

Affordable Housing Task Force Recommendation – Affordable Housing Ordinance

Component 1	Description	Clarifying Comments
Affordable Housing Fee		
A: Program Structure		
Mandatory Affordable Housing Fee	Establishes an Affordable Housing Fee, applicable to the entire County with consideration of regulations within the Tahoe Basin	• Required for all projects • Project type and size to be determined • Exception for projects utilizing Component 2 below
Purpose	Gap funding mechanism to support affordable housing programs and projects	
B: Policy Considerations		
Affordable Housing Fee	Determines the appropriate Affordable Housing Fee amount	Affordable Housing Fee to be determined by feasibility study
Housing Trust Fund	Expand potential uses of Affordable Housing Fees placed within the Affordable Housing Trust Fund to support affordable housing development or preservation.	Requires the establishing of guidelines for use of funds
Project Types	Determine applicable project types	
Project Size	Establishes project thresholds for size	

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Component 2	Description	Clarifying Comments
Alternative to Mandatory Affordable Housing Fee		
A: Program Structure		
Alternative Program for Unit Construction	Program that provides incentives for including construction of affordable units. Additionally develops alternatives options to unit construction, applicable to the entire County with consideration of regulations within the Tahoe Basin	• Project type and size to be determined • Approved alternatives to be determined
Purpose	Addresses Ownership, Rental Development, and Supportive Housing	Market Rate and Affordable Housing Developers (Supportive Housing)
B: Policy Considerations		
Project Types	Determine allowable project types • Rental and For-Sale Units, Mobile Homes, ADU's, Condominiums, Adaptive-Reuse, etc.	
Project Size	Establishes project thresholds for size: • Project size • Potentially tiered based incentives	
Development and Design Standards	Allows for and establishes flexibility in applicable development and design standards • Identifies design standards for consideration • Variation in standards for Affordable vs. Market Rate	Appropriate Development and Design Standards to be determined

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C: Alternative Options		
Production of Units and Affordability	Establishes construction of units and project thresholds for units: • % of units in development to be affordable • based on affordability levels (e.g., moderate, low, very low) • Tied to use of incentives • Considers Ownership vs. Rental	Percent of units to be determined
Alternative Fee	Establishes an Alternative Fee option for developers as a substitute for Unit Construction, while allowing them to utilize incentives • Determines appropriate Fee Amount commensurate to Unit Construction • Would feed into Affordable Housing Trust Fund	Affordable Housing Fee to be determined by feasibility study
Alternative Financing Mechanisms	Establishes use of Community Facilities District (CFD) fees and other Financing Mechanisms to support new affordable housing • Ongoing fee or One-time fee	Example: Portion of a CFD paid into Affordable Housing Trust Fund (percentage)
Land Dedication	Allow for Dedication or Donation of Land • Within project or off-site • Determine type and size of acceptable donation	Land Donation Methodology to be determined

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D: Incentives		
Reduction in Development and Design Standards	Identifies Development and Design Standards that can be reduced or varied (e.g. parking, landscaping, setbacks, infrastructure, storm drains, building standards, etc.)	• Appropriate Development and Design Standards to be determined • Consider appropriateness of modified Design Standards and neighborhood compatibility
Expedited Processing	Identifies opportunities for expedited processing of both discretionary projects and ministerial permits	Considers both development and building standards
Financing Alternatives	• Creates new or expands upon existing fee reductions, waivers, or deferrals that can apply to discretionary projects and building permits • Residual Receipt Loans	• Opportunities to be determined. Coordination with other affected agencies to identify and coordinate opportunities to reduce costs • Assists with project financing • Explore dedicated source from General Fund/Discretionary Transient Occupancy Tax

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Component 3	Description	Clarifying Comments
Existing County Affordable Housing Programs		
A: Reference to Existing County Affordable Housing Programs		
Traffic Impact Fee (TIF)	TIF Offset • Allowances that are differ from State Law in units required or affordability levels • For construction of five (5) or more units where at least 20% of units will be affordable to very low-, low-, or moderate-income households • Offset: 25% to 100% depending on affordability.	Existing County Policy (B-14)
Fee Deferral	Building Permit Fee Deferral • For qualified applicants developing affordable housing. • Fees bear simple interest at 3% per annum on the unpaid balance and become due and payable at refinancing, resale, or change in ownership of the unit.	Existing County Policy (B-11)
County Collaborative Opportunities	Collaborative Financing Opportunities - Provide developers with an opportunity to collaborate with the County when applying for State loans/grants or Affordable Housing Trust Fund monies: • Outline Collaborative Financing Opportunities with the County when applying for State loans/grants	Existing Planning and Building Department Policy