

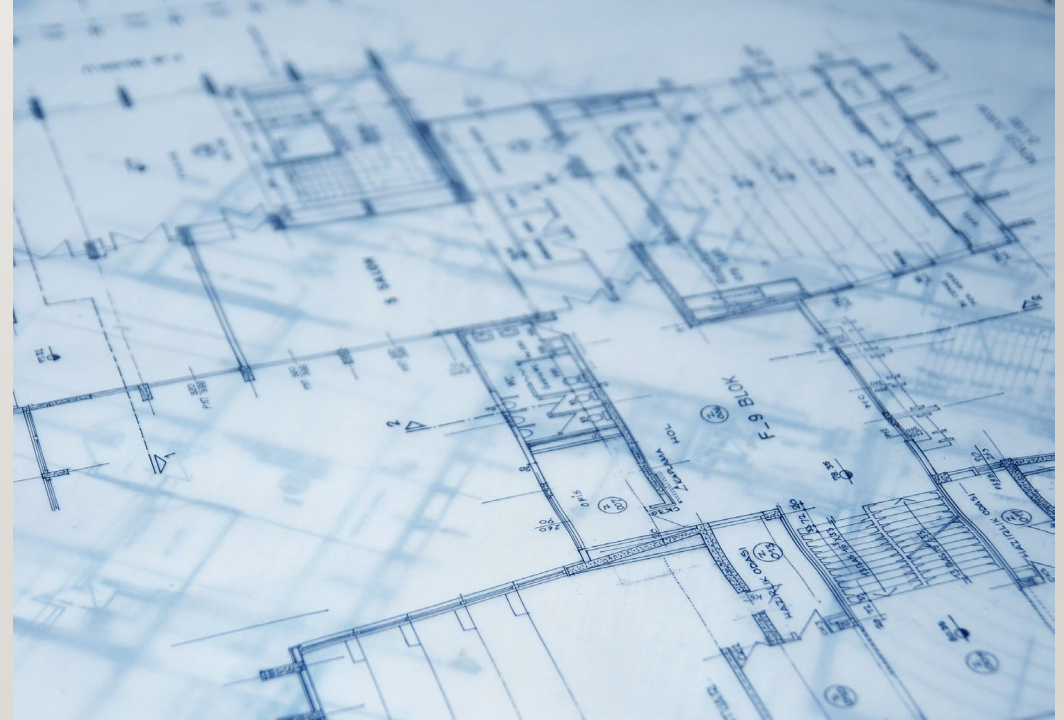
AFFORDABLE HOUSING UPDATE



Affordable Housing Taskforce
May 13, 2026

STAFF UPDATES

- New Member – Allen Priest
- Report back on mobile home data
- Review Traffic Impact Fee Offset Policy and Program Guidelines
- Discuss draft fee nexus study timeline and scope



MOBILE HOME PARKS

Any area of land or property that has at least two (2) mobile homes, manufactured homes, recreational vehicles (RVs), and or lots that are held out for rent or lease.

- 57 mobile home parks in EDC, 38 in unincorporated area and 19 within city limits (Placerville, SLT)
- Mobile home spaces is close to 3,000 (2,984), with more than 70% in unincorporated area (2,145)
- HCD tool does not provide details on whether mobile homes are owner or renter occupied

TRAFFIC IMPACT FEE (TIF) OFFSET POLICY & PROGRAM GUIDELINES

On May 12, 2026, the Board is considering having the AHTF provide recommendations to County staff for updates to the program and policy.

- Review County Board Policy B-4
- Review County TIF Guidelines

Background:

- Housing Element instituted the TIF offset program back 2007.
- Provides TIF offsets (not waivers) for approved projects that meet the eligibility requirements.
- Fees that would have been paid by the project developer are backfilled with grant money received by DOT.

TIF OFFSET AWARDS TO DATE

| YEAR AWARDED | PROJECT NAME | LOCATION | # OF UNITS | OFFSET AMOUNT |
|---------------------|----------------------------|-----------------|-------------------|-----------------------|
| 2009 | MERCY/SUNSET APARTMENTS | SHINGLE SPRINGS | 39 | \$1,060,020.00 |
| 2014 | COURTSIDE MANOR #3 | DIAMOND SPRINGS | 12 | \$279,600.00 |
| 2020 | DIAMOND VILLAGE APARTMENTS | DIAMOND SPRINGS | 80 | \$1,065,474.00 |
| 2023 | EL DORADO HAVEN | DIAMOND SPRINGS | 64 | \$1,048,041.25 |
| 2024 | EL DORADO SENIOR 1 & 2 | DIAMOND SPRINGS | 144 | \$1,103,806.00 |
| | | | 339 | \$4,556,941.25 |

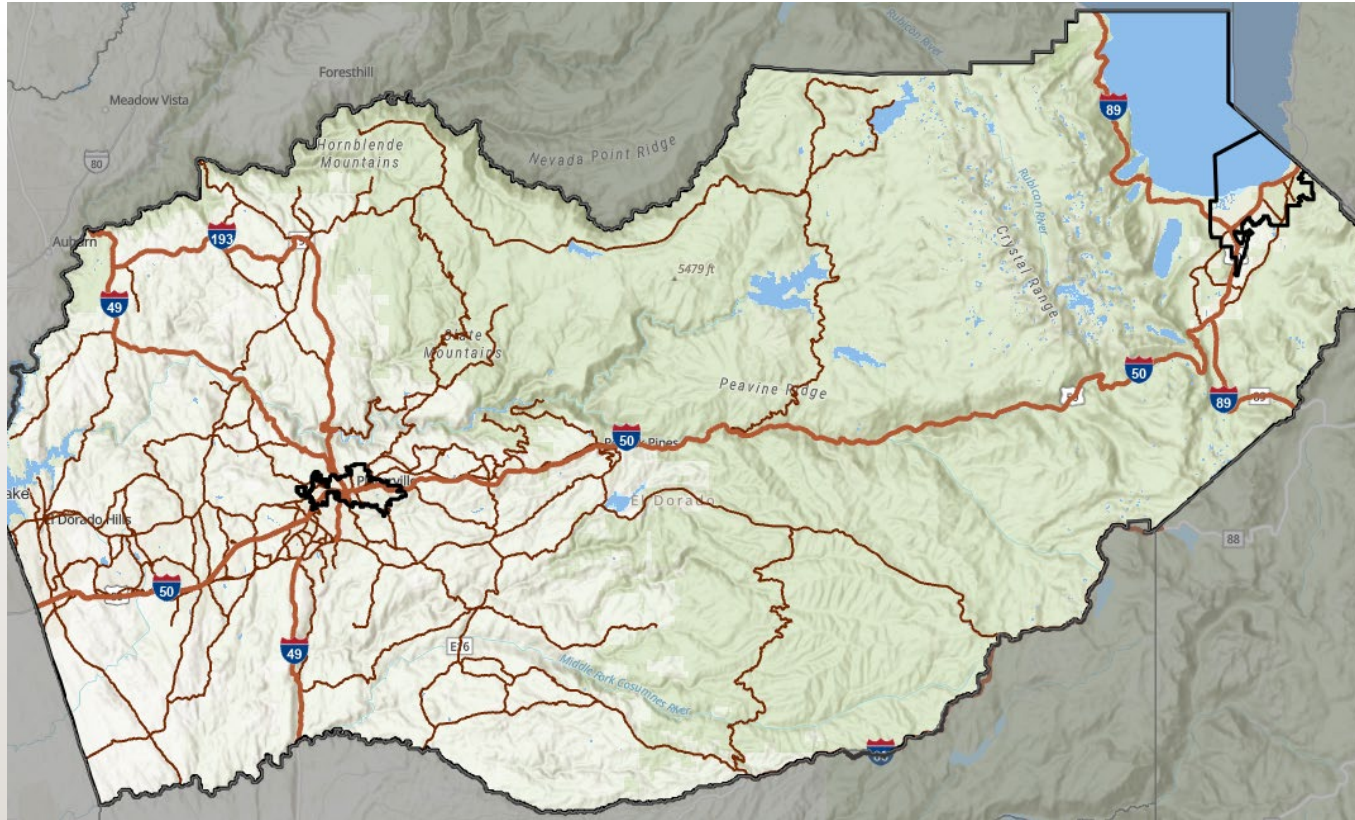
AFFORDABLE HOUSING FEE NEXUS STUDY PURPOSE

- ▶ Provide a legally defensible and reasonable relationship between new residential and non-residential development and affordable housing needs.
- ▶ Calculate maximum justified and/or supportable fees for residential and non-residential impact fees.

AFFORDABLE HOUSING FEE NEXUS STUDY TIMELINE

| Tasks | 2026 | | | | | | | | | | | | 2027 | | | | | | | | | | | |
|-------------------------|---|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|
| | A | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| Finalize Scope of Work | | | | █ | | | | | | | | | | | | | | | | | | | | |
| Contracting Process | | | | | | █ | | | | | | | | | | | | | | | | | | |
| Conduct Fee Nexus Study | | | | | | | | | █ | | | | | | | | | | | | | | | |
| Delivery | Board approval is estimated to occur 2027. Aim for July 2027. | | | | | | | | | | | | | | | | | | | | | | | |

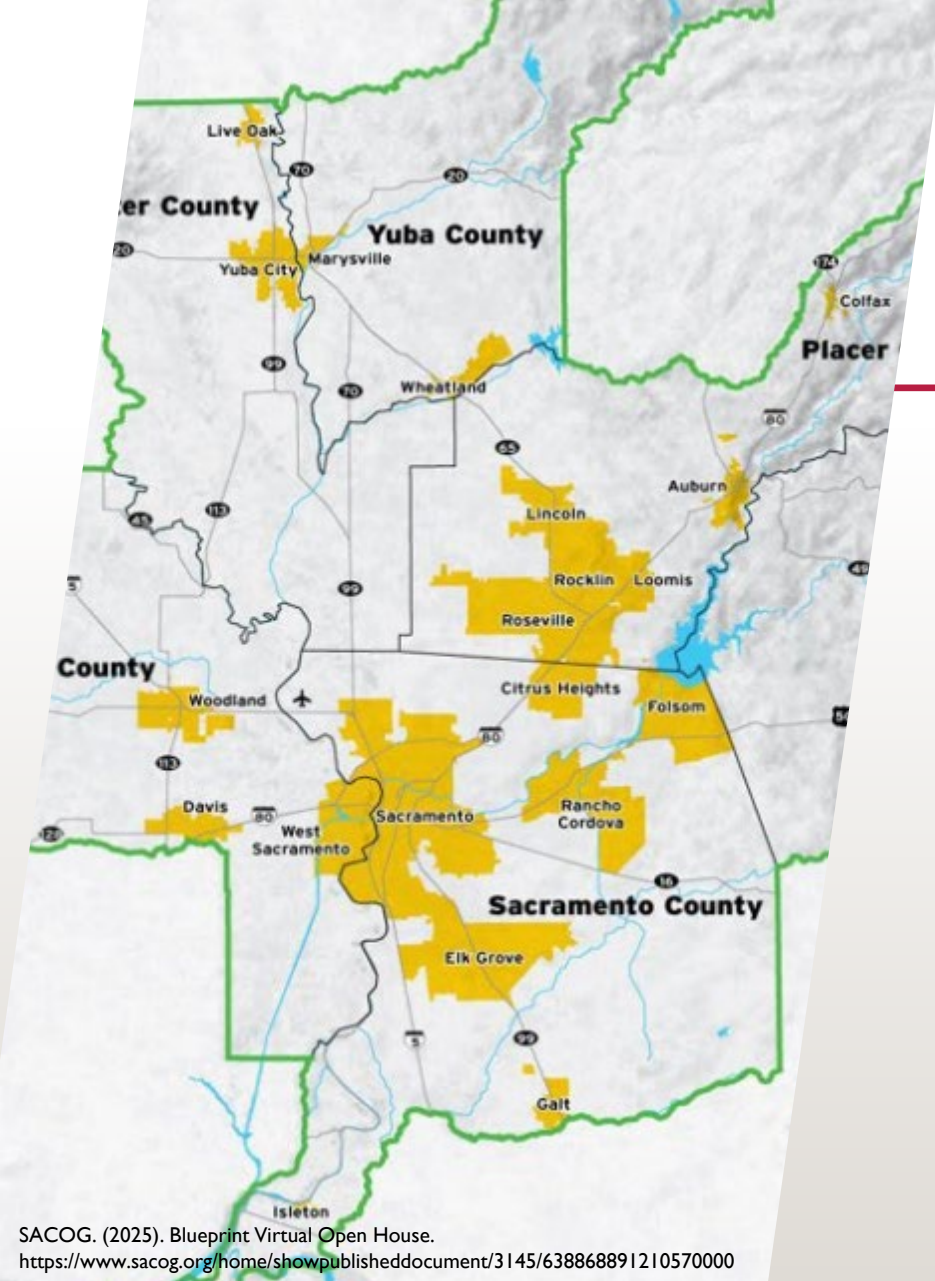
AFFORDABLE HOUSING FEE NEXUS STUDY SCOPE



- ▶ Geographic Scope: Unincorporated El Dorado County
- ▶ West Slope: Residential and Nonresidential
- ▶ East Slope: Residential

AFFORDABLE HOUSING FEE NEXUS STUDY SCOPE: COMPARATIVE POLICY ANALYSIS

- ▶ Jurisdictions with inclusionary in-lieu or affordable housing impact fees
 - ▶ Inclusionary In-lieu: Placer County, City of Folsom
 - ▶ Impact Fees: City of Elk Grove, City of Sacramento, Sacramento County
- ▶ Jurisdictions with nonresidential linkage fees
 - ▶ City of Elk Grove, City of Rancho Cordova, Sacramento County, City of Folsom, City of Sacramento, City of Citrus Heights, Placer County (Eastern subarea)



AFFORDABLE HOUSING FEE NEXUS STUDY SCOPE: PROTOTYPES

- ▶ West Slope Residential:

- ▶ Single Family Detached
- ▶ Single Family Attached
- ▶ Multifamily For-Sale
Condominiums
- ▶ Multifamily Apartment Units

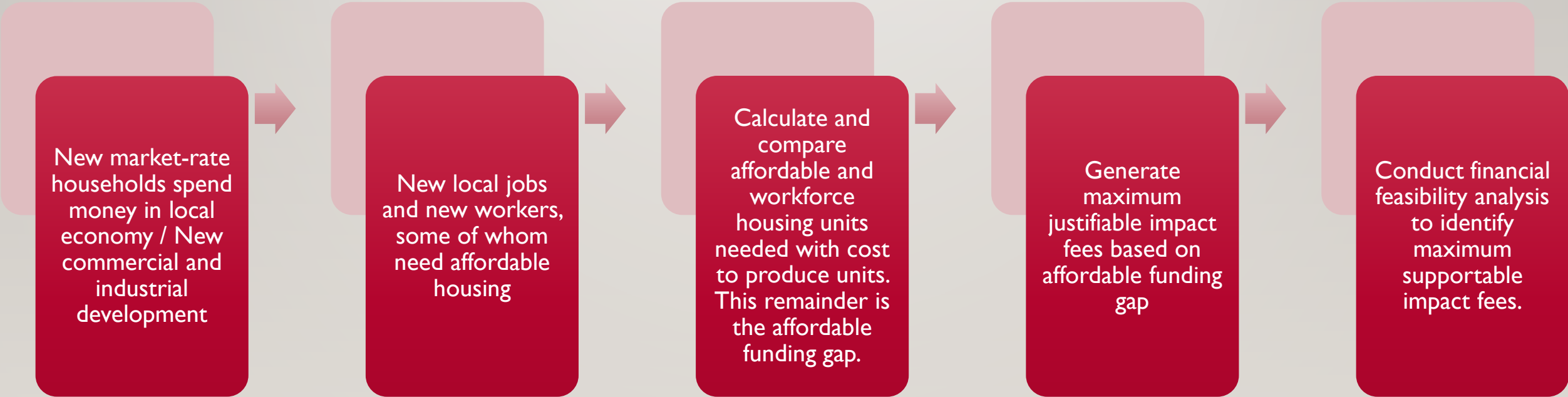
- ▶ East Slope Residential:

- ▶ Single Family Detached

- ▶ West Slope Nonresidential:

- ▶ General Commercial
- ▶ Office / Medical
- ▶ Hotel / Motel / Bed and
Breakfast
- ▶ Industrial / Warehouse

AFFORDABLE HOUSING FEE NEXUS STUDY SCOPE: NEXUS ANALYSIS METHODOLOGY



IMPLEMENTATION

- Draft ordinance for affordable housing impact fee
- Develop methodology to update fees over time
- Identify fee in Department fee ordinance

PUBLIC OUTREACH AND HEARINGS

- Conduct interviews with real estate development stakeholders to inform financial feasibility analyses
- Engage and update Affordable Housing Taskforce
- Facilitate informational meetings at Planning Commission and Board of Supervisors
- Return to Planning Commission for recommendation and Board of Supervisors for approval





QUESTIONS?