

**Greenwood Estates Tentative Subdivision Map (TM21-0001)**

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To: Planning Department <planning@edcgov.us>

P.C. 01/25/24  
Item #2

Hello. Building duplexes and triplexes are a great way to allow young families into the housing market. My husband and I got our start in a duplex in Diamond Springs (1983). Ironically, we know 2 other EDC couples who also lived in this duplex before us, enabling them to build equity and get into larger houses as their families grew. The way to go with this strategy is to have it so that the OWNER lives in one of the units. In our case, when prospective tenants learned their landlord would be living next to them, it would give them pause whether they wanted to live there. As a result, we had long term, great tenants that were respectful of the property. We kept the duplex for a spell after we moved into a larger home, but subsequent tenants were never as respectful of our property as when we lived there. If possible, it would be a bonus to make it so that owners were required to live in the complex for a minimum of 5 years. The low-income housing development at Deer Park in Diamond Springs is a great success story for many young families getting established in family housing. Otherwise, you run the risk of ending up with out-of-town ghost owners/management and depreciated property. Keep our families here in EDC and give them options.

Sincerely,

Kathie Jermstad

Camino, CA

Resident of El Dorado County since 1973