



EL DORADO COUNTY
DEPARTMENT OF HUMAN SERVICES *Housing, Community and Economic Development Programs*

Daniel Nielson, M.P.A.
Director

TO: Gayle Erbe-Hamlin

FROM: Cynthia Kjellin, Program Manager II *(CKK)*
Housing, Community and Economic Development Block Grant Programs

DATE: August 30, 2010

RE: TIM Fee Offset for Affordable Housing –
July 2010 - Round 6 Application Review Recommendations

On December 11, 2007, the Board adopted policy B-14, Traffic Impact Mitigation (TIM) Fee Offset Program for Developments with Affordable Housing Units. The TIM Fee Offset Committee considers requests from developers twice each year to identify specific projects that will provide a significant community benefit, providing housing that is affordable to very low-, low- and/or moderate-income households.

In an effort to fulfill both the TIM Fee Offset Program and Housing Element implementation program, the TIM Fee Offset Review Committee convened to review the sixth round of TIM Fee Offset applications which closed July 15, 2010. The committee includes representatives from the Department of Human Services, Development Services Department, Environmental Management, and the Department of Transportation.

There is currently \$2.4 million dollars available to offset TIM fees for affordable housing units. Three applications were submitted for second dwelling units on owner occupied parcels, two located in Placerville (Zone 6, Supervisorial District 2), and one located in the Placerville area (Zone 3, Supervisorial District 4). The third application was accepted after the close date due to hardship at the request of Supervisor Briggs. The committee discussed the applications, rating each on criteria established by Board Policy B-14. The TIM Fee Offset requests total \$62,380.

The following is a summary of the requests received and review committee recommendations:

Applicant One:

Project Name	Kimbrough Second Dwelling Unit		
Developer	John Kimbrough		
Total Units	1		
Target Income Group	Low to Moderate		
Offset \$	\$ 17,600.00		
TIM Zone	6		
Supervisorial District	2	Ray Nutting	
TIM Fee Offset Request	\$ 17,600.00		

Recommendation:

TIM Fee Offset: **\$ 17,600** (Zone 6 MFD TIM Fee assessment)

- Conditions:
1. Execute Rent Limitation restriction documents
 2. Execute Recapture Agreement for <20 year affordability
 3. Execute Planning Services Notice of Restriction

Applicant Two:

Project Name	Goucher Second Dwelling Unit			
Developer	Kristie Goucher			
Total Units	1			
Target Income Group	Low			
Offset \$	\$ 17,600.00			
TIM Zone	6			
Supervisorial District	2	Ray Nutting		
TIM Fee Offset Request	\$ 17,600.00			

Recommendation:

TIM Fee Offset: **\$ 17,600** (Zone 6 MFD TIM Fee assessment)

- Conditions:
1. Execute Rent Limitation restriction documents
 2. Execute Recapture Agreement for <20 year affordability
 3. Execute Planning Services Notice of Restriction

Applicant Three:

Project Name	Dianda Second Dwelling Unit			
Developer	Evelina Dianda			
Total Units	1			
Target Income Group	Very Low - Disabled			
Offset \$	\$ 27,180.00			
TIM Zone	3			
Supervisorial District	4	Ron Briggs		
TIM Fee Offset Request	\$ 27,180.00			

The application for the Dianda Second Dwelling Units was accepted shortly after the close date due to the hardship and displacement of a very-low income disabled family member following a fire that destroyed his previous residence. In keeping with Housing Element Policy HO-4.2, County policies, programs, and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.

Recommendation:

TIM Fee Offset: **\$ 27,180** (Zone 3 MFD TIM Fee assessment)

- Conditions:
1. Execute Rent Limitation restriction documents
 2. Execute Recapture Agreement for <20 year affordability
 3. Execute Planning Services Notice of Restriction

Project Update:

TIM Fee Offsets previously awarded in the amount of \$284,990 were returned to funding pool. An offset was awarded for \$275,000 to assist 16 affordable units for the Leu Multifamily housing development in Cameron Park in 2008. The developer notified Human Services staff on July 28, 2010, that the project has been cancelled. Another offset was awarded for \$9,990 to assist a second dwelling unit located in Placerville for the Derencin family in 2009. The project was completed and TIM Fees were paid in full.

Should the recommended offsets totaling \$62,380 be awarded, approximately \$2.3 million would remain in the offset program for future projects. Any balance remaining at the end of a fiscal year shall be carried forward, added to the \$1.0 million allocation for the next fiscal year. The next application round opens January 1-15, 2011.

Since implementing the TIM Fee Offset Program for Developments with Affordable Housing Units in December 2007, and with approval of the Review Committee recommendations herein, over \$1.6 million in TIM Fee Offsets have been awarded to assist 67 affordable housing units restricted to low-to moderate-income families that may have otherwise been unavailable.

Committee Recommendation

The TIM Fee Offset Review Committee recommends to the CAO that the following projects will provide a significant community benefit by providing housing that is affordable to very low-, low- and/or moderate-income households and approve the TIM Fee Offsets for the following amounts for the following applicants:

- \$17,600 – John Kimbrough for the Kimbrough Second Dwelling Unit (Supervisory District 2)
- \$17,600 – Kristie Goucher for the Goucher Second Dwelling Unit (Supervisory District 2)
- \$27,180 – Evelina Dianda for the Dianda Second Dwelling Unit (Supervisory District 4)

Details about these projects are attached to this document.