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**Planning Commission Meeting 1.9.2025 Item # 25-0006**

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**From** Jim Wassner <jimwassner@gmail.com>

**Date** Mon 12/30/2024 8:33 AM

**To** Planning Department <planning@edcgov.us>

 1 attachment (133 KB)

COA Statement on Senior Housing Needs 08 2022.pdf;

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Clerk of the Planning Commission,

Please add the attached Statement on Senior Housing Needs, issued by the County Commission on Aging, to the comments for today's Item #25-0006. We ask that the Planning Commission and our area developers include these needs when considering affordable housing units that could be utilized by our senior and/or disabled residents. Also, these features are suitable and desirable for all age categories and would contribute to stable, healthy neighborhoods of the future.

Because of the intensity of the current shortage of housing available for our low-income senior residents, we feel it is important to advocate for this category of homes whenever new housing proposals come on line in El Dorado County.

Thank you in advance,

Jim Wassner  
Senior Housing Committee  
Commission on Aging



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## ***El Dorado County Commission on Aging Statement on Senior Housing Needs***

The EDC Commission on Aging is aware of the significant shortage of homes, both suitable and available, to our aging population. Ideally, mixed modes of housing-situations should bring a variety of options to Seniors to suit a variety of needs, preferences and incomes. Demographics will support an increased number of smaller and physically accessible modes of housing indefinitely.

Because of the intensity of the current shortage, we feel it is important to advocate for this category of homes as new housing proposals come on line in El Dorado County.

### ***Criteria for Aging-friendly housing:***

#### ***Land planning and parcel sizes***

- *Modest sized lots ( 4,000 sq. ft to 8,000)*
- *800 to 1500 sq. ft. homes*
- *Minimal slopes eliminating need for exterior stairs*
- *Inclusionary-style planning (variety of SFR with duplex, triplex and 4 plexes)*
- *Accessible neighborhood walkways*
- *Guest parking pockets*
- *Not age-restricted*

#### ***Home size and configurations***

- *Single story*
- *Wider hallways*
- *Grab-bars included in bathrooms*
- *No interior steps ("sunken" levels)*
- *Garages at same level as home*
- *36" doors throughout*
- *Zero threshold front door.*
- *ADA size bathroom with roll-in shower and grab bars.*

Although the criteria listed above are ideal for the needs of our large and growing number of Seniors, these features are suitable and desirable for all age categories and would contribute to stable, healthy neighborhoods of the future.

- *For further information about the El Dorado County Commission on Aging Housing Subcommittee, contact:*

#### **Area Agency on Aging, Placerville Health and Human Services**

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