

8/13/2021

Edcgov.us Mail - Fwd: Comments Regarding El Dorado County Housing Element Review--August 17th Planning Commission Agenda



PC 8-17-21  
Item #1  
Julie Saylor <julie.saylor@edcgov.us>  
4 pages

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## Fwd: Comments Regarding El Dorado County Housing Element Review--August 17th Planning Commission Agenda

1 message

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Planning Department <planning@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Fri, Aug 13, 2021 at 1:40 PM

----- Forwarded message -----

From: **Jean Diaz** <jeandiaz@saintjosephcldt.org>

Date: Fri, Aug 13, 2021 at 1:40 PM

Subject: Comments Regarding El Dorado County Housing Element Review--August 17th Planning Commission Agenda

To: <planning@edcgov.us>

Cc: <cynthia.freeland@edcgov.us>, Sue Novasel <sue.novasel@edcgov.us>, Brendan Ferry

<brendan.ferry@edcgov.us>, Heidi Hill Drum <heidi@tahoeprosperty.org>, Chase Janvrin <chase@tahoeprosperty.org>

Greetings. Attached is a letter providing Saint Joseph Community Land Trust's comments on the draft El Dorado County Housing Element for consideration at it's August 17th Special Meeting to discuss the Housing Element.

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Jean M. Diaz  
Executive Director  
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el dorado planning commission housing element.pdf  
195K



August 13, 2021

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2850 Fairlane Court  
Placerville, CA 95667

Re: Comments on Draft Housing Element

Dear Planning Commission Members:

Saint Joseph Community Land Trust is an independent 501c3 nonprofit developer of permanently affordable housing and provider of related supportive programs for low- and moderate-income households. The Housing Element is an important road map for the County's approach to dealing with the severe housing crisis throughout the County. We appreciate the opportunity to comment on the draft Housing Element for El Dorado County.

Saint Joseph Community Land Trust submitted suggested changes during the earlier comment period (see the attached). We are grateful that our suggested addition to Section 5, Policy HO-1.18 was added to HO-5. We, however, hope that the Planning Commission will consider reflecting our other changes that were not reflected in the revised draft.

Solutions to the severe housing problems facing the areas low- and moderate-income households require the combined efforts of government, the private sector, and nonprofit organizations. Community Land Trusts, such as Saint Joseph Community Land Trust, can be important nonprofit partners in helping El Dorado County meet its housing objectives and the Housing Element should reflect this. Please consider our suggested changes to the draft Housing Element

Sincerely,

Jean M. Diaz

cc: Supervisor Sue Novasel, Bredan Ferry, C.J. Freeland, Heidi Hill Drum



*"Faith Builds Families, Homes, and Neighborhoods"*

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## Recommended El Dorado County Housing Element Changes Highlighted

### Section 4: Housing Resources and Opportunities

#### Affordable Housing Developers

In a stakeholder consultation with a local developer, NC Brown Development, in February 2021, it was shared that 20 units per acre would be an appropriate density to develop an affordable housing project. It was noted that any affordable development would likely require some amount of subsidy to be financially feasible and would be more financially feasible with reduced fees. Measures HO-32 and HO-33 will examine the Transportation Impact Fee program and associated waivers for affordable housing, which can help to ensure that impact fees do not constrain the development of affordable housing. It was also mentioned that existing infrastructure would help to facilitate a project, which would be harder once projects moved away from the existing west slope communities.

A growing resource for the provision of new and preservation of existing affordable housing are community land trusts, such as the Saint Joseph Community Land Trust (SJCLT) in South Lake Tahoe. SJCLT, a 501c3 nonprofit organization, is a general partner in the 77-unit Section 8 Sierra Garden Apartments and the proposed 248-unit Sugar Pine Village workforce housing project. SJCLT's participation ensures long-term provision of low-income rental housing. In addition, SJCLT provides permanently affordable ownership homes for moderate-income households and is currently planning to provide 3 ownership homes on Riverside Avenue in South Lake Tahoe. The new TAHOE (Tahoe Affordable Home Ownership Enabling) Program will provide funds to income-qualified households to buy an existing home to be placed into the SJCLT inventory ensuring permanent affordability. The community land trust model provides permanent affordability through retention of ownership of the land. The community land trust model can leverage public subsidies to provide permanent affordability beyond traditional time-limited deed restrictions.

#### Section 5: Housing Goals, Policies, and Implementation Program

Policy HO-1.18 The County shall develop incentive programs and partnerships to encourage private development of affordable housing. Specifically, the County shall consider partnerships with nonprofit organizations whose mission it is to expand and preserve permanently affordable rental and ownership housing for low and moderate-income housing such as community land trusts. Through community land trust ownership and control, public subsidies of land or dollars are leveraged to provide permanent affordability.

Policy HO-1.19 The County shall review its surplus land inventory for potential sites to meet its affordable housing needs. A priority consideration for the use of surplus county land shall be projects provided by organizations or entities that will provide permanent affordability for a range of low and moderate-income households.

Policy HO-1.20 The County shall investigate the potential of developing a land bank



for the development of a range of much needed affordable housing, including very low, low and moderate-income households. [there is a demonstrated need for moderate-income housing as well as low-income households; with many middle-income workers such as teachers, nurses, first responders, etc. not being able to afford to live in communities near to where they work with resulting negative impacts on the environment, health and work/life balance]