



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: June 8, 2021  
To: Planning Commissioners  
From: Tom Purciel, Project Planner  
Subject: **June 10, 2021 Agenda Item No. 2  
Design Review DR21-0003 (El Dorado Haven Apartments)  
Recommended New Conditions of Approval**

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For consistency with standard requirements of state law and General Plan policy applying to affordable housing projects, staff recommends the Commission add the following new Conditions of Approval (COAs) as recommended by the County's Housing, Community and Economic Development (HCED) Program.

### **Housing, Community and Economic Development (HCED) Program:**

52. At least 50% of the total units shall be deed-restricted as affordable housing, for a 55-year term, for households with incomes at or below 80% of the Area Median Income (AMI) for El Dorado County as defined by the California Department of Housing and Community Development for Multifamily Housing Programs. Prior to issuance of a building permit, an Affordable Housing Agreement (AHA) between the County and developer, and approved as to form by County Counsel, to include but not be limited to monitoring program and 55-year deed restrictions, shall be recorded between the County and applicant certifying the applicant's agreement with applicable provisions of Government Code Section 65913.4 regarding deed-restricted affordable housing units.
53. Prior to issuance of a building permit, the applicant shall review and certify, on a form provided by the County, project compliance with the labor provisions for the SB 35 streamlined ministerial approval process located in paragraph (8) of subdivision (a) of Government Code Section 65913.4 regarding payment of prevailing wages and use of a skilled and trained workforce in the construction of the project.
54. In accordance with General Plan Policy H0-3.9, 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.