

Board of Supervisors

El Dorado County

RE: Letter of Support for [Name of proposed housing project/County Planning Dept identifying information of the project]

[DATE]

Dear Board of Supervisors,

CEDAC comprises volunteers from the community appointed by the Board of Supervisors to advise on matters pertaining to community and economic development. Members include small business owners employing people in the County, experts in the field of public finance, and others with a breadth of experience and community connections. It is CEDAC's firm belief, supported by numerous studies [1], that a lack of workforce housing in the County is negatively impacting the community, and economic development.

For this reason, on June 10, 2021, the El Dorado County Community and Economic Development Advisory Committee (CEDAC) voted to provide letters of support for housing projects that met two objective criteria: affordable for the "missing middle" [2] and zoned appropriately. Specifically, CEDAC will support a proposed housing project if it contributes to the stock of workforce housing and the property is currently and correctly zoned for the housing project.

The first criterion is that a typical household in the County could afford a unit in the project at one third or less of the household's income. In this case we define a typical household as one whose income is 120% or less of County Area Median Income. Area Median Income (AMI) can be found on the website of the State Housing and Community Development Department at <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>. The purchase price, or rental cost, of the proposed housing would be benchmarked at current market rates to determine affordability. If the project is deed-restricted for low to medium income residents, then the Committee would review the project at the planned restricted rate.

The second criterion is that the proposed housing project fits within the existing County zoning of the parcel.

The [Name of proposed project] located in District [insert County district number] at [location] meets both criteria. Please accept this letter expressing support for the [Name] project by the El Dorado County Community and Economic Development Advisory Committee.

Thank you for taking our recommendation into your consideration.

Signed,

Chair

CEDAC

Chair

## Ad hoc Housing Committee

### Notes

[1] Studies regarding the impact of a lack of workforce housing in the County include: 2021 US Home Affordability Report; El Dorado County Housing Element Annual Progress Report; *Who's Leaving California – and Who's Moving In?* Public Policy Institute May 6, 2021; El Dorado County California Housing Need Report 2021 by the California Housing Partnership

[2] Missing Middle housing refers to housing between luxury and subsidized; otherwise considered as workforce housing.