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July 7, 2023

Kevin Dumler, Jamoree Housing

RE: Confirmation that the 212 Armory Drive Project Supports Implementation of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS)

Dear Mr. Dumler:

Thank you for reaching out regarding your Multifamily Finance Super NOFA project application. The purpose of this letter is to confirm that the 212 Armory Drive project supports the implementation of a sustainable communities strategy (SCS) or alternative planning strategy. The California Department of Housing and Community Development has many shared goals with the MTP/SCS, as HCD aims to prioritize projects for funding that reduce greenhouse gas emissions (GHG) through land use projects that support infill development, increase transit ridership, and increase and improve accessibility and mobility. As you know, the current Multifamily Finance Super NOFA includes a threshold requirement that the project “supports implementation of the applicable Sustainable Community Strategy (SCS)...and is consistent with activities or strategies identified in the regional SCS that demonstrate a per capita reduction in VMT and GHG.” **This letter provides confirmation that the proposed affordable housing development 212 Armory Drive in the city of Placerville supports implementation of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy.**

The 212 Armory Drive Project is an infill project within the Center/Corridor Community designation of the MTP/SCS for the City of Placerville. The project is an affordable housing project that includes 83 units. As a dense infill project in one of the lower VMT parts of the region, this project supports a key 2020 MTP/SCS policy of “higher density housing options such as small-lot or attached single-family products, accessory dwelling units, and multi-family housing options,” and encouraging “transit-oriented development including more housing and jobs in high frequency transit areas”.

Based on its alignment with the above outcome, SACOG can confirm that 212 Armory Drive project supports implementation of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy.

Thank you for inviting SACOG’s input.

Sincerely,

Clint Holtzen
Planning Manager

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