



# PLANNING AND BUILDING DEPARTMENT

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DATE: May 24, 2024

TO: Tiffany Schmid, Chief Administration Officer

FROM: Bret Sampson, Planning Manager  
Long Range Planning, Housing Unit

Cc: Karen L. Garner, Director, Planning and Building Department

RE: TIF Fee Offset for Affordable Housing Units – Board Policy B-14  
Application Review Recommendations

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On December 11, 2007, the Board of Supervisors adopted Board Policy B-14 (Item 56, Legistar File 07-1822). The TIM Fee Program includes a provision to set aside \$1 million of federal and state transportation revenues annually to be used to offset traffic impact fees for the development of affordable housing. Affordable units must be designed to serve very low- to moderate-income households in the unincorporated area of El Dorado County to be eligible under specific guidelines of the TIM Fee Offset Program. The TIM Fee Offset Program allows for a reduction of traffic impact fees and is not a cash subsidy.

Applications for projects with five or more units are accepted each year in January and July. Developers of affordable new construction projects with five or more units seeking the TIF Fee Offset have an opportunity to submit applications subject to review by the TIF Fee Offset Review Committee (Committee). The Committee recommendation is submitted to the Chief Administrative Officer (CAO) and referred to the Board for approval (Attachment A).

On June 8, 2021 (File No. 21-0862, Item No. 46), the Board awarded El Dorado Senior Apartments Phases 1 and 2 a TIF Fee Offset for \$934,144. This award is now void per the terms of Board Policy B-14, as the applicant did not obtain a building permit or other similar permit within two (2) years of approval and did not request an extension in writing in a timely manner. The application period for Round 33 ended January 1, 2024. A new application was submitted on behalf of the affordable housing development: the El Dorado Senior Apartments consisting of 144 units.

In an effort to fulfill both the TIF Fee Offset Program and Housing Element implementation program, the Committee, comprised of representatives from Environmental Management, the Department of Transportation and the Planning and Building Department, consider requests from developers to identify specific projects that

will provide a significant community benefit by providing housing that is affordable to very-low-, low- or moderate-income households. A recommendation for approval of TIF Fee Offset by the Committee does not imply approval of the project. Developers must submit projects for approval and permits through El Dorado County's Planning and Building Department Planning Division and are subject to provisions of the Zoning Ordinance and General Plan.  
El Dorado Senior Apartments

On August 27, 2020, (File No. 20-1033, Item No. 3) the project was approved by the Planning Commission (Project DR 20-0001, Agenda Item No. 3, Legistar No. 20-1033) consistent with Senate Bill (SB) 35 Streamlined Ministerial Approval of Affordable Housing Process with 50 percent of the total 149 units restricted to low-income seniors.

The Developer is proposing to develop a 144-unit affordable rental housing development located on Koki Lane in El Dorado that comprises approximately 8.2 total acres zoned Residential Multi-Family and Commercial (split zoning). Phase 1 of the project consists of 72 units on a portion of the parcel to be split and Phase II consists of 72 units on the remaining portion of the parcel split. Each phase will have 71 as deed-restricted units for extremely low-income seniors. There will also be one Manager's Unit that is income restricted as moderate in each phase.

The total project costs are approximately \$48,785,337. Proposed funding will come from the California Tax Credit Allocation Committee, California Debt Limit Allocation Committee, California State Department of Housing and Community Development – MHP & NPLH.

The total TIM Fees for the project would be as follows:

Phase I: 71 deed-restricted units for extremely low-income units is \$549,966 (\$7,746 per unit - Zone B multifamily age-restricted, subject to change with TIF updates) and \$1,937 for 1 moderate-income unit, subject to change with TIF updates. The applicant has requested an offset of \$551,903 equal an offset of 100 percent of the traffic impact fees, to ensure the project is financially feasible and competitive thereby ensuring the probability for construction.

Phase II: 71 deed-restricted units for extremely low-income units is \$549,966 (\$7,746 per unit - Zone B multifamily age-restricted, subject to change with TIF updates) and \$1,937 for 1 moderate-income unit, subject to change with TIF updates. The applicant has requested an offset of \$551,903 equal an offset of 100 percent of the traffic impact fees, to ensure the project is financially feasible and competitive thereby ensuring the probability for construction.

The total request for Phase 1 and Phase 2 is \$1,103,806.

The Review Committee requests that the Chief Administrative Officer recommend Board approval of the Offset for the project at the requested amount of \$1,103,806 with the knowledge that the project assists the County in meeting several additional goals

and objectives of the General Plan, including those found in the Land Use Element, Public Services and Utilities Element, and the Housing Element, in addition to the Board's Strategic Plan Economic Development and Healthy Communities components. These goals support residential development in Community Regions, infill development, particularly developments that encourage multi-modal transportation, and increase the supply of housing affordable to very low-, low- and moderate-income households and workforce housing.

The following factors are submitted to support the Committee's recommendation of the aforementioned TIF Fee Offset: a) The County is committed to developing incentive programs and partnerships to encourage private development of affordable housing (Policy HO-1.18, Measure HO 2013-14); b) The projects support the County's efforts to achieve infill development objectives (General Plan Policy 5.2.1.6: Priority to Infill development, and HO- 2013-14: Development of Infill Incentives); and, c) The proximity of the Projects to schools, job centers and retail allows easy access to these amenities by walking or bicycle. The project is in close proximity to public transit, elementary schools, and commercial and retail centers that could provide additional job opportunities. This site is highly suitable for affordable housing given the proximity to schools, services and transportation options.

Should the total recommended TIF Fee Offsets be awarded, approximately \$12 million in potential offsets would remain in the TIF Fee Offset Program to assist future projects. Any balance remaining at the end of the year will be carried forward and added to the \$1 million allocation for the next year. The TIF Fee Offset Program allows for a reduction of traffic impact fees through federal and State transportation revenues and is not a cash subsidy. The next application round for projects with five or more units is in July 2024.

Since implementation of the TIF Fee Offset Program in December 2007, and with approval of the recommendations herein, \$7,037,081.25 in TIF Fee Offsets have been awarded to support the construction of 534 affordable housing units reserved for very low- to moderate-income households in El Dorado County. A Program Summary of awards from January 2008 through January 2024 is provided as Attachment A to this item.