

The Problems:

**Loss of construction related jobs: fewer homes, granny units, home improvements.
Declining population, declining school enrollment, declining # of GDPUD rate-payers.**

The Solutions:

Step 1	Step 2	Step 3
<p>County Actions</p> <p>Streamline and Simplify Permit Processes. Reduce costly and time - consuming engineering reports. Modernize and innovate. (i.e., Placer and San Diego Counties)</p>	<p>Community Actions</p> <p>Reduce or eliminate school fees for granny units and for additions over 500 SF and/or create an amortization method of payment.</p>	<p>County Actions</p> <p>Planning, Transportation and Fire need to simplify process and reduce fees for an individual to do a simple land split from 20 acres to 10 acres and from 10 acres to 5 acres, where allowed by zoning.</p>
<p>Temporary 1 or 2 year Bldg. dept. fee reduction of 25% Incentivize people to remodel and make home improvements.</p>	<p>Reduce EID & GDPUD hook up fees for granny units and/or create an amortization method of payment.</p>	<p>Encourage individuals to build single family homes. These few homes interspersed throughout the county will not impact traffic and the schools need this type of gradual growth to increase ADA.</p>
<p>Reduce TIM fees for granny units by 25% of the current fee. Good reasons granny unit fee should be reduced</p>	<p>Ease fire district restrictions and requirements whenever safe to do . Ease fire sprinkler requirement on granny unit and new home construction. Create an amortization method of payment</p>	<p>A real amnesty program that encourages people to get permitted and on the county tax rolls. Current system can and is being used for vindictive purposes.</p>

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Negotiations with Building Services and Bldg. Dept.

Granny Units + TIM fees

- Currently the TIM fee for a granny unit is approximately 9,000 dollars. We think it should be at least a 1/3 reduction or 6,000 dollars.

Templates

- Find and use pre-approved plans (templates) for 800, 1,000, 1,200, SF granny units.
- Building Department could find counties that are already doing this. Homeowners would be less fearful of the complications and unanticipated costs of building a granny unit.
- Reduce the Bldg. Dept. permit fee on granny units to 2005 levels, was approximately \$1,000 dollars and is now close to \$1,800 dollars.

Garages

- Use of pre-approved templates (used to have them.)
- Building Department should be responsible to get this done in a timely manner.

Carports and Patio Covers

- Eliminate permit if less than 300 SF (San Diego has done this.)

Sheds

- Eliminate permit for up to 200 SF (12X16).

New Decks

- Simplify the permitting process and eliminate permits for replacement/repair of same size decks

Window replacement or repair

- With no change in size of window openings no requirement for permit

Negotiations with Building Services and Bldg. Dept.

Other recommendations

- Design for the most restrictive building design criteria thought to be needed. The savings in design costs would exceed the cost of additional materials.
- Establishing an electronic database of all construction plans by parcel number that can be used for future projects, especially approved site plans.
- Consider reactivating the "over the counter" permit process and expand this to obtaining permits over the internet

San Diego County has the following help available online:

- ACAD drafting template for plot plan submission and a printed example of an approved plan
- ACAD drafting template for the minimum construction specifications required for residential building
- A drawing illustrating a summary of the fire resistive building requirements
- Descriptions and calculation charts for retaining walls up to 8' in height
- Design sheets for patio covers, carports, decks, etc.

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How the County Benefits from Granny Units

1. As money comes out of a savings account and purchases construction materials the county collects sales taxes.
2. When a granny unit is built the assessed value of the land increases and property taxes are increased into the future.
3. Granny units often end up being occupied by a couple or a single parent with children. This increases the average daily attendance (ADA) allowance from the state to the schools.

How Families Benefit from Granny Units

1. An elderly parent of the homeowner may need an inexpensive housing option.
2. An adult child of the homeowner may be unemployed and need housing.
3. An elderly person or couple may want to downsize in retirement and rent out the larger home.
4. A single parent may need an inexpensive housing option.

These uses give families flexibility to negotiate life's circumstances and can alleviate the need to draw upon the County's Social Services.

Most importantly of all, in our current economic climate, the construction of granny units will provide real jobs now to help people survive.

Major fees for constructing a granny unit- District 4

Building Dept.	\$1,800
Traffic Impact Mitigation (TIM)	\$9,000
Black Oak Mine School District	\$3,600
Georgetown Divide PUD hook-up fee	\$9,300
Estimated cost to install water meter	\$2,500
Garden Valley Fire District	\$ 960
Total fees to build a granny unit:	\$27,160 (approximated)

Solutions

These fees are prohibitive and are clearly a major obstacle in the building of granny units for people of moderate means.

Here's what we can do to change this:

1. Reduce county and district fees by 25%.
2. Applicant to pay 25% of these fees up front.
3. Balance of amount due to be amortized over 15 years at 3% and attached to the property tax.

A granny unit suddenly becomes much more affordable and districts get immediate and sustained help.

An amortization system of payment is also more equitable because as homes change hands over 15 years different new owners share in the payment of the initial impact fees.

We need the board to show leadership by making a 25% reduction in building fees and directing staff to work on an amortization payment system for TIM fees. We can work with the districts to do the same or something similar regarding their fees.

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