

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Gayle Erbe-Hamlin
FROM: Shawna Purvines, Senior Planner
DATE: February 8, 2010
RE: TIM Fee Offset for Affordable Housing –
January 2010 - Round 5 Application Review Recommendations

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 fifth round of TIM Fee Offset applications that closed January 15, 2010. The committee included representatives from Development Services, Environmental Management and the Department of Transportation.

Currently there is approximately \$2.2 million dollars available to offset the cost of TIM fees for affordable units. Four applications were submitted this round requesting a total of \$399,520 in TIM fee offsets. Three applications are for second dwelling units on owner occupied parcels, one located in El Dorado Hills (Zone 8, Supervisorial District 1), and two located in the Placerville area (Zone 3, Supervisorial District 3). The fourth application is for a multi-family residential low- to moderate-income affordable home ownership development located in Cameron Park (Zone 2, Supervisorial District 1). The committee reviewed and discussed the applications, rating each on criteria established by Board policy.

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

Applicant One:

Project Name	Amiri Second Dwelling Unit
Developer	Rasool Amiri
Total Units	1
Target Income Group	Very Low
Offset \$	\$ 21,160.00
TIM Zone	8
Supervisorial District	1 John Knight
TIM Fee Offset Request	\$ 21,160.00

Recommendation:

TIM Fee Offset: \$ 21,160 (Zone 8 MF 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	Teie Second Dwelling Unit	
Developer	Bruce Teie	
Total Units	1	
Target Income Group	Very Low	
Offset \$	\$	27,180.00
TIM Zone	3	
Supervisory District	3	Jack Sweeney
TIM Fee Offset Request	\$	27,180.00

Recommendation:

- TIM Fee Offset: **\$ 27,180** (Zone 3 MF 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	Vreeken Second Dwelling Unit	
Developer	Bob Vreeken	
Total Units	1	
Target Income Group	Moderate	
Offset \$	\$	27,180.00
TIM Zone	3	
Supervisory District	3	Jack Sweeney
TIM Fee Offset Request	\$	27,180.00

Recommendation:

- TIM Fee Offset: **\$ 27,180** (Zone 3 MF 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 Four

Project Name	Cambridge Road Townhomes	
Developer	Louann Partridge	
Total Units	16	
Target Income Group	Low to Moderate	
Offset \$	\$	324,000.00
TIM Zone	2	
Supervisory District	1	John Knight
TIM Fee Offset Request	\$	324,000.00

Recommendation:

- TIM Fee Offset: **\$ 324,000** (\$20,250 per qualified unit (Zone 2 MF TIM Fee))
- Conditions:
1. Execute Developer’s Agreement/Buyers Agreement deed restriction documents.
 2. Execute Recapture Agreement should any unit be sold to households that exceed the Targeted Income Group (TIG) County

Median Family Income (MFI) limits for household size during the affordability period.

3. Recommend County to lock-in project TIM Fee for 2 years until building permit and fees are due and payable to county, allowing for extensions outlined in BOS Policy B-14.

Comments: TIM Fee offset calculated at a 75% reduction for 7 low-income units and 25% reduction for 9 median-income units would be \$203,850. The committee supports the offset request for an additional incentive of \$120,150 in TIM fee offsets for a total of \$324,000. The recommended offset of \$324,000 would be a reduction of 74.5% of total TIM Fees.

Under Board Policy B-14, the Cambridge Road Townhouses project meets the criteria for 5 or more units where at least 20% of the units will be affordable to very low-, low-, or moderate-income households for a minimum of 20 years. This project proposes that 100% of the units be affordable to target income groups for a period of 20 years.

Staff recommends that the Board approve the offset at the requested amount of \$324,000, with the understanding that this 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. These goals support infill development, particularly developments that encourage increasing the supply of workforce housing affordable to lower income households.

The project is located in Cameron Park on Cambridge Road in close proximity to business, retail, parks, and schools. The committee submits the following factors to support the recommendation:

- a. The project would provide target density development in a community region – meets or exceeds 12 units/acre. (Policy HO-1.5, Measure HO-7)
- b. The County is committed to developing incentive programs and partnerships to encourage private development of affordable workforce housing (Policy HO-1.18, Measure H-4) and this project provides 16 affordable for-sale units.
- c. The project supports the County's efforts to achieve infill development objectives. (Policy 5.2.1.6; Priority to Infill Development, and HO-11; Development of Infill Incentives).
- d. The proximity of this project to schools, parks and retail, allows easy access to these amenities by walking or bicycle. The project is in close proximity to public transit; close proximity to medical services (Marshall Medical); close proximity to present and future commercial and retail centers; and, close proximity to employers.

Should the full amount of recommended offsets be awarded, there would be approximately \$1.8 million remaining. The next application round opens July 1-15, 2010.

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, 95 affordable housing units will be restricted to low- to moderate- income families that may have otherwise been unavailable.