



Legislation Text

File #: 20-0233, **Version:** 1

Planning and Building Department, Planning Services Division, Long Range Planning Unit, Housing, Community and Economic Development Program recommending the Board receive and file the Traffic Impact Mitigation Fee Offset Program annual update in accordance with Board Policy B-14, Traffic Impact Mitigation Fee Offset Program for Developments with Affordable Housing Units.

FUNDING: Federal and State transportation revenues.

DISCUSSION / BACKGROUND

Board Policy B-14, Traffic Impact Mitigation (TIM) Fee Offset Program for Developments with Affordable Housing Units, is administered by the Housing, Community and Economic Development (HCED) Program, in coordination with the Department of Transportation. In 2013, the Board approved revisions to Policy B-14 to allow for homeowners who are building a secondary dwelling to apply for the TIM Fee Offset at any time, and for staff to report such activity to the Board on an annual basis (Agenda Item 47, [Legistar File 13-1516](#)).

The County recognizes that secondary dwellings, called Accessory Dwelling Units (ADUs), are an affordable housing option for lower-income adults and families. The County encourages ADUs to provide an affordable housing option while preserving the rural character of local neighborhoods. As part of the Major 5-Year Capital Improvement Program (CIP) and TIM Fee Program Update in 2016, the County waived the TIM Fees for secondary dwelling units effective in April 2017 (Agenda Item 31, [Legistar File 14-0245](#), version 31).

From 2017 to 2019, 86 building permits have been issued for ADUs averaging about 28 units per year, compared to an average of 15 units per year for 2013 to 2016.

Developers of affordable new construction multi-family projects with five or more units seeking the TIM Fee Offset continue to have an opportunity to submit applications in January and/or July of each year. Multi-family project applications are reviewed by the TIM Fee Offset Review Committee and submitted to the Board for approval. No new multi-family applications have been submitted since 2017.

Staff recommends the Board receive and file the attached TIM Fee Offset Program Summary (Attachment A). The Program Summary includes program data summarizing the activity under the TIM Fee Offset Program from January 2008 through March 2020.

Since the adoption of the Program in 2007 the Board, and/or the Chief Administrative Office, has approved \$2,896,020 in TIM Fee Offsets to assist 136 affordable multi-family units and \$627,570 in assistance to 32 homeowners building an ADU, for a program total of \$3,523,590.

Policy B-14 Background

On August 22, 2006, the Board adopted Resolution No. 266-2006 establishing the TIM Fee Program as proposed by the Department of Transportation as part of the process to implement Measure TC-B

of the General Plan. The TIM Fee Program includes a provision to allow for a TIM fee reduction for qualified affordable housing, providing up to \$1 million in federal and state transportation revenues per year for 20 years. On December 11, 2007, the Board approved Board Policy B-14, establishing the TIM Fee Offset Program for Developments with Affordable Housing Units, authorizing \$1 million annually to reduce fees for eligible affordable housing units through the Program (Agenda Item 56, [Legistar File 07-1822](#)). The Program is available to developers of affordable new construction projects with five or more units and to homeowners building a secondary dwelling unit on their property where one of the units is owner-occupied. The TIM Fee Offset Program allows for a reduction of TIM fees only, and is not a cash subsidy.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Department of Transportation

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no Net County Cost associated with this item. All awarded TIM Fee offsets are offset by Federal and State transportation revenues.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Economic Development - Provide attainable housing options - balance jobs with housing.

Healthy Communities - Achieve sufficient and attainable housing for all El Dorado County residents.

CONTACT

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