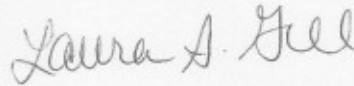


EL DORADO COUNTY CALIFORNIA
Chief Administrative Office

May 2, 2008

Memo To: Board of Supervisors

From: Laura S. Gill, Chief Administrative Officer



Subject: Award of TIM Fee Offsets for Affordable Housing Units

I recommend that the Board of Supervisors award a Traffic Impact Mitigation (TIM) Fee Offset of \$10,320 to John Whitworth for the conversion of a 960 square foot building to a detached dwelling unit at 2244 Cable Road in Camino. This second dwelling unit will be a rental unit for a senior, median-income couple. After the award of this offset, there is \$1,989,680 remaining in the TIM Fee Offset program.

In accordance with Board Policy B-14, the staff advisory committee, comprised of representatives from Human Services, Development Services, Environmental Management, and Transportation reviewed two applications received prior to January 1, 2008. The recommendations of this committee are attached to this memo. Unfortunately, one of the applicants has lost its funding source since I received the committee's recommendations.

Application submission for the next round of TIM Fee Offsets will run from July 1 through July 15, 2008.

Staff and I are available to answer any questions you may have concerning this proposed award.

Attachment: Advisory Committee Report



EL DORADO COUNTY
DEPARTMENT OF HUMAN SERVICES
El Dorado County Housing Authority
Doug Nowka, Executive Director

C.A.O.
EL DORADO COUNTY
2008 MAR 10 AM 8:48

To : Laura Gill
Chief Administrative Officer

From : Joyce Aldrich *Joyce*
Program Manager, Human Services

Date : March 7, 2008

Re : TIM Fee Offset First Round Application Review Recommendations

As part of the Traffic Impact Mitigation Fee Offset Program, Human Services convened an Advisory Committee consisting of representatives from Housing, Development Services, Environmental Management and Department of Transportation on March 3, 2008. Board Policy B-14 and the TIM Fee Procedure Manual were reviewed with the representatives prior to reviewing the 2 applications received in the first round of the TIM Fee offset competitive application process.

The two applications received were from 1) John Whitworth, General Contractor; and 2) Mercy Housing California, Inc., non-profit developer. The following is a summary of the requests received and corresponding advisory committee recommendations:

Applicant One:

The first application requests an offset of TIM fees for a 2nd dwelling unit in Camino for an owner occupied parcel intended as a rental for a senior, median income couple.

Project Name: Whitworth 2nd Unit
Developer: John Whitworth
Total Units: One 960 sq. ft. second unit - detached
Target Income Group Units: 1 unit
TIG: 100% moderate income/senior household (<120% MFI)
TIM Fee Offset Request: \$9,000

Recommendation:

TIM Fee Offset: **\$10,320** (amount of current TIM Fee assessment)
Conditions: 1. Execute Rent Limitation restriction documents
2. Execute Recapture Agreement for <20year affordability

3. Execute Planning Services Notice of Restriction

Applicant Two:

The 2nd application requests an offset of TIM fees for a 65 unit multi-family very-low to low income development off El Dorado Road in Placerville (Runnymede).

Project Name: Runnymede Terrace
Developer: Mercy Housing of California
Total Units: 65 units
Target Income Group Units: 64 rental units
TIG: 100% very low- and low-income households (<50% MFI)
TIM Fee Offset Request: \$1,767,680 (\$27,620 per qualified unit)

Recommendation:

TIM Fee Offset: **\$1,000,000 (\$15,625 per qualified unit) – 57% of request**
Conditions:
1. Execute Developer's Agreement deed restriction documents
2. Execute Recapture Agreement should TIG exceed <50% MFI
3. Recommend County to lock project TIM Fee Assessment for 2 years until building permit/fees are due and payable to county, allowing for extensions outlined in BOS Policy B-14
4. Recommend allowing deferral of remaining TIM Fees of \$767,680 per BOS Policy B-11 until permanent financing is in place

As outlined in the Procedure Manual, upon review and approval of the committee recommendations, the CAO will then provide a recommendation to the Board of Supervisors that includes a total TIM fee offset funding allocation for each residential project application for which offsets are recommended. According to program procedures, the Board of Supervisors will award the TIM Fee Offset in April. If we could place this on the April 1st BOS agenda it would be beneficial to both developers.

Please call me at ext. 7276 if you would like our department to develop the board agenda item or if you have any questions or would like additional information. Thank you so much for your time.

Attachments: Application from John Whitworth
Application from Mercy Housing