



EL DORADO COUNTY
DEPARTMENT OF HUMAN SERVICES

MEMO

Date: September 30, 2010

To: Jason Hade
Project Planner

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

Subject: Tilden Park, A 08-0015, Z 08-0039, PD 08-0025 & TM 08-1485

El Dorado County Human Services Department is pleased to respond to the initial consultation request for the Tilden Park development plan in Shingle Springs.

The location of the proposed project (PD 08-0025) is a prime area to include affordable residential work-force housing and/or mixed-use retail and residential due to the proposed project site proximity to amenities such as schools, transportation, employment, medical, recreation and retail services. Therefore, it is recommended that the projects final conditions of approval require at least 10% of the units to be developed as affordable to moderate and/or low income households.

This can be accomplished in a number of ways through designation of the affordable units to an affordable housing developer who would provide rental housing and/or as single-family homes providing for "For Sale" units to households meeting the 50% to 120% of area median income levels.

General Plan Policies HO-1.6, HO-1.7, HO-1.16 and HO-1.18 require the County to encourage applicants to offer a portion of their developments as affordable. Should the project be approved with a portion of the units to be set aside as affordable, staff would work with the applicant to identify any potential funding opportunities to assist in the development of the affordable units. For example, should the applicant wish to set aside 20% of the units as affordable, the project may be eligible for the County's TIM Fee Offset Program, reducing the cost of TIM fees on the affordable units in addition to receiving priority fast track processing for the review process. A complete list of funding opportunities along with incentives for including affordable units is obtainable by contacting the Housing, Community and Economic Development Programs at 530-642-4863.

An affordable housing plan and agreement is required should affordable units become a condition of the project. Staff, upon request, can provide a draft agreement to the applicant. Proposed language for the condition to include affordable units is as follows:

AFFORDABLE HOUSING PROJECT SPECIFIC CONDITIONS

1. At least ten percent (10%) of the total units shall be designated as affordable housing for families of moderate to low income. Income levels are defined as those households earning between 50 to 120 percent of the median family income as established for El Dorado County. Deed restrictions for these specific units shall be recorded prior to approval of the final map.
2. An affordable housing plan, to include but not be limited to financing arrangements, monitoring program and 20-year deed restrictions, shall be established by the applicant through a Developer's Agreement with the County of El Dorado. A copy of the affordable housing plan shall be submitted to Planning Services prior to final occupancy of the first single-family unit.
3. In accordance with General Plan Policy HO-3.9, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services and the existing tenants at least two years prior to the conversion of the affordable rental housing units to market rate. For sale units are subject to a Buyers Agreement as part of the housing plan Developer's Agreement.

If you or the applicant would like additional information, please do not hesitate to contact me by calling (530) 642-4852 or send email to ren.scammon@edcgov.us.

Thank you for the opportunity to respond.