

**TIM FEE OFFSET PROGRAM
PRE-MEETING JUNE 16, 2008
SUMMARY**

Staff Present: Joyce Aldrich, Housing Programs; Shawna Purvines, Planning Services; C.J. Freeland, Housing Programs.

Present: Ann Leu, Cole McGowan

1. Introductions

a. The meeting was opened at 3:10 by Joyce. She welcomed everyone present and asked for introductions around the table.

2. Program Review

a. Each participant received a copy of the application packet. Joyce summarized the TIM Fee Offset Program and stressed that the purpose of the meeting today was to answer questions about the program and the application process.

b. Each project of 5 units or more is required to include at least 20% affordable units to qualify for the program and would require an affordable deed-restriction for 20 years.

c. The timeline for submission of applications for this round was reviewed and the meeting was opened for questions.

3. Questions:

a. **Plan Review:** Is a plan review required prior to submission of the application? Shawna explained that the program requires that projects be viable and able to complete construction within 2 years, with extensions available. The Pre-Application Review is required to ensure that the minimum requirements for the project can be met. Shawna recommended that the Applicant highlight the inclusion of affordable units in order to ensure timely response.

b. **Median Family Income:** What are the income limits in the categories covered by the program? Joyce explained that the 2008 median family incomes are printed on the application. The program offers TIM Fee Offsets for the moderate category and below. HUD sets the maximum income levels per income category each year based on regional data. A discussion followed on each income category and how the TIM Fee Offset would apply based on each category targeted by a project.

c. **Affordable Housing Costs:** How are affordable housing costs determined? Joyce explained that units for rent cannot exceed 40% of median family income for rent and utilities. The affordable price for for-sale units is calculated based on 35% maximum of median family income including principal, interest, taxes, homeowner fees, etc. The Housing Program will work with each project to establish affordable housing costs. Sample calculations are available upon request.

d. **TIM Fee Recapture:** What is the recapture provision for the program? In general, the TIM Fee Offset is prorated over 20 years. The county would recapture any remaining TIM Fee on the property under certain provisions if the property was sold or no longer participated in the program. The recapture provisions are described in the deed restriction agreements required by the program.

e. EID Fees: Is there any relief from EID fees for affordable housing? Shawna said that while the County has no influence over the fees set by EID, there is pressure on EID to review their policies. With more requests for relief it is possible that EID may consider programs of their own for affordable housing.

f. Park Fees: Is there any relief from Park Fees? Shawna said that in some cases she has seen some adjustments or waivers to park fees and encourages developers to have open discussions with each community to discuss relief.

4. Adjourn

Prior to adjournment, Joyce and Shawna assured the group that they are both available to answer any questions that may come up before the July 15, 2008 deadline. Their phone numbers are listed on the web site. There being no further questions, the meeting was adjourned at 4:15 p.m.