



Shawna L Purvines/PV/EDC

03/05/2008 08:48 AM

To Cynthia C Johnson/PV/EDC@TCP

cc

bcc

Subject March 11 Housing Element Update Workshop

Hi CJ

I should have the PowerPoint presentation done by late tomorrow and will send it to you to post.

Below are 3 comments we have received and should also be posted with the agenda.

Thanks  
Shawna



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A resubmittal from No Gridlock. I already replied back to Bill.

C.J. Freeland  
El Dorado County Housing Programs  
550 Main Street, Suite C  
Placerville, CA 95667  
Phone (530) 642-7307  
Fax (530) 295-2598  
cynthia.freeland@edcgov.us

— Forwarded by Cynthia J Freeland/PV/EDC on 02/28/2008 02:45 PM —  
NO Gridlock <nogridlock@sbcglobal.net>

02/28/2008 02:19 PM

To cynthia.freeland@edcgov.us  
cc  
Subject Letter for Housing Element

Cynthia,

Although this letter was for the Affordable Housing Options Report, we would like to resubmit it as part of the comments being received for the Housing

Element. Please reply back that you received this email, as the deadline is tomorrow. Thank you.

Sincerely,



Bill Center Affordable%20Housing%20Options.doc

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Affordable Housing Education And Facilitation

March 5, 2008

Rusty Dupray, Chair  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Dear Mr. Dupray:

The Affordable Housing Coalition of El Dorado County (AHCEDC) appreciates the opportunity to provide input on the Housing Element Update. We would like to make the following recommendations:

**Provide for a Variety of Housing Types:**

- Before counting existing second units (Granny Flats) as available affordable housing stock, county must ensure the unit is rent and/or deed restricted.

**Policies – Maintaining Stock of Affordable Housing Units and Preservation of At-Risk Housing:**

- Subsidized affordable housing stock must remain so in perpetuity;
- Encourage affordable housing home ownership;
- Units need to be rent and/or deed restricted;
- Code enforcement needs to focus on preserving units through rehabilitation if possible.

**Implementation Measures**

- No development of 5 units or more should be allowed without addressing affordable housing policy;
- Enforce rather than encourage affordable housing construction through fast tracking, permit approvals and penalties applied.
- Developers must pay their way, but county must spell out housing policies and procedures clearly so that staff and the planning commission can inform potential developers and ensure uniform application of policy;
- County must be proactive in dissemination of standardized procedures and affordable housing incentives to developers;
- Mixed-use housing should be encouraged as part of any new commercial development;
- Commercial, mixed-use, and multi-family developments need to be located on the county's major transportation corridors;
- Limit apartment conversions.

**Develop and Adopt an Incentive Based Policy to Encourage Affordable Housing:**

- The incentive policy must be explicitly delineated;
- Include allowance to build multi-family residence on or off-site or pay fee in lieu of 20% of the actual cost of a single family home within the development for each market rate unit built;
- Include the ability for the affordable housing developer to use housing trust fund moneys to complete infrastructure development required;

**Fee Waivers/Deferrals:**

- County needs to use LAFCO membership as leverage with EID to reduce fees for affordable housing.

**Housing Trust Fund & Land Banking Trust Fund:**

- Establish housing trust fund and redevelopment agency NOW rather than later.

**Financial Aid:** Spell out what this means.

The AHCEDC thanks you for allowing us to provide input into this process. We hope to continue serving in this way and continue being a conduit from community members to the Board.

Sincerely,

**Barbara Smiley**

Barbara Smiley, Chair  
Affordable Housing Coalition of El Dorado County.

Cc: Joyce Aldrich, County Housing Programs