



EL DORADO COUNTY
DEPARTMENT OF HUMAN SERVICES *Housing, Community and
Economic Development Programs*

Daniel Nielson, M.P.A.
Director

TO: Terri Daly, CAO

FROM: Ren Scammon, Administrative Services Officer *Ren*
Housing, Community and Economic Development Programs

DATE: February 7, 2011

RE: TIM Fee Offset for Affordable Housing Units
January 2011 - Round 7 Application Review Recommendations

On December 11, 2007, the Board adopted policy B-14, Traffic Impact Mitigation (TIM) Fee Offset Program for Developments with Affordable Housing Units. The TIM Fee Offset Committee considers requests from developers twice each year to identify specific projects that will provide a significant community benefit providing housing that is affordable to very-low-, low- and/or moderate-income households.

In an effort to fulfill both the TIM Fee Offset Program and Housing Element implementation program, the TIM Fee Offset Review Committee reviewed the seventh round of TIM Fee Offset applications which closed January 18, 2011. The committee includes representatives from the Department of Human Services, Development Services Department, Environmental Management, and the Department of Transportation.

There is approximately \$2.9 million dollars available to offset TIM fees for affordable housing units. One application was submitted for a second dwelling unit on an owner occupied parcel located in Rescue (Zone 2, Supervisorial District 4.) The committee reviewed and rated the application based upon criteria established by Board Policy B-14. The TIM Fee Offset request is for \$27,180.00.

The following is a summary of the request received and review committee recommendation:

Applicant One:

Project Name:	Ryan Second Dwelling Unit
Developer:	D. Ryan
Total Units:	1
Target Income Group:	Low to Moderate
TIM Fee:	\$ 27,180
TIM Zone:	2
Supervisorial District:	4 – Ron Briggs
TIM Fee Offset Request:	\$ 27,180

Recommendation:

- TIM Fee Offset: **\$ 27,180** (Zone 2 MFD 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

Project Update:

A TIM Fee Offset previously awarded in the amount of \$17,600 was returned to the funding pool. The developer notified Human Services staff that the project has been cancelled.

Should the recommended offset totaling \$27,180 be awarded and \$17,600 returned to the offset pool, approximately \$2.9 million would remain in the TIM Fee Offset Program to assist future projects. Any balance remaining at the end of a fiscal year will be carried forward and added to the \$1.0 million allocation for the next fiscal year. The next application round is July 1-15, 2011.

Since implementing the TIM Fee Offset Program in December 2007, and with approval of the Review Committee recommendations herein, over two million dollars in TIM Fee Offsets have been awarded to support the construction of 67 affordable housing units reserved for low- to moderate-income families.

Committee Recommendation

The TIM Fee Offset Review Committee recommends the CAO approve that the project will provide a significant community benefit by providing housing that is affordable to very-low-, low-and/or moderate-income households and approve the TIM Fee Offset for \$27,180 for the Ryan Second Dwelling Unit project.

The program allocation summary and the project application are attached to this document.