



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

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On agenda: 4/3/2012 **Final action:** 4/3/2012

Title: Chief Administrative Office recommending the Board, in accordance with Board of Supervisors Policy B-14:
1) Make a finding that specific projects will provide significant community benefit by providing housing that is affordable to very low-, low-and/or moderate-income households; and,
2) Award Traffic Impact Mitigation (TIM) Fee Offsets totaling \$777,900.

FUNDING: Traffic Impact Mitigation Fees.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - TIM Fee Offset Committee Recommendations Round 9, 2. B - Summary 2012 Round 9 TIM Fee Offset.pdf, 3. C - TFO Szegedy Application.pdf, 4. D - TFO Hawk Application.pdf, 5. E - TFO Riley Application.pdf, 6. F - TFO Cameron Park Senior-Casa Bella Application.pdf, 7. G - BOS Policy B-14 TIM Fee Offset.pdf

Date	Ver.	Action By	Action	Result
4/3/2012	1	Board of Supervisors	Approved	Pass

Chief Administrative Office recommending the Board, in accordance with Board of Supervisors Policy B-14:

- 1) Make a finding that specific projects will provide significant community benefit by providing housing that is affordable to very low-, low-and/or moderate-income households; and,
- 2) Award Traffic Impact Mitigation (TIM) Fee Offsets totaling \$777,900.

FUNDING: Traffic Impact Mitigation Fees.

BUDGET SUMMARY:		
Total Estimated Cost		\$777,900
Funding		
Budgeted	\$777,900	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$777,900	
Change To Net County Cost		\$0

Fiscal Impact/Change to Net County Cost: There is no impact to Net County Cost for the offset of this TIM fee. After the award of the offsets, there would be \$3,587,040 remaining in the TIM Fee

Offset program. A summary of the TIM fee offsets from inception of the program is provided as Attachment B.

Background: 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 from January 1 through 15 and July 1 through 15. The TIM Fee Offset Review Committee convened to review the ninth round of TIM Fee Offset applications which closed January 15, 2012. The committee includes representatives from the Health & Human Services Agency, Development Services Department, Environmental Management, and the Department of Transportation.

Four applications were submitted for the ninth round of the TIM Fee Offset program, three for second dwelling units on owner-occupied parcels located in Rescue (Zone 2, Supervisorial District 4), Cameron Park (Zone 2, Supervisorial District 2), and Diamond Springs (Zone 3, Supervisorial District 3); and one application for an eighty unit multifamily affordable senior apartment project in Cameron Park (Zone 2, Supervisorial District 4). The Committee reviewed and rated the applications based upon criteria established by Board Policy B-14.

The TIM Fee Offset requests as originally submitted total \$2,255,940. Subsequent to the application submission deadline and Committee review, the Board of Supervisors approved an adjustment to the Traffic Impact Mitigation Fee schedule. As a result, final offset recommendations are based upon the amended TIM Fees totaling \$777,900. TIM Fees for second dwelling units are calculated by DOT based on the fee for multifamily residential (MFR).

Reason for Recommendation:

Based on the recommendation of the TIM Fee Offset Committee, the Chief Administrative Officer recommends that the Board make a finding that the following projects 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 amount for the following applicants:

\$23,300 - Martin Szegedy for Szegedy Second Dwelling Unit (Supervisorial District 1)
\$23,300 - Gayle Hawk for Hawk Second Dwelling Unit (Supervisorial District 2)
\$23,300 - Ryan Riley for Riley Second Dwelling Unit (Supervisorial District 3)
\$708,000 - Ionic Enterprises, Inc. for Casa Bella Multifamily Senior Apartments (Supervisorial District 4)

Details about the projects as well as the recommendation of the TIM Fee Offset Committee are attached to this item.

Action to be Taken Following Approval: The TIM Fee Offset Committee will notify the applicant of the TIM Fee Offset approval.

Contacts:

Terri Knowlton, Chief Administrative Office, 621-5530

Daniel Nielson, M.P.A., Director, Health & Human Services Agency, 642-7275