



#26-0413 BOS Meeting 3.24.26 Item 49

From Jim Wassner <jimwassner@gmail.com>

Date Fri 3/20/2026 10:18 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; The BOSTHREE <oldbosthree@edcgov.us>; The BOSFOUR <bosfour-old@edcgov.us>; BOS-District V <bosfive@edcgov.us>

Cc Jim Wassner <jimwassner@gmail.com>

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Members of the Board,

I applaud you for taking this item out of the consent calendar where it has been for years. The information presented to you today shows that we are now halfway through the 2021-2029 Annual Progress Report (APR) period. We have had no problem reaching our goals for building units that are designated for above moderate incomes. We are 2300 units short in our building of units classified as affordable housing for our much needed low-income seniors and local workforce housing.

Since 2019 I have run a local program called SAFE-D (www.safe-d.net) installing free, fall-prevention equipment such as grab bars and shower chairs, for seniors and disabled county residents who must be considered low-income to qualify for my program. We have currently served 685 clients since our beginning, so I have seen a large number of our county residents who are in need of affordable housing. Many are hanging on by a thread due to the rising costs of rent, food and other necessities. A recent report is predicting the number of seniors who become unhoused will jump 35% by the year 2030. That is in only 4 years!

As you have been shown today, the General Plan does not "plan for no growth". From Page 24 of the General Plan 2021-2025 Five Year Review, *"Findings: The assumption that housing needs for all economic segments within the unincorporated areas of the County can be met through full implementation of the Housing Element remains valid. The County's 2021-2029 Housing Element, certified by HCD, identifies sufficient land inventory and incorporates policies and programs designed to minimize cost impacts on affordable housing development. These measures include zoning strategies, density bonuses, and streamlined permitting intended to support production across all income levels. While the framework and capacity to achieve RHNA targets are in place, successful attainment of housing goals will depend on sustained funding, effective implementation of adopted programs, and continued collaboration with stakeholders to address affordability challenges."*

More importantly, from Page 34, Item 5.7 of the Five Year Review, "Forty implementation measures were identified in the Housing Element. After four years of having a certified Housing Element, the County has implemented 21 measures. The County now must implement the remaining 19 measures to remain in compliance with the California Department of Housing and Community Development (HCD) certification. Completion of outstanding implementation measures is essential to ensure compliance with

the County's Housing Element, State law, and HCD's current certification of the County's Housing Element."

Now is the time to concentrate our efforts on building more affordable housing for our county residents who need it most.

Thank you for your time,

Jim Wassner
Senior Housing Advocate
Diamond Springs Resident



March 24, 2026 BOS Meeting, Item 49 (File # 26-0413)

From Frank Porter <fporter@housingeldorado.org>

Date Fri 3/20/2026 3:37 PM

To BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>

1 attachment (357 KB)

BOS_3_24_26_Item_49_APR.pdf;

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Dear Clerk of the Board,

Please include the attached letter as public comment regarding the March 24 BOS meeting, Agenda Item #49 (26-0413).

Thank you,

Frank

Frank Porter, Vice-President

Housing El Dorado

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To: El Dorado County Board of Supervisors
% Clerk of the Board

From: Maureen Dion-Perry, President
Frank Porter, Vice-President

Date: March 20, 2026

Re: March 24, 2026 BOS Meeting, Agenda Item 49

We commend the El Dorado County Board of Supervisors for taking this initial step towards more public accountability and transparency by including the 2025 Housing Element Annual Progress Report (APR) on the open, public portion of today's meeting.

The APR provides your constituents with information about the county's progress towards achieving the County's Regional Housing Needs Assessment (RHNA) housing goals. Unfortunately, for the first 4 years of the 2021-2029 Housing Element, El Dorado County's Annual Progress Reports have been placed on the Consent Agenda and largely gone unnoticed.

For the final four years of the 2021-2029 EDC Housing Element, we urge you to make two commitments:

- 1) We encourage you to commit to reporting the annual APR results in 2027, 2028, 2029 and 2030 in open public meetings and do so in a manner that makes your progress understandable to your constituents. Both the City of Placerville and the City of South Lake Tahoe have as a matter of policy committed to annually reporting their APR progress in an understandable format and conducting open public discussion about their efforts. Both the City of Placerville and the City of Placerville are on track to meet and/or

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exceed their RHNA goals for affordable housing. We think if you're honest and transparent with your constituents and you help them understand the why and how of your approach to building this critical workforce housing, that it's actually possible to accomplish what Placerville and South Lake Tahoe are on their way to achieving.

- 2) Given that the county has already exceeded your Above Moderate housing goals (106%), we urge you to commit to doing everything in your power to make sure that the affordable housing that El Dorado County's workforce, seniors, and young families need, gets built between now and 2029. As you can see from this chart, the housing that needs to get built is for those residents in the very low, low and moderate income levels.

From 2025 APR, Table B, Regional Housing Needs Allocation Progress, 2021-2025

| Income level: | RHNA Allocation | Total units to date | % of total |
|----------------|-----------------|---------------------|------------|
| Very low | 1441 | 178 | 12% |
| Low | 868 | 153 | 18% |
| Moderate | 903 | 138 | 15% |
| Above moderate | 2,141 | 2,268 | 106% |

On behalf of the thousands of El Dorado County families, public and private business employees, young adults and seniors who can't afford housing in our county, we urge you to work on getting to YES on building affordable housing in El Dorado County. This can be accomplished.