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Affordable Housing Education And Facilitation

February 22, 2012

Helen Baumann, Chair
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, Ca. 95667

The Affordable Housing Coalition of El Dorado County (AHCEDC) has been represented on the County Affordable Housing Task Force throughout its process over the last several months. We have several recommendations to make to the Board of Supervisors.

1. AHCEDC wants to continue to be involved in the development of the housing element. We expect to be involved in future meetings and would like to see a timeline for fully developing the housing element.
2. While we support in large part the key recommendations from the county Task Force, AHCEDC strongly believes that the county should develop an affordable housing ordinance. An Affordable Housing Advisory Committee should include members of the AHCEDC as well as a broad representation of community members as stakeholders.
3. In reviewing the PMC report, the AHCEDC agrees with most of the recommendations in the report with some exceptions as described below.
 - A. AHCEDC recommends limiting the application of the ordinance to developments exceeding no 10 but 5 or more units.
 - B. Affordable Housing Plan
 - Clarify land dedication (i.e., three buildable acres).
 - Clarify the Fee In Lieu option (e.g., pay a fee of 20% of the cost of a single family home within the development for each market rate unit built).
 - The AHCEDC has set up an affordable housing trust fund to which all fees could be paid.
 - C. Design and Building Requirements
 - Rather than ~~dispersed throughout projects~~, Affordable units will be near services and transit lines.
 - The county must develop a model Affordable Housing Agreement.
 - D. On/Offsite Construction: AHCEDC agrees that developers can build affordable housing units on/off-site, as long as they don't result in a concentration of affordable housing. The Affordable Housing Agreement must stipulate the terms of the off-site units, and they must be built concurrently.
 - E. Administration of affordability control: Encourage affordable housing home ownership.

The AHCEDC thanks you for the opportunity for us to provide input and for being able to serve on the Task Force. We hope to continue serving in this way and continue to being a voice for community members to the Board.

Sincerely,

Barbara Smiley, Chair
Affordable Housing Coalition of El Dorado County

Cc: Joyce Aldrich, Shawna Purvines