

49 26-0413 Public Comments
BOS Lead 3/23/26

 Outlook

Comments for March 24, 2026 Agenda Item 49

From Joann Eisenbrandt <bluelakewriter@gmail.com>

Date Fri 3/20/2026 4:35 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

Cc 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>

 1 attachment (161 KB)

HousingElementLtr_Eisenbrandt.pdf;

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Good afternoon,

Attached is a PDF of my letter pertaining to the county's Housing Element APR that is on the March 24, 2026 agenda.

I would like it included in the board packet.

Thank you,

Joann Eisenbrandt

joann eisenbrandt

2914 Tree View Lane, Placerville, CA 95667
530.545.1815 (mobile) · bluelakewriter@gmail.com

To: Clerk of the Board, El Dorado County Supervisors

Re: March 24, 2026 Board of Supervisors Meeting
Agenda Item #49 - 2025 Housing Element APR

At its March 24, 2026 meeting the board will be reviewing the county's 2025 Housing Element Annual Progress Report (APR). This report is mandated by the state each year to show how well El Dorado County is meeting its Regional Housing Needs Allocation (RHNA) ... how many units of each type of housing it is creating to meet the county's projected housing needs across all income levels.

This is a document full of technical information totally foreign and overwhelming to most residents. As a former journalist covering housing issues, I am comfortable digesting this report, but I am not at all happy with what it shows.

It shows that El Dorado County has not been meeting the affordable housing needs of its lower income residents, especially its senior citizens. One of the documents in the board packet is a chart indicating how many of the RHNA units for 2025 in each income category actually remain to be built. Zero remain for above moderate income but very many remain unbuilt for low and very low income housing. There were 410 building permits issues for above moderate housing and 32 for low and 48 for very low housing.

Even if you are not a mathematician, the picture these numbers paint is painfully clear. Affordable housing is becoming more and more unavailable for a large portion of unincorporated El Dorado County residents. This is not just a brick and mortar issue. At its core, it is a "what do our elected leaders want the county to be" issue.

I spent many years living and working in Lake Tahoe. Today, it is a very different place from the one I first moved to. It has changed, and not for the better. The sense of real community among hardworking people who choose to accept the challenges of living there has eroded. Neighborhoods are overrun with vacation rentals. The remaining housing, both for owners and renters, is priced above the means of even those with well-paying jobs or retired seniors. Paying 50% of their income for housing has become the unavoidable choice of too many still committed to living there.

What this has led to is a divided community with a great disparity between the "haves and have nots" with very few in the middle. Those who work there often feel like "second-class citizens," and commute from more affordable areas outside; they thus lose any sense of local community and connection. This totally changes an area.

You might say, "Well, this is the West Slope, not Tahoe." I would say, "Not yet."

Some years ago, I was a member of the Housing Committee for Tahoe's Renaissance 90, the then-city manager's new strategic plan for Tahoe, intended to offer insights into issues and solutions. It said, "Affordable, desirable and appropriately configured housing for all residents is central to a community's social and economic vitality."

What that report said then is equally true today. The county's Housing Element covers the years from 2021 through 2029. There is still time for our elected leaders to make the choices that will lead to "affordable and desirable" communities here on the West Slope. For the first time in some time, the Housing Element APR is an "action item" which will be considered openly by the board during the meeting rather than being buried in the consent agenda where most items, unless pulled for discussion by a board member, all are approved as a group with no discussion.

Unfortunately, public comment for all items is still being taken at the beginning of the meeting, not at the time each item is being considered and discussed by the board. This makes it harder for public comment to be as relevant as it could be. It stifles the public's voice. I have written this letter in the hopes my concerns will be heard.

Tahoe's governmental leaders thought they had time to make decisions about what Tahoe would become. They were wrong. I hope El Dorado County's decision makers will see Tahoe as an unpleasant view into an avoidable future, and make decisions that make housing here affordable for all county residents.



Joann Eisenbrandt
Placerville

#49 26-0413 public comment
BOS Revd 3/23/26

 Outlook

#26-0413 item 49 BOS Meeting Mar 24, 2026

From tita bladen <tita-b@sbcglobal.net>

Date Sun 3/22/2026 12:47 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; 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>

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Members of the El Dorado County Board of Supervisors,

Thank you for providing the 2025 Housing Element Annual Progress Report outside of the consent calendar. It is important for us to understand where El Dorado County stands in building affordable housing. We know that we have met our build rates for market rate housing.

Affordable housing is clearly needed for all age groups. Younger ages need to be able to afford their first apartments and live and work in our county. Working families need affordable housing to continue to work in our county, as opposed to commuting into our county. Older Adults also need affordable housing to be able to enjoy our county on a fixed income. Middle Incomes are struggling more and more to afford the basics of everyday living.

I urge you to work together and find a way to move forward on getting affordable housing into El Dorado County.

Thank you.
Tita Bladen
Older Adult Advocate
El Dorado Hills Resident for over 25 years
BOS District 1



public comment #49
BOS Rcvd 3/23/26 26-0413

Agenda item #26-0413 - General Plan Five-Year Review / Housing Element APR

From kevinwmccarty@pm.me <kevinwmccarty@pm.me>

Date Mon 3/23/2026 2:53 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; 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>

📎 1 attachment (114 KB)

Agenda Item 26-0413 - Public Comment - McCarty - 03.23.2026.pdf;

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ATTN: Clerk, Chair, and Members of the Board of Supervisors of El Dorado County,

I hope you all had a good weekend and are doing well.

Attached is a letter submitted as public comment for Agenda Item 49 (File #26-0413), regarding the General Plan Five-Year Review / Housing Element APR

Please ensure this public comment is added to the record and included for consideration at the Board meeting set for tomorrow, March 24th, 2026.

Regards,

Kevin W. McCarty

(775) 240-3055

forti et fideli nil difficile

"to the brave and faithful nothing is difficult"

March 23, 2026

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

Re: Item 26-0413 — Agenda Item 49: General Plan Five-Year Review / Housing Element APR

Honorable Chair and Members of the Board,

The data before you are clear, and should be a cause for concern. The County is meeting and exceeding its Above Moderate housing targets, while falling far short on Very Low, Low, and Moderate income housing. This is not a minor imbalance. It is a fundamental failure to produce the types of housing that our residents actually need.

At the same time, nearly half of the Housing Element implementation programs remain incomplete. These are not optional items. They are the very tools the County committed to in order to meet its State obligations. Continued delay in implementing these programs puts the County at risk of noncompliance and further widens the gap between policy and reality.

We should also be candid about what is driving public frustration. Large-scale, market-rate developments are being advanced as the primary solution, yet they do little to address affordability for working families, seniors, and young residents who are priced out of the market. A \$750,000 home is not attainable for most people who live and work here.

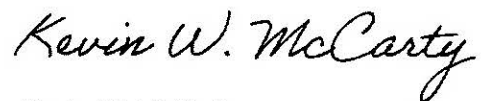
There is a better path forward, and it is already identified in your own Housing Element. The County should immediately prioritize completion of the remaining implementation measures, with a focus on actions that can produce near-term results. This includes maintaining an active and realistic land inventory, updating zoning to support smaller housing types, and removing cost barriers that prevent projects from moving forward.

Equally important, the County should adopt targeted permit fee reductions or waivers for small-scale housing projects that directly contribute to RHNA categories, including ADUs, duplexes, and other missing middle housing. These projects can be delivered more quickly, at lower cost, and in a manner that is consistent with the County's rural character—without relying on large developments that generate significant community opposition.

Other rural counties in California are already implementing these types of programs. El Dorado County has the authority to do the same. What is lacking is not legal authority, but urgency.

I urge the Board to take immediate action and direct staff to prioritize full implementation of the Housing Element and return with a policy framework for targeted fee relief tied to affordable and small-scale housing production. This is a practical solution that aligns with both State requirements and local expectations.

Regards,

A handwritten signature in black ink that reads "Kevin W. McCarty". The signature is written in a cursive style with a large, prominent "K" and "M".

Kevin W. McCarty
Director, Housing El Dorado

Public comment #49
BOS Rcvd 3/23/26 26-0413

 Outlook

Affordable housing

From Martin Mortensen <martin.a.mortensen@gmail.com>

Date Mon 3/23/2026 3:25 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

Cc 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>

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El Dorado Board of Supervisors,

I understand that you will be reviewing the status progress of housing in EDC, among other things. I have friends and family who would love to be able to afford a home in EDC but can't. I've seen the report on how many permits are issued for affordable housing which is low compared to expensive ones. That makes sense to me since developers make more money that way. I would hope that the board would use whatever influence they have to make up the difference. We rely on People in government to push for the things we need that the developers won't provide without incentive.

Martin