

Public Comment #34
BOS RCVD 9/23/24

Tyler Hartsell

From: Joel Ellinwood <jellinwood49@gmail.com>
Sent: Sunday, September 22, 2024 6:28 PM
To: BOS-Clerk of the Board; BOS-District I; BOS-District II; BOS-District III; BOS-District IV; BOS-District V
Cc: Frank Porter
Subject: Item #: 24-1585 Appeal of Zoning Administrator approval of Tentative Parcel Map P24-0009 - Bass Lake Family Apartments
Attachments: Bass Lake Family Apartments - What does Low Income Mean.docx

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Please be advised that I am a Cameron Park resident and oppose granting the appeal of the minor parcel map. The creation of the non-developable .371 acre remainder parcel to segregate a seasonal wetland area from the development parcel will facilitate the creation of much needed affordable housing in Cameron Park in the rest of the approximate 5 acre parcel.

To illustrate what low income means in El Dorado County I have attached the schedule of area median income for the county in 2024 from the California Department of Housing and Community Development. Low income is roughly between 50% and 80% of the area median income, currently \$113,900 a year for a family of four - adjusted for family size. I have also included from local public agency salary schedules examples of public employee jobs that qualify as low income, including teachers and other school and local government employees. The goal of affordability is 30% of household income for rent, which will be met by projects of this kind. Market rents for apartments in Cameron Park are also listed for comparison purposes.

El Dorado County has produced none of its goals for low and moderate income housing as stated in the most recent annual report for the Housing Element of its General Plan. The Bass Lake Family Apartment project is a modest but important beginning.

State law establishing ministerial approval of qualifying projects like Bass Lake Family Apartments was enacted to break the log jam for development of more affordable housing in California.

Joel Ellinwood
Attorney at Law
3119 Cambridge Rd
Cameron Park, CA 05682
(916) 214-2801
jellinwood49@gmail.com

Bass Lake Family Apartments

What does low income mean?

Number of Persons in Household:		1	2	3	4	5	6	7	8
El Dorado County Area Median Income: \$113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	66050	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	113900	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450

Source: HCD 2024 area median income by county

Who qualifies as low income? (between 50% - 80% of area median income):

- A single teacher at Rescue Union School District with 1 – 4 years of experience (\$61,542 - \$64,650 / year salary)
- A mechanic with 20 years of service at Rescue Union School District with two children (or non-working spouse and 1 child) (\$78,780/year based on an hourly rate of \$39.39/hr x 40 hrs x 50 weeks)
- A single head custodian, school secretary, or driver trainer with 7 years of service for Buckeye Union School District (\$65,020 based on hourly rate of \$32.51/hr x 40 hrs/wk x 50 wks)
- The Recreation Supervisor for the Cameron Park CSD (\$65,686)

Market rents in Cameron Park (Apartments.com):

- Cameron Oaks Apts. 1-2 BR \$1,624 - \$1,925 / mo.
- Highland Apts 1 – 2 BR (\$1,725 - \$2,300 / mo.
- Sierra Oaks Apts 1 – 2 BR (\$1,699 - \$1,899 / mo.)

Affordability:

New teacher take home \$4,359.22 / mo @ average 1 BR market rent \$1,682.66 = 39% of income (not including utilities).

Public Comment #34
BOS RCVD 9/23/24

Board of Supervisors
County of El Dorado
330 Fair Lane, Building A
Placerville, CA 95667

September 22, 2024

Re: Appeal for Tentative Parcel Map P24-0009

Dear Members of the Board of Supervisors,

We are writing to appeal the approval of Tentative Parcel Map P24-0009, which was approved on August 21, 2024. This decision is concerning for many reasons, including:


1. Environmental risks and concerns have not been fully and lawfully addressed.
2. Safety risks and concerns regarding traffic and emergency vehicle access have not been addressed. The only entrance and exit from the proposed units is onto a residential street.
3. Safety concerns regarding possible increase in crime near Green Valley Elementary School have not been addressed. We are aware that this has been a contentious debate over the years. However, recent studies have shown increases in crime (including violent crime) when low-income populations are located in high-density areas. Please consider the elementary school directly across the street (Foxmore).
4. The proposed development does not take into consideration that the necessary services (particularly for the lower-income population) such as medical facilities, grocery stores, public transportation, county and state social services, etc., are not located anywhere near this parcel. For example, there is a Grocery Outlet two blocks away, however, a family cannot do regular grocery shopping there. The closest grocery store is Safeway on Bass Lake Road about two miles away, with no public transportation available.

Increased traffic near Green Valley Elementary School will endanger students, parents, and staff. Without required traffic studies or mitigation plans, this development will only increase existing safety issues and evacuation challenges in an already high-risk fire area.

In addition, approving this map undermines the El Dorado County General Plan, which has designated the property for commercial use. The proposed high-density residential development would not only increase strain on local infrastructure but also eliminate crucial commercial zoning intended to serve the growing community.

We strongly feel this development should be located in an area more suitable to low-income families. Surely there are other available sites for this type of project in El Dorado County that would not have the same risks and concerns; while also benefiting low-income families in a way that this parcel does not.

Sincerely,


Larry and Diane Blanc

3607 Lambeth Drive, Rescue, CA 95762

Public Comment #34
BOS RCVD 9/23/24

Tyler Hartsell

From: Frank Porter <fspsm520@gmail.com>
Sent: Monday, September 23, 2024 7:00 AM
To: BOS-Clerk of the Board; BOS-District I; BOS-District II; BOS-District IV; Wendy Thomas; BOS-District V
Subject: Board of Supervisors, Sept. 24, 2024 Meeting, Agenda Item 34 -
Attachments: 9_24-24_BOS_Item34_Bass_Lake_Family_Apartments.pdf

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Dear EDC Board of Supervisors:

I urge you to deny this appeal to reverse this parcel split and uphold the approval of P24-0009 Affirmed Housing Group and allow the much needed Bass Lakes Family Apartment project to move forward.

I've carefully read the appeal and the staff report/response and it's clear that the statements of the appellant have been addressed. While these answers may not be to the appellant's satisfaction, answers are there.

As a 40+ year resident of El Dorado County, a former Buckeye USD teacher, and a retired school superintendent, I advocate for:

- School district teachers and classified staff, community service district workers, county agency employees, pre-school teachers & staff, and local manufacturing and service workers who struggle to find affordable housing.
- Young adults and families in our county who are struggling to find affordable rental housing or trying to figure out how to purchase their first home;
- Seniors who are being priced out of their rental housing and mobile homes, and urgently in need of affordable senior housing;

The Bass Lake Family Apartments will include housing units for those earning 50 to 80% of Adjusted Median income. Local workers including school district employees who work at Green Valley School, construction workers, CPCSD workers, HHS staff, pre-school teachers, along with workers at the nearby grocery stores, restaurants, and service providers will be eligible for these apartments.

I urge community members who are opposed to this project to take a pause, look objectively at what's being proposed and how it will positively affect the ability of local EDC residents and families to improve their housing and thrive. As a county, we are dealing with the fact that for the past 20 years, despite past Housing Elements and policy commitments to build more workforce housing, we've woefully failed. It's way past time to proactively address this housing shortage.

If we are going to call ourselves a family friendly county, then El Dorado County's citizens need to support the construction of housing for all of the families who live, work and attend school in our county.

Again, I urge you to deny this appeal and allow the Bass Lake Family Apartments project to move forward.

Sincerely,

--

Frank Porter
Vice-President
Housing El Dorado

fpsms20@gmail.com

[Click here for the latest HED news](#)

To: EDC Board of Supervisors
From: Frank Porter, Vice-President, Housing El Dorado
Re: BOS meeting, September 24, 2024, Agenda Item #34 - Appeal of Parcel Split
Date: September 22, 2024

Dear EDC Board of Supervisors:

I urge you to deny this appeal to reverse this parcel split and uphold the approval of P24-0009 Affirmed Housing Group and allow the much needed Bass Lakes Family Apartment project to move forward.

I've carefully read the appeal and the staff report/response and it's clear that the statements of the appellant have been addressed. While these answers may not be to the appellant's satisfaction, answers are there.

As a 40+ year resident of El Dorado County, a former Buckeye USD teacher, and a retired school superintendent, I advocate for:

- School district teachers and classified staff, community service district workers, county agency employees, pre-school teachers & staff, and local manufacturing and service workers who struggle to find affordable housing.
- Young adults and families in our county who are struggling to find affordable rental housing or trying to figure out how to purchase their first home;
- Seniors who are being priced out of their rental housing and mobile homes, and urgently in need of affordable senior housing;

The Bass Lake Family Apartments will include housing units for those earning 50 to 80% of Adjusted Median income. Local workers including school district employees who work at Green Valley School, construction workers, CPCSD workers, HHS staff, pre-school teachers, along with workers at the nearby grocery stores, restaurants, and service providers will be eligible for these apartments.

I urge community members who are opposed to this project to take a pause, look objectively at what's being proposed and how it will positively affect the ability of local EDC residents and families to improve their housing and thrive. As a county, we are dealing with the fact that for the past 20 years, despite past Housing Elements and policy commitments to build more workforce housing, we've woefully failed. It's way past time to proactively address this housing shortage.

If we are going to call ourselves a family friendly county, then El Dorado County's citizens need to support the construction of housing for all of the families who live, work and attend school in our county.

Again, I urge you to deny this appeal and allow the Bass Lake Family Apartments project to move forward.

Sincerely,



Frank S. Porter

From: Diane Rabinowitz <drabino1951@yahoo.com>
Sent: Monday, September 23, 2024 11:54 AM
To: BOS-Clerk of the Board
Subject: Item 34. 24-1585 for BOS meeting 9/24/24
Attachments: basslake to BOS.pdf

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hello, Kim,

Please distribute this letter attached to the Supervisors for this upcoming meeting on September 24.

Thank you.

Diane Rabinowitz
President NAMI El Dorado County
310 404 5252

***** "Inspiration comes to us slowly and quietly... Prime it with a little solitude."

FROM THE DESK OF

DIANE RABINOWITZ

September 23, 2024

EDC Board Of Supervisors
330 Fair Lane
Placerville, CA 95667

Dear Supervisors,

I'm writing to urge you to support the Bass Lake Family Apartment project and to rule against the Bass Lake Apartments Opposition Alliance appeal.

I believe it is critical that we address our county's shortage of affordable housing. Not only does the shortage of affordable housing put workers at risk of sliding into homelessness, but over 51% of our workers commute from outside the county to work here because they can't find affordable places to live. This leaves our agencies and businesses with positions they can't fill, which impacts the economic prosperity of our county.

Bass Lake Family Apartments will provide an affordable housing option for school district staff and local workforce employees, along with families of students who attend our local schools.

BLAOA's concerns about impact on traffic are unlikely to materialize, as the property is within easy walking distance to jobs, grocery stores, shopping, & services, and public transportation, which reduces vehicle trips, traffic and air pollution.

Sincerely yours,

Diane Rabinowitz

Diane Rabinowitz

CONTACT