




**EL DORADO COUNTY
HEALTH AND HUMAN SERVICES AGENCY**

**Daniel Nielson, M.P.A.
Director**

*Housing, Community and
Economic Development Programs*

Date: February 13, 2013

To: Terri Daly, CAO

From: C.J. Freeland, Acting Administrative Services Officer
Housing, Community and Economic Development Programs 

Cc: Daniel Nielson, Director Health and Human Services Agency
Kim Kerr, Acting Director Community Development Agency
Roger Trout, Director Development Services
Mark Contois, Assistant Director Human Services
TIM Fee Offset Review Committee

Subject: TIM Fee Offset for Affordable Housing Units
January 2013 - Round 11 Application Review Recommendations

On December 11, 2007, the Board of Supervisors adopted policy B-14, Traffic Impact Mitigation (TIM) Fee Offset Program for Developments with Affordable Housing Units. The Traffic Impact Fee Program includes a provision to set aside \$1 million of federal and state transportation revenues annually for a period of 20 years to be used to offset TIM fees in the development of affordable housing. Affordable units must be designed to serve very-low to moderate-income households in the unincorporated areas of El Dorado County to be eligible under specific guidelines of the Traffic Impact Mitigation (TIM) Fee Offset Program. The TIM Fee Offset Program allows for a reduction of TIM fees *and is not a cash subsidy*.

In an effort to fulfill both the TIM Fee Offset Program and Housing Element implementation program the TIM Fee Offset Review Committee ("Committee"), comprised of representatives from the Health and Human Services Agency and Community Development Agency including Development Services, Environmental Management, and the Department of Transportation (DOT), considers requests from developers twice each year, in January and July, to identify specific projects that will provide a significant community benefit by providing housing that is affordable to very-low-, low- and/or moderate-income households. A recommendation for approval of TIM Fee Offset by the Committee does not imply approval of the project. Developers must submit projects for approval and permits through El Dorado County Planning Services.

Approximately \$4.4 million dollars is available to offset TIM fees for affordable housing units. One application was submitted for the eleventh round of the TIM Fee Offset program for second dwelling unit on an owner-occupied parcel located in Pleasant Valley (Zone 6, Supervisorial District 2). TIM Fees for second dwelling units are calculated by DOT based on the fee for multifamily residential (MFR). The TIM Fee Offset request submitted amounts to \$15,240.

The Committee reviewed and rated the applications based upon criteria established by Board Policy B-14.

Request Summary:

Project Name	White Second Dwelling Unit	Pleasant Valley
Developer	Nancy White	
Total Units	1	
Target Income Group	Low	
Offset \$	\$ 15,240	
TIM Zone	6	
Supervisory District	2- Ray Nutting	
TIM Fee Offset Request	\$ 15,240	

Recommendation:

- TIM Fee Offset: Up to **\$ 15,240** (Zone 6 MFR TIM Fee assessment)
- Conditions:
1. Execute TIM Fee Offset Agreement
 2. Rent Limitation and Tenancy Schedule Agreement
 3. Execute TIM Fee Recapture Agreement for 20-year affordability
 4. Execute Planning Services Notice of Restriction

Program Update:

Should the recommended TIM Fee Offset in the amount of \$15,240 be awarded, approximately \$4.4 million would remain in the TIM Fee Offset Program to assist future projects. Any balance remaining at the end of the year will be carried forward and added to the \$1.0 million allocation for the next year. The next application round, Round 12, is July 1-15, 2013.

Since implementation of the TIM Fee Offset Program in December 2007, and with approval of the Committee recommendation herein, three million two hundred ninety six thousand seven hundred sixty dollars (\$3,296,760) in TIM Fee Offsets have been awarded to support the construction of 157 affordable housing units reserved for very-low- to moderate-income households in El Dorado County.

Committee Recommendation

The TIM Fee Offset Review Committee recommends that the CAO concur with its determination that this project will provide a significant community benefit by providing housing that is affordable to very-low-, low-and/or moderate-income households and request Board approval for a TIM Fee Offset of up to \$15,240. The program allocation summary and redacted project application are attached to this document for your consideration.