.61	\$1,473.76	\$69,266.82	\$14.92
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$19.21	\$12.00	\$3.60	\$370.20	\$3.60	\$1.21	\$7.01	\$27.01	\$5.00	\$1,600.86	\$75,240.82	\$16.21
5	SCTDF	\$12.40	\$7.75	\$2.33	\$239.04	\$2.33	\$0.78	\$4.52	\$17.44	\$3.23	\$1,033.67	\$48,582.62	\$10.47
	TIF	\$0.10	\$0.06	\$0.02	\$2.00	\$0.02	\$0.01	\$0.04	\$0.15	\$0.03	\$8.63	\$405.78	\$0.09
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$12.93	\$8.08	\$2.43	\$249.40	\$2.43	\$0.82	\$4.72	\$18.20	\$3.37	\$1,078.45	\$50,687.55	\$10.93
6	SCTDF	\$8.09	\$5.05	\$1.52	\$155.81	\$1.52	\$0.51	\$2.95	\$11.37	\$2.11	\$673.79	\$31,668.18	\$6.82
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$9.61	\$6.00	\$1.80	\$185.20	\$1.80	\$0.61	\$3.51	\$13.51	\$2.50	\$800.89	\$37,642.18	\$8.11
Antelope	SCTDF	\$10.75	\$6.72	\$2.01	\$207.08	\$2.01	\$0.67	\$3.92	\$15.11	\$2.80	\$895.48	\$42,087.45	\$9.07
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$12.27	\$7.67	\$2.29	\$236.47	\$2.29	\$0.77	\$4.48	\$17.25	\$3.19	\$1,022.58	\$48,061.45	\$10.36
Vineyard	SCTDF	\$6.58	\$4.11	\$1.23	\$126.78	\$1.23	\$0.41	\$2.40	\$9.25	\$1.71	\$548.23	\$25,766.64	\$5.55
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$8.10	\$5.06	\$1.51	\$156.17	\$1.51	\$0.51	\$2.96	\$11.39	\$2.10	\$675.33	\$31,740.64	\$6.84
North Vineyard Station	SCTDF	\$1.74	\$1.09	\$0.33	\$33.50	\$0.33	\$0.11	\$0.63	\$2.44	\$0.45	\$144.88	\$6,809.44	\$1.47
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$3.26	\$2.04	\$0.61	\$62.89	\$0.61	\$0.21	\$1.19	\$4.58	\$0.84	\$271.98	\$12,783.44	\$2.76
Mather	SCTDF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$1.52	\$0.95	\$0.28	\$29.39	\$0.28	\$0.10	\$0.56	\$2.14	\$0.39	\$127.10	\$5,974.00	\$1.29
Florin Vineyard	SCTDF	\$2.54	\$1.59	\$0.48	\$48.98	\$0.48	\$0.16	\$0.93	\$3.57	\$0.66	\$211.82	\$9,955.65	\$2.14
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$4.06	\$2.54	\$0.76	\$78.37	\$0.76	\$0.26	\$1.49	\$5.71	\$1.05	\$338.92	\$15,929.65	\$3.43
Metro Air Park	SCTDF	\$3.35	\$2.10	\$0.63	\$64.64	\$0.63	\$0.21	\$1.22	\$4.72	\$0.87	\$279.52	\$13,137.44	\$2.83
	TIF	\$1.09	\$0.68	\$0.20	\$21.03	\$0.20	\$0.07	\$0.40	\$1.53	\$0.28	\$90.95	\$4,274.85	\$0.92
	Adm.	\$0.43	\$0.27	\$0.08	\$8.36	\$0.08	\$0.03	\$0.16	\$0.61	\$0.11	\$36.15	\$1,699.15	\$0.37
	Total	\$4.87	\$3.05	\$0.91	\$94.03	\$0.91	\$0.31	\$1.78	\$6.86	\$1.26	\$406.62	\$19,111.44	\$4.12

**Sacramento County Transportation Development Fee (SCTDF)
& Transit Impact Fee Program (TIF)
AFFORDABLE HOUSING
Effective Date: April 19, 2021**

DISTRICT	Infrastructure Type	Residential Type			
		Single Family less than 1,200 sf (DU)	Single Family 1,200 to 2,499 sf (DU)	Single Family 2,500 sf or more (DU)	Multi-Family (DU)
1	SCTDF	\$4,748.30	\$5,395.79	\$6,313.07	\$3,075.60
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$5,466.13	\$6,211.51	\$7,267.47	\$3,540.56
2	SCTDF	\$4,795.86	\$5,449.84	\$6,376.32	\$3,106.41
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$5,513.69	\$6,265.56	\$7,330.72	\$3,571.37
3	SCTDF	\$5,911.63	\$6,717.76	\$7,859.78	\$3,829.12
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$6,629.46	\$7,533.48	\$8,814.18	\$4,294.08
4	SCTDF	\$5,187.64	\$5,895.05	\$6,897.21	\$3,360.18
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$5,905.47	\$6,710.77	\$7,851.61	\$3,825.14
5	SCTDF	\$3,638.53	\$4,134.69	\$4,837.59	\$2,356.77
	TIF	\$30.39	\$34.53	\$40.41	\$19.68
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$4,066.59	\$4,621.12	\$5,406.73	\$2,634.03
6	SCTDF	\$2,371.74	\$2,695.16	\$3,153.34	\$1,536.24
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$3,089.57	\$3,510.88	\$4,107.74	\$2,001.20
Antelope	SCTDF	\$3,152.08	\$3,581.91	\$4,190.84	\$2,041.69
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$3,869.91	\$4,397.63	\$5,145.24	\$2,506.65
Vineyard	SCTDF	\$1,929.76	\$2,192.91	\$2,565.70	\$1,249.96
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$2,647.59	\$3,008.63	\$3,520.10	\$1,714.92
North Vineyard Station	SCTDF	\$509.98	\$579.53	\$678.05	\$330.33
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$1,227.81	\$1,395.25	\$1,632.45	\$795.29
Mather	SCTDF	\$0.00	\$0.00	\$0.00	\$0.00
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$717.83	\$815.72	\$954.40	\$464.96
Florin Vineyard	SCTDF	\$745.61	\$847.29	\$991.33	\$482.96
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$1,463.44	\$1,663.01	\$1,945.73	\$947.92
Metro Air Park	SCTDF	\$983.91	\$1,118.08	\$1,308.15	\$637.31
	TIF	\$320.16	\$363.82	\$425.67	\$207.38
	Adm.	\$397.67	\$451.90	\$528.73	\$257.58
	Total	\$1,701.74	\$1,933.80	\$2,262.55	\$1,102.27