



Garnet Valley

Planned Unit
Development
& Preliminary
Plat

Valley County

Feedback from June 8th Planning & Zoning Commission Meeting

- Workforce housing information
- Additional roadway and traffic information
- Water and sewer system improvements
- Sample lease for multi-family units
- Draft Development Agreement

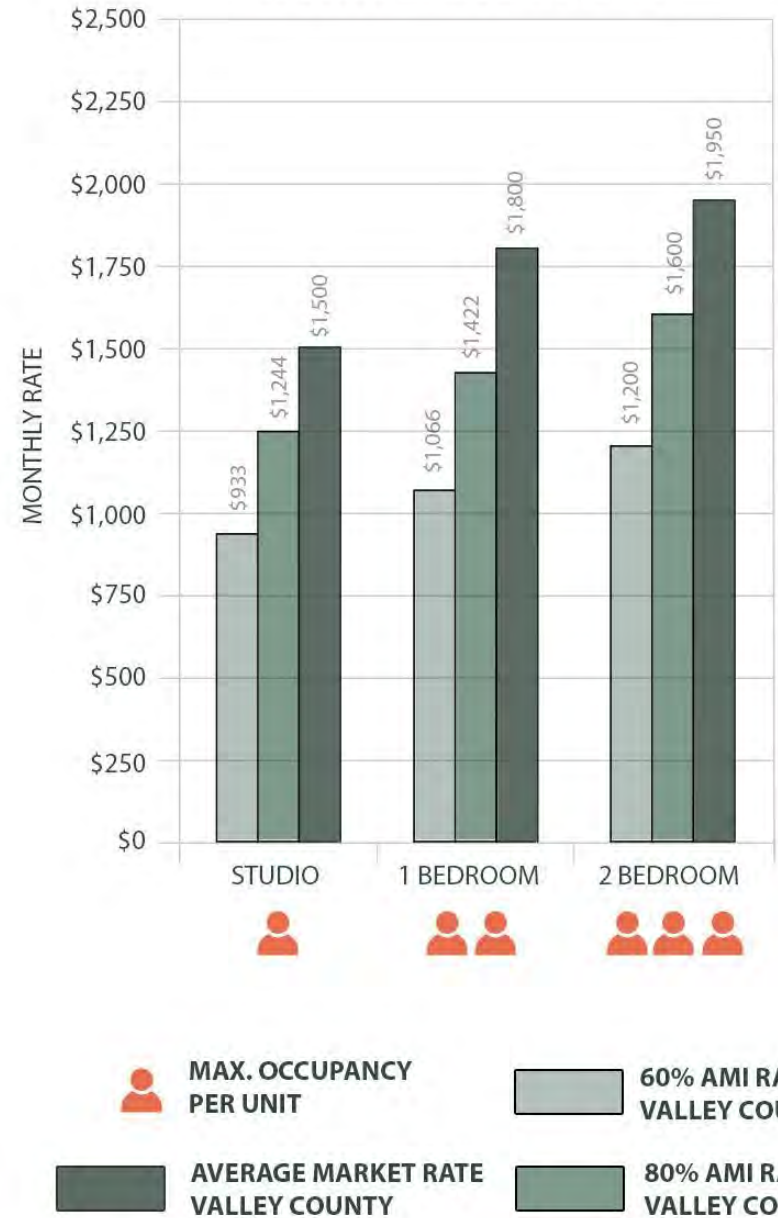
INCOME LIMITS FOR 2023

(BASED ON 2022 AVERAGE MEDIAN INCOME GUIDELINES
FOR VALLEY COUNTY, IDAHO)



RENT LIMITS FOR 2023

(BASED ON 2022 IDAHO HOUSING
AND FINANCE ASSOCIATION DATA)



Unit Types

Unit Type	Number of Units	Average Square Footage
Studio	27	556
Studio (workforce)	18	556
1 Bedroom / 1 Bathroom	112	760
1 Bedroom / 1 Bathroom (workforce)	18	760
2 Bedroom / 2 Bathroom	117	1,115 – 1,195
TOTAL	306	

Traffic and Roadways

7 - Earthwork (Offsite)					
33	Final Subgrade (Offsite)	192,000.00	SF	\$0.09	\$17,280.00
34	Type II Subbase (12- Inches) (Offsite)	9,244.00	CY	\$51.43	\$475,418.92
35	3/4" Road Mix Base Prep (6-Inches) (Offsite)	4,622.00	CY	\$54.24	\$250,697.28
36	HMA Paving (2.5- Inches) (Offsite)	2,343.00	TON	\$189.48	\$443,951.64
37	2 Ft Shouldering (Offsite)	577.00	CY	\$56.29	\$32,479.33

7/6/2023 3:54:15 PM

Page 1 of 2

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8 - Miscellaneous					
22	Concrete Collars	1.00	LS	\$93,021.51	\$93,021.51
23	Striping & Signage	1.00	LS	\$4,435.63	\$4,435.63
8 - Miscellaneous (Offsite)					
38	Striping & Signage (Offsite)	1.00	LS	\$7,221.61	\$7,221.61

SUBTOTAL OFFSITE ROADWAY COSTS: \$1,324,505.92

Traffic and Roadways

Estimated Norwood Roadway
Improvements:

\$1,294,504 total / \$165.56 per lineal
foot

**= 7,818 linear feet of improvements or
1.48 miles**



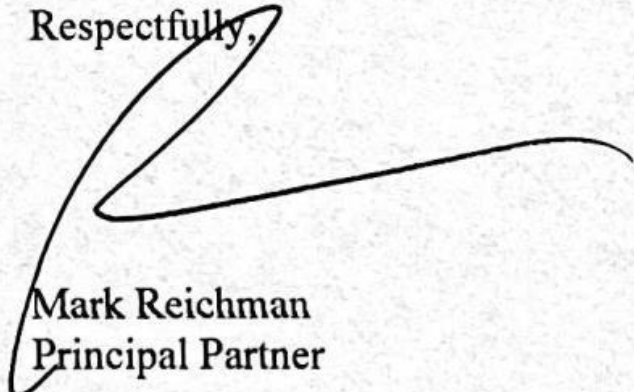
**RE: Garnet Valley PUD - Private Roads
Valley County, ID**

Dear Mr. Warhaft:

We have reviewed your request to utilize the existing private roads within the Meadows at West Mountain PUD for your secondary access. Timberline Development Inc. retained ownership of the private roads within the development to assure the remaining property that is located within the original Preliminary Plat boundary could also be served by these private roads. After reviewing your proposed layout and roadway access plan, we will grant you access to the previously completed private roads to serve as Garnet Valley's for secondary access. Since Garnet Valley PUD will not be governed by the Meadows at West Mountain's covenants, conditions, and restrictions, we require that your development enters into a Road Development Agreement to share the road maintenance costs for the two connecting street segments (Timberline Drive and Price Street). The maintenance cost for these road segments will be shared equally with the Meadows at West Mountain's HOA. Since these road segments serve as the primary access for The Meadows at West Mountain, their HOA will determine the maintenance requirements and repair schedules.

If you have any questions or comments, please call me directly.

Respectfully,


Mark Reichman
Principal Partner

TIMBERLINE DEVELOPMENT INC.

(208) 939-0242
FAX (208) 939-
0267
132 SW 5TH AVE.
SUITE 100
MERIDIAN,
IDAHO 83642

June 5, 2023

Roseberry Park LLC.
Dean Warhaft, PSM
13580 Ludlam Road
Pinecrest FL 33156

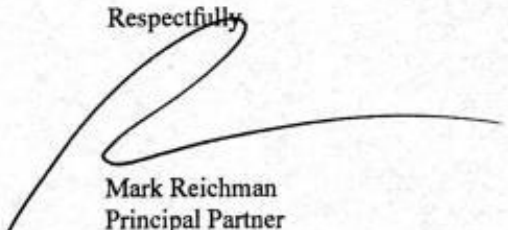
**RE: Garnet Valley PUD - Water Will Serve
 Valley County, ID**

Dear Mr. Warhaft:

The above referenced project is serviceable by the Meadows Water, LLC which is owned and operated by Timberline Development Inc. under its present tariffs, rules and regulations as filed with the Idaho Public Utilities Commission. The water infrastructure system as defined in IDAPA 58.01.08.003 must be designed to Department of Environmental Quality (DEQ) facility and design standards and must be approved by DEQ. Prior to connection to the water system, the developer must also complete the improvements listed in your pre-development meeting.

If you have any questions or comments, please call me directly.

Respectfully,



Mark Reichman
Principal Partner

Water & Sewer

Meadows Water Company will provide service with conditions.

- Install back-up generators
- Designed to DEQ requirements

North Lakes Recreational Sewer and Water District will provide service with conditions.

- Upgrade pumps
- Upgrade electrical
- Upgrade back-up generator

Working with NLRSD to develop regional water system.

- No additional wells needed to serve area.
- Have local, professional entity to run and operate the system.

EXHIBIT B
Conditions of Zoning Approval

1. **Compliance with Plans.** Compliance with plans and specifications submitted to and on file in the Planning and Zoning Department dated received _____, except as expressly modified herein or pursuant to application to the County.
2. **Maximum Units.** The maximum number of units allowed shall be 316 (306 multi-family and 10 single-family units).
3. **Workforce Housing.** A total of 82 units throughout the project (collectively, the "**Workforce Units**") shall be identified from time to time and subject to the following affordability and workforce housing program. As further described below, the 82 Workforce Units shall include a combination of "80% AMI Restriction" units, "LIHTC Restriction" units, and the "Fire District Unit" (each as defined below).
 - a. 80% AMI Restriction. Initially, 47 units shall be rent-restricted to individuals making no more than eighty percent (80%) of average median income ("**AMI**") for Valley County, Idaho for the size of the household in question, as published from time to time by the Idaho Housing Finance Association, Inc. ("**IHFA**") or any successor to IHFA responsible for administration of Housing Tax Credits under the 1986 Tax Reform Act.
 - b. LIHTC Restriction. Developer shall set aside one building containing a minimum of 34 units (collectively, the "**LIHTC Units**") for development under the Low-Income Housing Tax Credit (LIHTC) program administered by IHFA. Developer shall employ commercially reasonable efforts to obtain LIHTC funding the LIHTC Units and shall not be permitted to construct the same without LIHTC funding approval for a period of ten (10) years. Upon such approval, it is anticipated that the LIHTC Units shall be available for rent at 60% of AMI but shall be subject to the requirements of federal law and the entity administering the LIHTC program at the time (anticipated to be IHFA).
 - i. In the event Developer is unable to receive LIHTC funding during said ten-year period, Developer may construct the LIHTC Units, which shall be subject to the 80% AMI Restriction set forth in Section 3.a, above, increasing the number of 80% AMI Restriction units to 81.
 - c. Fire District Unit. Developer shall make one (1) unit available at no cost to Donnelly Rural Fire Protection District (the "**Fire District**") for a period of ten (10) years, which initial term may be renewed by the Fire District in its sole discretion for an additional ten (10) year period on the same terms and conditions. The Fire District's occupancy of said unit shall be subject to reasonable conditions related to maintenance, occupancy, and use. In the event the Fire District terminates or chooses to no longer occupy, said unit shall be subject to the 80% AMI Restriction set forth in Section 3.a, above.
 - d. Workforce Unit Allocation and Completion. Developer shall ensure that a prorata number of Workforce Units are made available for occupancy concurrently with each building that receives a certificate of occupancy. The prorata allocation shall be based on the total number of Workforce Units required under this Agreement and the total number of buildings in the development minus one (i.e. 48 units ÷ 8 buildings = 6 units per building). Failure to comply with this clause shall be considered a breach of this Agreement.
 - e. Workforce Unit Occupancy Restriction. All Workforce Units shall be reserved to Valley County residents or those showing proof of employment with a Valley County employer at the time of application.

4. **Fencing.** No exterior, perimeter fencing is permitted; instead a landscape buffer shall be provided in accordance with those certain plans dated received _____ and included on Exhibit C.
5. **Rental Length.** In order to ensure the project provides workforce housing, no rentals of less than 180 days shall be permitted. The foregoing is in accordance with Valley County Code Section 1-8-4.A.6.c and shall be modified in the event the foregoing provisions of Valley County Code are modified. If the foregoing short term rental period is increased by Valley County Code, any non-conforming lease shall be required to come into compliance with such updated time period at the end of its then-current lease term. Ongoing proof of such restriction shall be provided to the County Zoning Administrator for confirmation upon request.
 - a. **Employer Housing Exception.** In the spirit of providing workforce housing, local employers may lease units for purposes of housing employees on an ongoing basis. Such employees' occupancy, in such cases, may not last the one-year period identified above. The foregoing shall be permitted so long as such units are: (i) subject to leases satisfying the one-year minimum identified above; and (ii) proof of employment and occupancy is provided to Developer in connection with such rental arrangements.
6. **Single-Family Homes.** Any single-family residential homes installed on the Property must be of new construction and stick-built.
7. **Clubhouse.** The clubhouse proposed with the Project shall be used only by residents and their guests. Illustrative depictions of the clubhouse are included on **Exhibit D**, attached hereto and made a part hereof. Use of the clubhouse shall not be permitted for commercial use unless additional required approvals are provided by the County.
8. **Traffic Mitigation.** Developer shall pay a traffic mitigation fee to the County in the amount of _____ per market-rate unit, which traffic mitigation fee may be used by the County to address existing roadway deficiencies. No mitigation fee shall be required for Workforce Units. In the alternative, Developer may propose construction of roadway improvements as approved by the County in a roadway impact mitigation agreement to be reviewed and approved by the Valley County Board of County Commissioners. Any such agreement (traffic mitigation fee or construction) shall be a requirement of recording of the first final plat of the project.
9. **Open Space, Trails, and Pathways.** Open space, trails, and pathways shall be provided within the project substantially in accordance with **Exhibit E**, attached hereto and made a part hereof. Uses of open space areas may be modified so long as the dimensions of such open space remains substantially consistent with Exhibit E. For example, open space areas may include play or recreational amenities not identified on Exhibit E. No residential structures may be constructed on open space areas without amendment to this Agreement.
10. **Amenities.** The project shall include the following amenities: children's play structure, clubhouse, patio and seating area, sport courts, and pathways, as further depicted on **Exhibit F**, attached hereto and made a part hereof. Amenities shall be installed in accordance with the Phasing Plan attached hereto as **Exhibit H** and made a part hereof.

GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

PATHWAY AND TRAILS LEGEND

- 6' RECREATIONAL PATHWAY - NATURAL SURFACE
- EXISTING ASPHALT PATHWAY - PAVED
- 5' SIDEWALK - PAVED

LOT LEGEND

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY
- OPEN SPACE
- NATURAL AREA OPEN SPACE

OPEN SPACE CALCULATIONS

Common Lot Area

ACRES

13.31

PERCENT

34%

Multi-Family Lot Area

7.03

18%

Total Open Space

20.34

52%



BASKETBALL COURT REFERENCE PHOTO

NTS



PICKLEBALL COURT REFERENCE PHOTO

NTS



PLAYGROUND REFERENCE PHOTO

NTS

11. Infrastructure.

- a. Sewer and Water. An agreement with North Lake Recreational Sewer and Water District ("NLRSD") must be finalized prior to signature of the first final plat. Such agreement shall include all improvements to area sewer and water infrastructure sufficient to permit NLRSD to service the project.
- b. Access. Access onto public streets (W. Roseberry Rd.) shall be provided in accordance with the approved site plans. In the event access onto neighboring private streets is determined by a court having jurisdiction to be prohibited, Developer shall pursue and obtain a modification to the final plat with additional access onto W. Roseberry Rd.
- c. Trash. It is anticipated that Lakeshore Disposal shall provide trash collection services. Developer shall provide a will-serve letter confirming such service in connection with the first final plat of the property.
- d. Parking. Parking shall be in accordance with the approved site plan for the project. Developer (or its successors) shall be responsible for any and all parking enforcement within the Property. The project plan for the Property is attached as **Exhibit G** and made a part hereof. Developer shall ensure that resident parking occurs only within the Property and not on adjoining public or private streets.
- e. Stormwater Management and Drainage. Stormwater management and drainage shall be provided in accordance with the grading and drainage plans attached to the approved preliminary plat. The detailed stormwater management and site grading plan shall be approved by the Valley County Engineer prior to any work being done on-site. Preliminary grading and drainage plans shall be subject to modification in connection with final construction documents. Storm drainage systems shall meet or exceed 25-year storm drainage criteria. Any property affected by jurisdictional wetlands shall require application and approval by the U.S. Army Corps of Engineers.
- f. Public Transit. Prior to signature of the first final plat, Developer shall provide proof of discussions with Tamarack and area transit authorities in order to identify and reserve a potential bus stop location within the Property.

12. **Phasing Plan.** The project shall be phased in accordance with that certain phasing plan attached as **Exhibit H**, attached hereto and made a part hereof.

13. **Amendment.** No changes or amendments to this Agreement shall be permitted unless specifically agreed in writing by Developer and the County in accordance with then-applicable County ordinance requirements.

Conditions from Staff Report (with modifications shown in underline/strikethrough)

14. This application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.

15. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

16. The first final plat shall be recorded within two years of approval of the conditional use permit or this permit will be null and void.

WEST MOUNTAIN ESTATES SUBDIVISION

COMPASS POINT PARKING

BLISS STREET PARKING

THE MEADOWS AT MOUNTAIN PHASE

UNPLATTED AREA

HILLHOUSE SUBDIVISION NO. 2

HILLHOUSE SUBDIVISION

UNPLATTED

PHASE 2

PHASE 1



PHASING PLAN



Plan Scale: 1" = 40'











EXISTING ASPHALT PATHWAY

EXISTING RD

BUS STOP

CLUBHOUSE

PATIO

SPORT COURTS AND TROT LOT

BUILDING I

BUILDING F

BUILDING G

BUILDING H

BUILDING E

BUILDING D

BUILDING C

BUILDING B

BUILDING A

ROCKETS

NATURAL AREA

NATURAL AREA

TRAIL

WALKWAY

THANK YOU

DEVELOPER

Developers announce changes to Donnelly housing project to add low-income housing & unit for fire dept.



GARNET VALLEY
DONNELLY, IDAHO

DATE: 2023.06.09
VIEW: PERSPECTIVE 3



A rendering of Garnet Valley by McMillan Pazdan Smith



By Gretchen Parsons - BoiseDev Managing Editor

July 11, 2023



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Home > IBR Headlines > Roseberry Park announces updated plans for Garnet Valley, affordable housing

GARNET VALLEY
DONNELLY, IDAHODATE: 2023.06.09
VIEW: PERSPECTIVE 8

Garnet Valley rendering. (via McMillan Pazdan Smith).

Roseberry Park announces updated plans for Garnet Valley, affordable housing

Admin // July 17, 2023

VALLEY COUNTY, ID — Roseberry Park LLC, a special purpose entity of [Three Pillar Development LLC](#),

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Breakfast Series

August 3, 2023 | 8 a.m.

Community Planning

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Traffic Analysis

PROJECT TRIP GENERATION

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition was used to estimate the number of new trips that are anticipated to be generated by the proposed development. The ITE *Trip Generation Manual* is a widely accepted reference that contains a compilation of trip generation studies completed at sites throughout the country. ITE does not offer a rural land use setting as an option for single-family and multi-family housing, however it is available as an option for recreational homes. As this setting in Donnelly might be considered as having both rural and recreational characteristics, it is proposed that an average of the totals for Multi-Family (ITE220) and Recreational Housing (ITE 260) land uses be considered for the planned 306 units. Daily and peak hour trips, shown in **Table 1**, were calculated using applicable regression equations/rates from the ITE *Trip Generation Manual*. The ITE *Trip Generation Manual* information is provided in **Attachment B**.

Table 1 – Trip Generation

Land Use Type	ITE Land Use Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Single Family Detached Housing	210	10	Dwelling Units	80*	2	7	9	7	4	11
Multifamily Housing (Low-Rise)**	220	306	Dwelling Units	2037	28	90	118	96	56	152
Total				2117	30	97	127	103	60	163

* Trip Generation based on Valley County CIP cost data

** Trip Generation Computed Using Urban/Suburban Setting

*** Trip Generation Computed Using Rural Setting

Preliminary Plat

+/- 38.84 acres

Total lots: 15

Single-family: 10

Multi-family: 1

Common space: 3

Right-of-way: 1

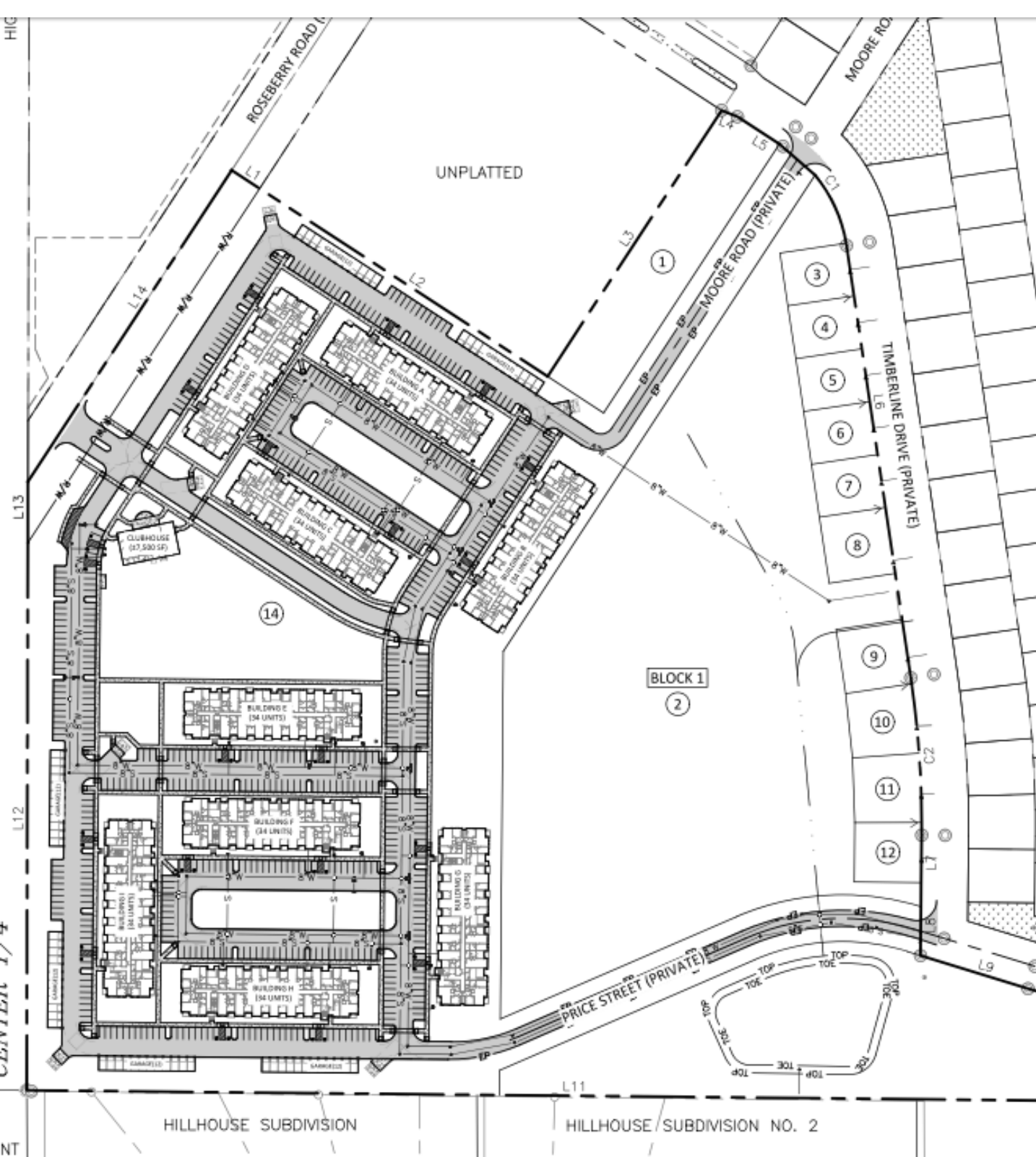
Multi-family units: 306

Density

Overall: 8.1 units/acre

Single-family: 4.9
units/acre

Multi-family: 13.4
units/acre





Single-family

10 single-family lots adjacent to existing residences within Meadows at West Mountain

8,000 square foot lots to match existing lots

Over 9 acres of open space to provide buffer to multi-family

3.8 acres open space on south side of Price Street to buffer existing single-family homes in Hillhouse Loop

Multi-family

+/- 22.81 acres

Multi-family units: 306

Mix of studio, 1- and 2-bedroom units

Density: 13.4 units/acre

7 acres (18%) open space

- Pickleball courts
- Tot lot
- Clubhouse with outdoor seating and patio
- Open space areas

Height of buildings – 2 story
(#of feet?)





Multi-family

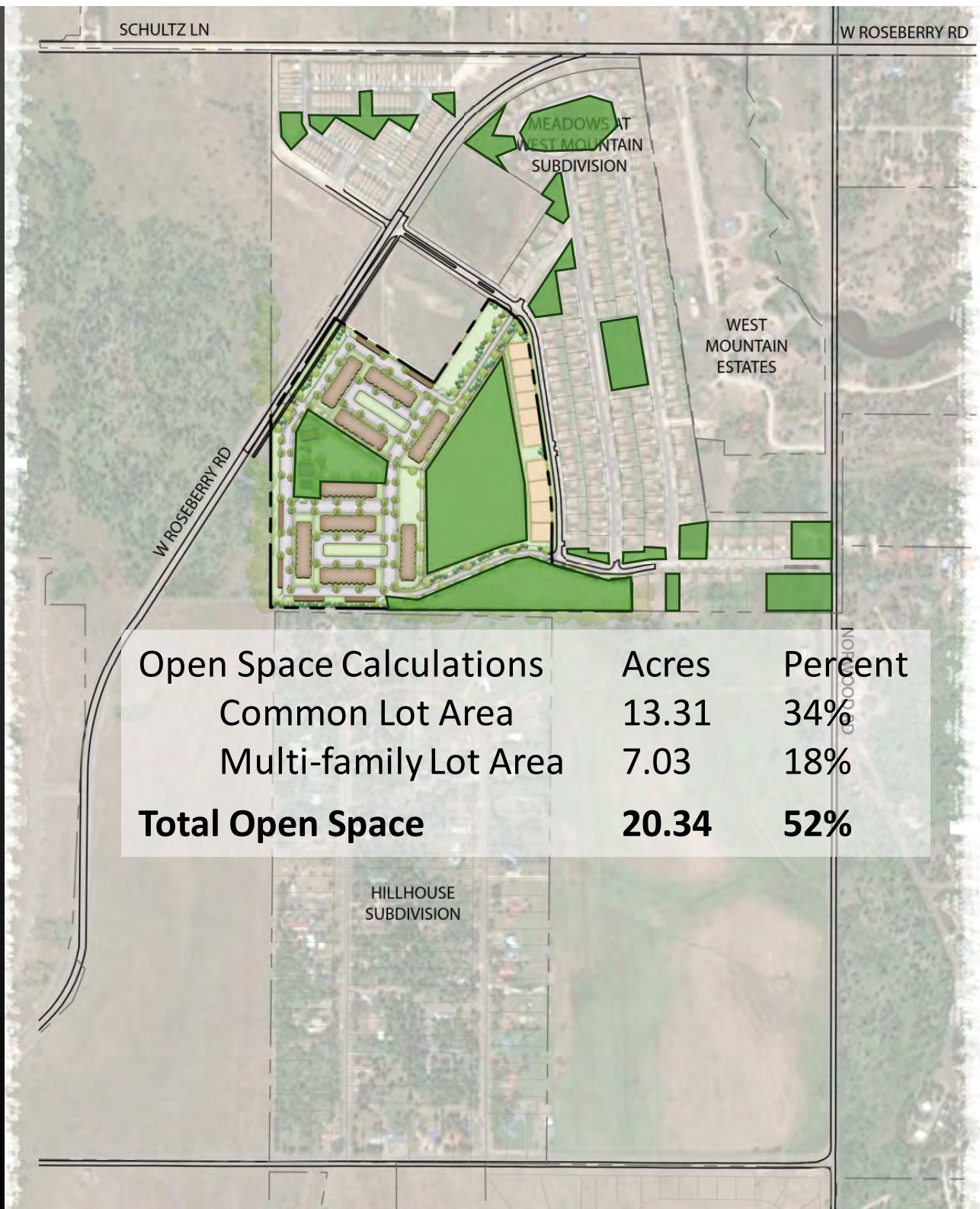
Clustering of multi-family units on the west side of the site to provide a buffer and transition to adjacent homes.

Multi-family units about 6 lots within the Hillhouse Loop Subdivision

- 3 lots have been developed with homes
- closest structure is about 200' south of Garnet Valley property line

Open Space & Amenities





Fire Department



POSITION DETAILS

Rank: Paramedic

Salary: \$50,000 +PERSI (State retirement), PTO, Health Insurance and Vacation.

Opens: November 24, 2022

Closes: When Filled

To Apply:

Submit application packet

By Mail To:

Donnelly RFPD
Attn: Chief Bonilla
PO Box 1178
Donnelly, ID 83615

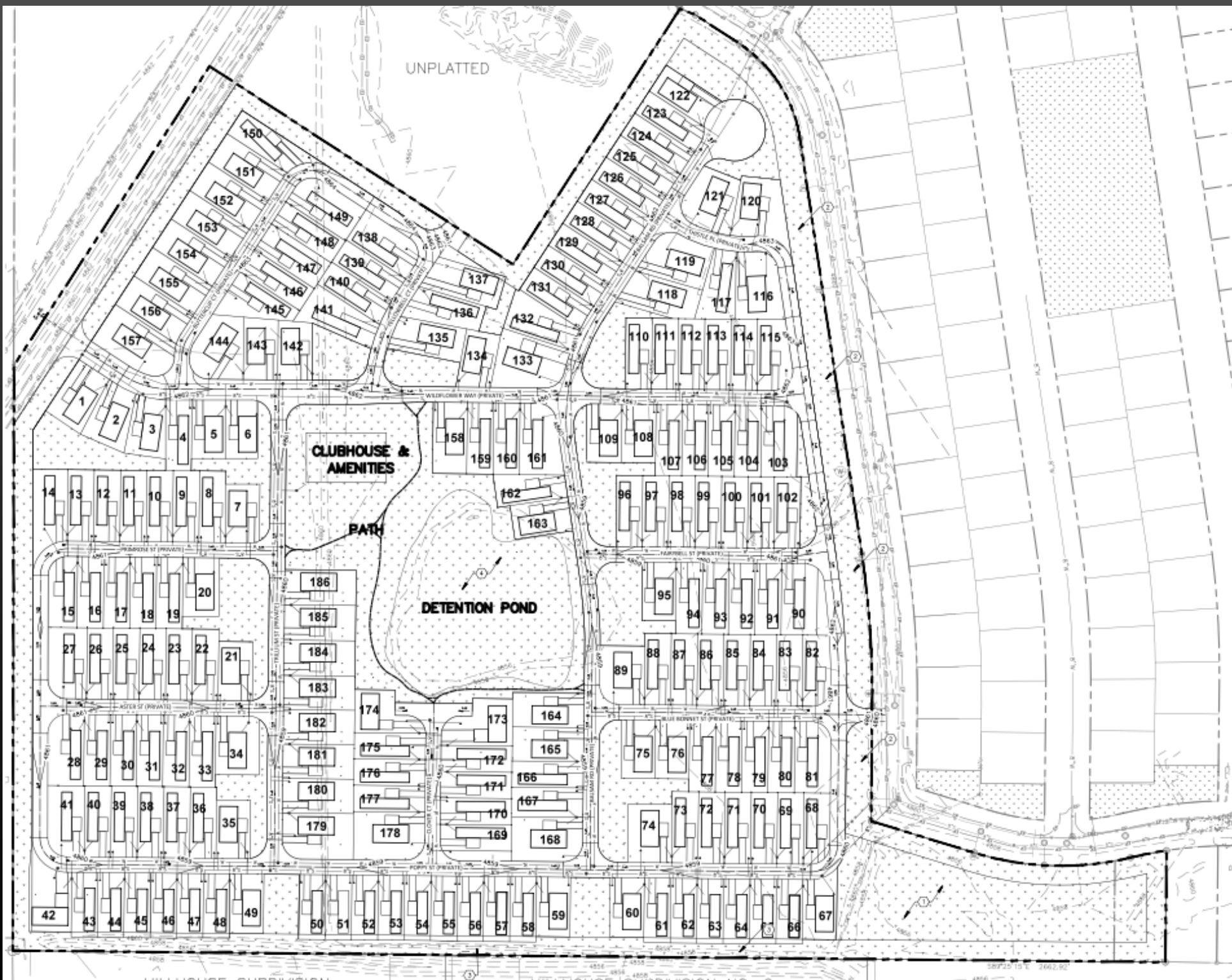
By Email To:

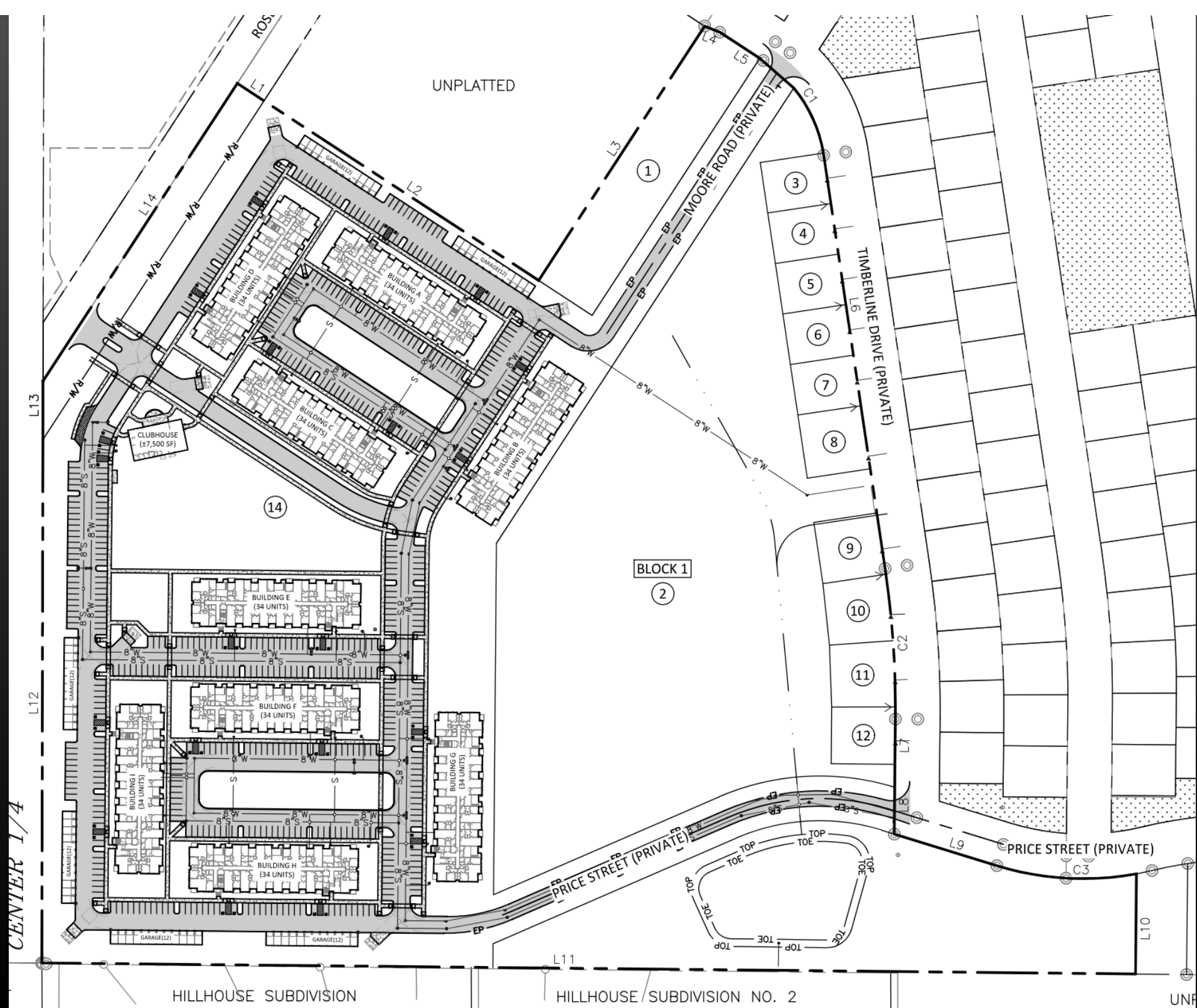
Employment Opportunity: Paramedic

Donnelly Rural Fire Protection District is accepting applications for Paramedic. This individual will be assigned to a three person shift on a 48/96-hour rotation.

Primary Responsibilities

- Respond and perform emergency medical response and non-emergency medical response activities in accordance with State licensure level and DRFPD protocols including patient transport, medical treatment, accident prevention, training, and public education.
- Respond to firefighting activities including driving apparatus, operating, and maintaining emergency response equipment and machinery, laying hose, and performing fire suppression, rescue, Hazmat, incident investigations, training, and public education.
- Protect and maintain incident scene evidence for possible later investigation.
- Assist in life safety and benefit to the public; identify and mitigate hazardous situations.
- Participate in building/fire inspections, hydrants, and other fire prevention programs.
- Perform general station duties for the upkeep of facilities and equipment.
- Drive, operate, and maintain all assigned apparatus and equipment in accordance with District and DRFPD manuals, policy, procedures, and standards.
- Assist in developing plans for special assignments and programs, collateral duties, emergency preparedness and response, and training programs.
- Participate in all required training to maintain up-to-date knowledge, skills, and certifications of all practices, procedures, standards, policies, and responsibilities required for the position and licensure in accordance with District and DRFPD policy, procedures, and standards.
- Teach, instruct, and mentor other emergency responders.
- Participate as assigned in public relations programs.





Staff Comments & Questions

3. Do you have approval or have an agreement to use Timberline Drive?

Yes. The current property owner is the original developer for the Meadows at West Mountain project. They retained ownership of the roadways and have coordinated with the HOA on maintenance and use. A letter from the current property owner permitting use of Timberline Drive has been submitted to staff.

4. Can you use the Timberline water system?

Yes. We have coordinated with the current property owner and original developer on an agreement to use the Timberline water system.

5. Will you be updating your phasing plan so that phase 1 includes access from W Roseberry Rd? Do you have a current phasing plan?

Access to Roseberry Rd will be in first phase. We can update a conceptual phasing plan. Any phasing plan is subject to change and will be dependent on site and market conditions

6. Will the pathway along W Roseberry Road be continued through this property?

Internal pathways will connect with existing pathway along Roseberry.

7. Is it a true statement that there will be no internal roads constructed; there are only driveways and parking lots?

Yes.

8. Will there be individual meters at each residence for water and/or sewer?

Will have master meter for each of the buildings and will coordinate with DEQ and reviewing agencies on requirements.

9. Have you considered making any of the building condominiums?

Buildings will not be condominiumized.

10. Will there be an on-site manager?

Yes.

Staff Comments & Questions

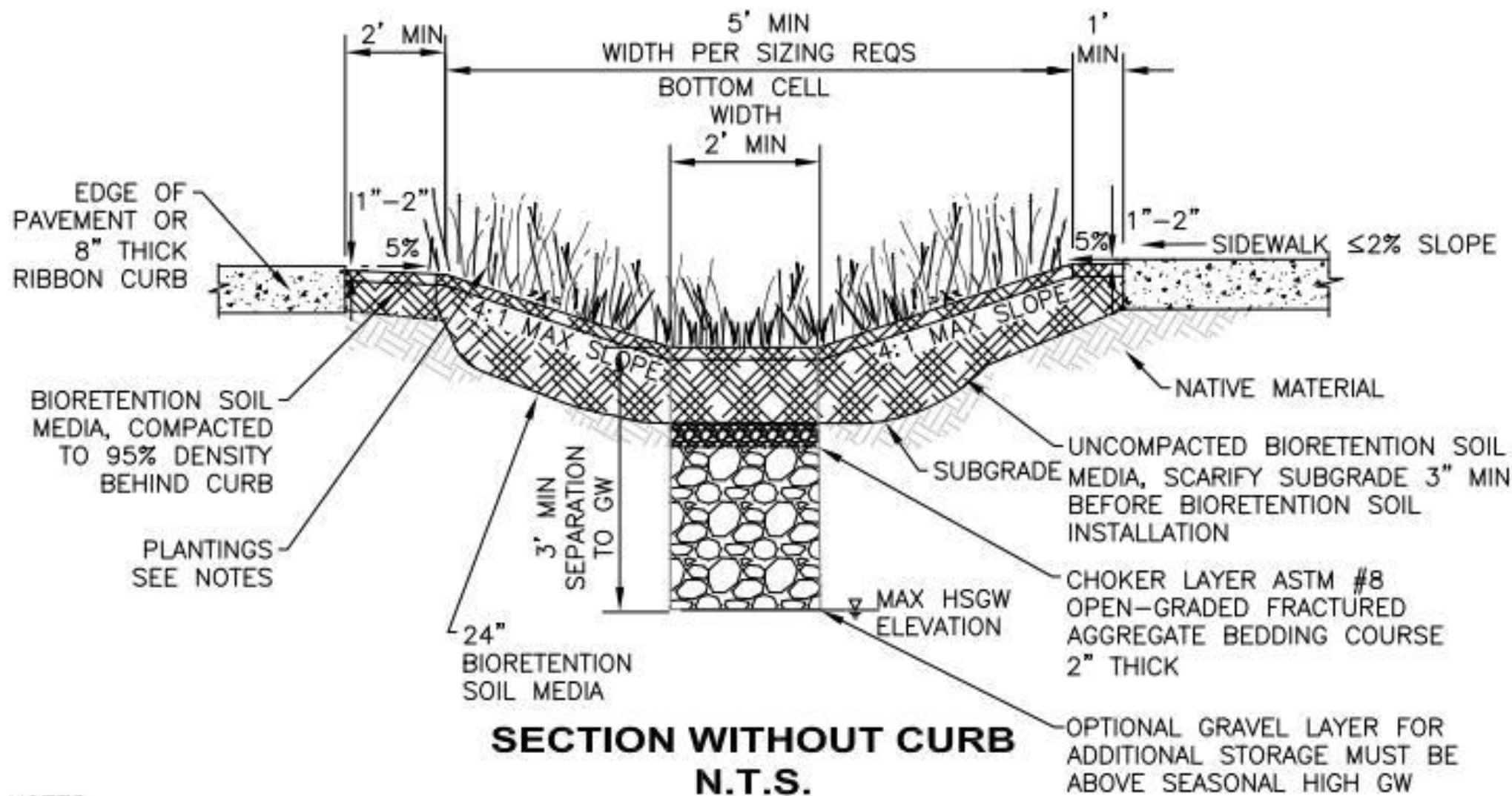
11. What specifically do you propose for a Development Agreement to provide for decreased housing for service providers?
The Developer proposes to provide a rent free unit to the Fire District for their use for a period of 10 years.
12. Will public events such as weddings be held at the club house?
The clubhouse will not be available for public events, residents may be able to use and will be subject to CC&Rs and the community's rules.
13. What activities will be allowed in the community center?
The community center is intended for resident use.
14. Will the pickleball courts, etc. be open to the public?
The pickleball courts will be reserved for residents to use.
15. Plat Note 10 – Conduit should be placed for fiber optic for broadband.
Understood.
16. Plat Note 15 – Disturbed surfaces should be reseeded to prevent Noxious Weeds.
Understood.
17. Where on the plat is Lot 13?
Lot 13 is the 3.83-acre open space lot in the south part of the project, south of Price Street.
18. What is the color scheme of the buildings?
Architect has created renderings depicting the color scheme and architectural styling of buildings.

Additional Proposed Conditions

1. Applicant shall make one unit available at no cost to the Donnelly Rural Fire Protection District for a period of ten (10) years, subject to reasonable conditions related to maintenance, occupancy, and use.
2. Applicant will set aside thirty-six (36) units as workforce housing (80% AMI) for a period of ten (10) years. In addition, Applicant shall set aside one building/development pad as deed restricted under the LIHTC program administered in Idaho by the Idaho Housing Finance Association, with such units anticipated to be up to 60% of AMI.

Floorplans



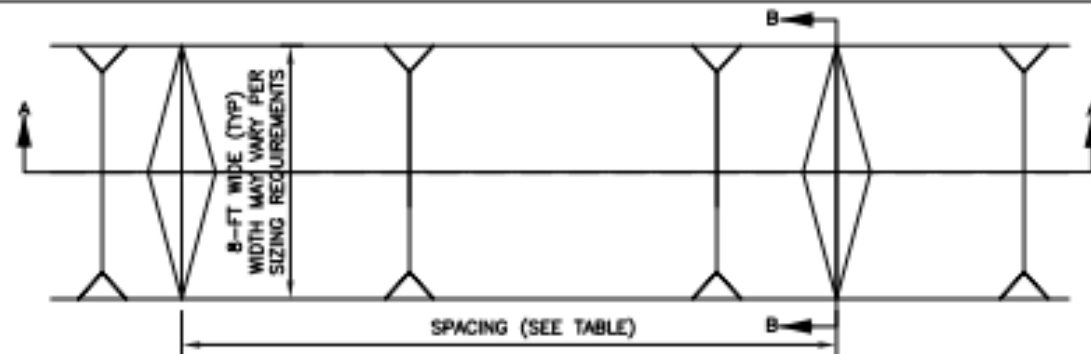


NOTES:
1. SEE NOTES ON SHEET 2 OF 3

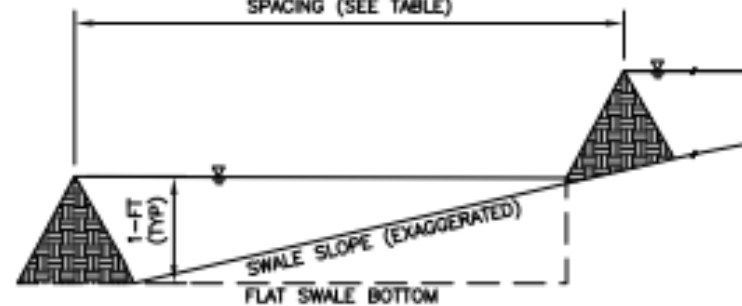
2017
ACHD STORMWATER DESIGN
GUIDELINES

BIORETENTION SWALE

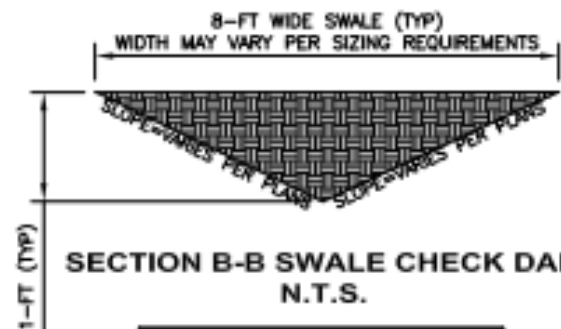
STANDARD DRAWING
BMP 30
SHEET 1 OF 3



PLAN
N.T.S.
SPACING (SEE TABLE)



SECTION A-A
N.T.S.



PERCENT SLOPE	DIST BETWEEN CHECK DAMS (FT)
1%	100
2%	50
3%	33
4%	25
>=5%, 10% MAX	20

NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE OR COBBLES FOR CONVEYANCE SWALES. OTHER MATERIALS MAY BE USED FOR CHECK DAMS WITH ACHD WRITTEN APPROVAL
2. SIDE SLOPES AND CHECK DAMS SHALL COMPLY WITH AASHTO CLEAR ZONE GUIDELINES



WEST CENTRAL MOUNTAINS
ECONOMIC DEVELOPMENT COUNCIL

To: Garnet Valley Development

Thank you for reaching out to us regarding a Letter of Support for the Garnet Valley Development in Donnelly, Idaho. This project will provide much-needed additional rental units to the region. We appreciate your efforts to provide local housing in partnership with essential organizations who need housing for current and future employees. In review of the project, the Board would highly recommend looking into deed restricted properties within the project to further help the local workforce with home-ownership options along with ensuring the cost for rentals that align with regional AMI data. There are nonprofits that have partnered with projects before such as the West Central Mountains Housing Trust. It sounds like your group is planning to pursue mixed AMI rental pricing within the project, which we think is a positive move.

Unfortunately, as a regional economic non-profit, we are unable to support individual development projects within the region. We wish you the best of luck with your project and look forward to working with you to ensure this development remains affordable for our local workforce. Please don't hesitate to reach out if you have any questions or need anything else.

Sincerely,

Dylan Martin
President
West Central Mountain Economic Development Council

Date: 5/15/2023



May 19, 2023

Planning & Zoning Commission
Valley County
219 N Main Street
Cascade, ID 83611

RE: Garnet Valley Project

To Whom It May Concern:

Tamarack Resort is writing to express its support for the Garnet Valley PUD application submitted to Valley County. Valley County is in desperate need of additional housing options for existing residents, the existing workforce, and future residents. As one of Valley County's largest employers, Tamarack Resort is well-acquainted with the demand for housing to accommodate seasonal and full-time employees.

In the Resort's discussions with the developer, the Developer has expressed his interest in working with public agencies in Valley County to ensure it is providing facilities and infrastructure that will improve the entire area. The Developer has expressed a commitment to reserve a unit for the Fire Department to use in recruiting/retaining a new EMS employee, which will positively impact the entire community.

Under Tamarack's PUD, the resort is required to provide housing for a certain percentage of its employees, but not all its employees. Utilizing a leasing program with many rental units and other developers, Tamarack is currently providing housing, a mix of on-site and off-site, for approximately 130 employees, both seasonal and full-time. Because this is not a sustainable model, Tamarack is investing heavily in its employees by building a new and modern village for employees which is located on-site.

The first 130 beds will be available to resort employees this summer and as required by the PUD, Tamarack will continue to bring additional units online for its employees as its employee base grows. The balance of the resort's employees will seek housing outside of the resort and a project such as Garnet Valley will provide a variety of housing options with more attainable price points for employees and other Valley County residents.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Turlington", is written over a horizontal line.

Scott Turlington
President

Atlantic Pacific

A | P Communities

SARATOGA CROSSINGS | DANIA BEACH

NORTHSIDE TRANSIT VILLAGE | MIAMI-DADE COUNTY, FLORIDA



Atlantic | Pacific Communities, LLC

A | P Communities has experience with a diverse combination of approaches to housing and community revitalization and is accustomed to working within a wide variety of different geographies, construction types, and legal and political environments.



the following HUD approvals for both development and construction; subsidy layering review; award of PAF. All previous tenants were assisted in receiving their belongings and return to live at Saratoga Crossings after construction.

In 2020, a third phase was awarded CDBG-DR funding from the FHFC which will be combined with the previous phases to HUD requirements and approvals similar to the previous phases and has a HAP Contract). A | P created this arrangement by arranging the sale of the property from a private owner to be used by the DBHA to purchase the property (comprised of A | P and DBHA) under a long-term lease. The property will be utilized to build a 5-story 75-unit workforce housing project at the AMI.

The developments are managed by Atlantic | Pacific Community Management in coordination with the Dania Beach Housing Authority. Both projects were funded with 9% LIHTC in 2017 and were completed in late 2019. **Additionally, the Dania Beach Housing Authority has new office**



► PROJECT STATS FOR PHASE I

- **Client:** Miami-Dade Transit
- **Description of Work:** 100 Rental Units for Families, Retail and Parking Garage
- **Client Contact:** Eric Thorne, Project Manager; Tel: (786) 469-5281; Email: ethorne@miamidade.gov
- **Total Value of Contract:** \$28,450,031
- **Term of Contract:** 2010-2040
- **Role:** Owner and Developer
- **Project Results:** 100% Occupied

► PROJECT DESCRIPTION

Northside Transit Village ("NTV") is a partnership between Miami-Dade County and A | P Communities that will transform an underutilized six-acre surface parking lot at the Northside Metrorail Station into a vibrant, urban infill community. The mixed-use Transit Oriented Development ("TOD") increases ridership on the Metrorail and offers an