



Traffic Impact Fee Offset

EL DORADO COUNTY

JUNE 10, 2026

Agenda

Board of Supervisor's Policy B-14

- Background
- Definitions
- Policy
- Procedure





Background

Per Board Policy B-14 (established 2007), the Board authorizes up to \$1 million per year for the Traffic Impact Fee (TIF) Offset Program.

The TIF Offset Program is a potential incentive process for developing affordable housing in the unincorporated areas of El Dorado County.

Allocations are twice per year.

Applicants are required to restrict rent rates and/or sales prices for income qualified tenants for a minimum number of years through a Buyer's Occupancy and Resale Restriction Agreement.

County conducts annual compliance monitoring for approved applicants.



Definitions

Update Existing: Income limits, Qualifying Households, Affordable Rental & Ownership Housing, Affordable Sales Price, Deed Restricted

Remove: Secondary Dwelling Unit

Any Missing?

Current Policy

Developers

- **Rounds offered in July and January (two times a year)**
- **Rental or Ownership projects with 5 or more units**
- **Competitive applications:**
 - ✓ Established site control
 - ✓ Developer capacity
 - ✓ The benefit for very low-, low-, and/or moderate-income households
 - ✓ County Housing Element goals
 - ✓ Geographic distribution goals of affordable housing
 - ✓ Services and infrastructure in place
 - ✓ Ability to obtain a building permit within two (2) years of TIF Offset Program approval, eligible for up to three(3) 1-year extensions.



Potential Changes to Policy

Developers

- Offer application periods three times a year to accommodate streamlined projects?
- Should the number of units change for Rental or Ownership projects from 5 or more units?
- Roll over of unawarded offsets on year-to-year basis
- **Competitive applications, should the parameters change?**
 - ✓ Established site control
 - ✓ Developer capacity
 - ✓ The benefit for very low-, low-, and/or moderate-income households
 - ✓ County Housing Element goals
 - ✓ Geographic distribution goals of affordable housing
 - ✓ Services and infrastructure in place
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Current Offset by Affordability Level

Affordability Length	Very Low Income <50%	Low Income <80%	Moderate Income <120%
20 Years (min.)	100% Offset	75% Offset	25% Offset
15 Years	75% Offset	50% Offset	0% Offset
10 Years	50% Offset	25% Offset	0% Offset

- Income limits are set by HCD
- Properties subject to State law restrictions and/or funding program requirements will be deed-restricted to ensure compliance with those laws and programs.

Example Offset

Residential Calculation of Fee

Project Name:	El Dorado Haven
Project Zone:	Zone B
Project Type or Home Size	MFD not Age Restricted
TIF Per Dwelling Unit:	\$17,839.00

Income Level	# of Units	Total TIF	% Offset	TIF Offset	TIF Owed
Extremely Low	15	\$ 267,585.00	100%	\$ 267,585.00	\$ -
Very Low	28	\$ 499,492.00	100%	\$ 499,492.00	\$ -
Low	21	\$ 374,619.00	75%	\$ 280,964.25	\$ 93,654.75
Moderate (Manager's Unit)	1	\$ 17,839.00	0%	\$ -	\$ 17,839.00
		\$ 1,159,535.00	TOTAL	\$ 1,048,041.25	\$ 111,493.75

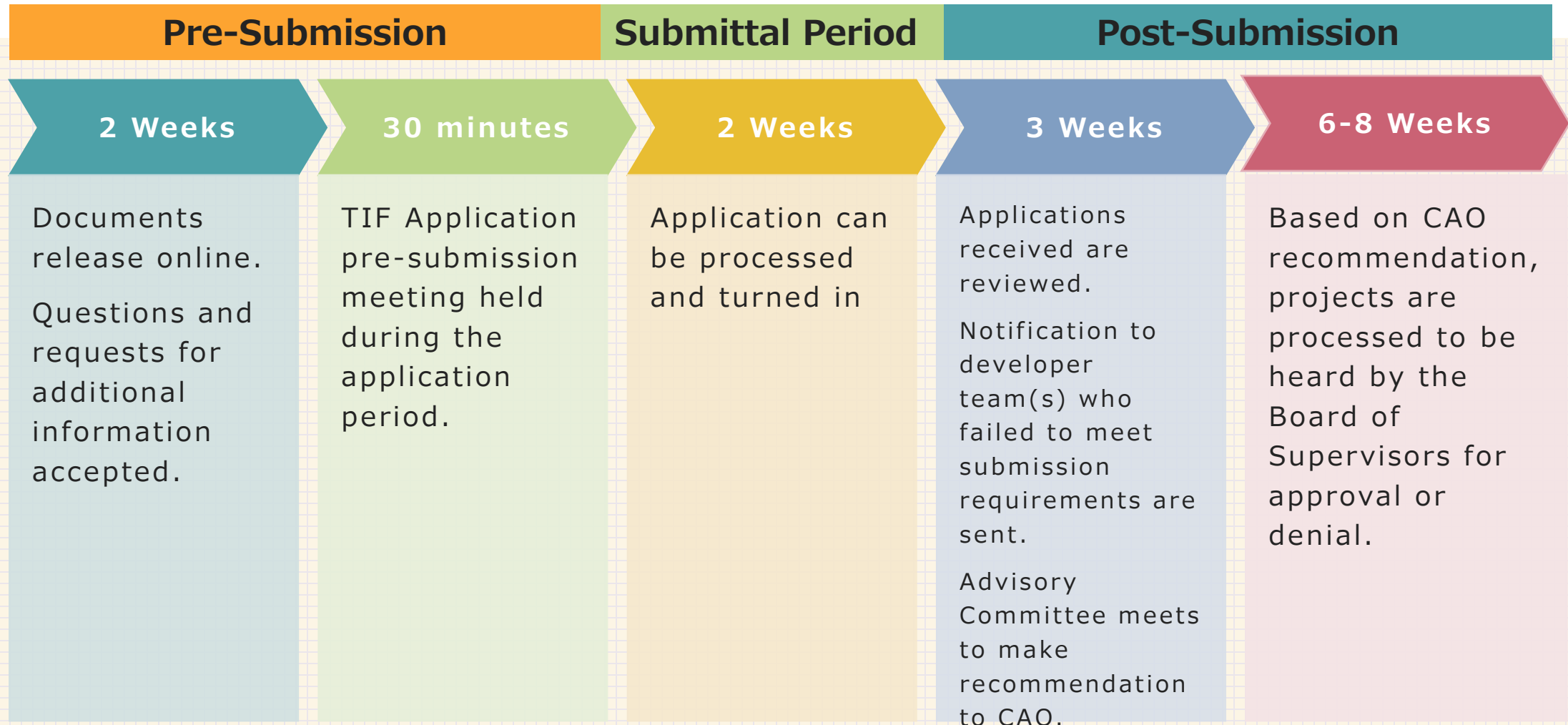


ACCESSORY DWELLING UNITS & JUNIOR ADU'S

Affordable by design and exempt from TIF as a result of Board action in 2017.

These project types will be removed from the Board policy and procedures during the update.

Procedure Timeline: 11-13 weeks for approval process





**Further Questions or
Recommendations?**