

**From:** [Jim Wassner](#)  
**To:** [BOS-Clerk of the Board](#); [BOS-District II](#); [BOS-District III](#); [BOS-District IV](#); [BOS-District V](#); [BOS-District I](#)  
**Subject:** Project SMH-P25-0001 8.26.25  
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Clerk of the Board,

Please add the comments below to the comments for project SMH-P25-0001 on the August 26, 2025 Board agenda.

Members of the Board,

I want to commend you for your recent actions in approving affordable housing developments in our county. These decisions were made in the face of stiff opposition

from those who want to “close the gates” on future development in our county, for fear that we will become like Folsom, or worse, we may compromise our ability to

evacuate in a fire disaster, as happened in the town of Paradise. How do you explain to a NIMBY that the apartments they are fighting against are on a parcel that

has always been zoned for multi-family residential units? While these issues can evoke strong emotions, we must have continued development, while ensuring that

it is sensible and controlled.

The County’s 2021-2024 Housing Element Progress Report shows that we have no problem hitting 85% of the goal for housing in the above moderate-income classification,

while we have hit less than 12% of our intended goal for low-income housing units. If we do not turn these numbers around, we can risk losing valuable state and federal

funding because of our poor performance. In these times of uncertain budgets, we cannot afford to lose any state or federal dollars, especially those we know we can get.

Despite recent legal reforms enacted to help address California’s housing shortfall,

issues such as high interest rates, material costs and a labor shortage continue to delay

much needed housing projects. We need to do what we can to help turn around our dismal performance of the past.

Project SMH-P25-0001 is a perfect example of the kind of local development that we need. This project intends to add 16 affordable housing units by adding two stories

above an existing commercial building in “downtown” Diamond Springs, at Pleasant Valley Rd and Racquet Way. Affordable housing serves both our low-income senior residents and our younger residents who are looking for work-force housing.

The 2015 zoning designation for this parcel is Commercial Main Street (CM). This zone allows a wide range of pedestrian oriented retail, office and service units, and mixed-use development comprising commercial and residential uses.

I ask that you act decisively and expedite the approval of this worthy project.

Thank you for your time,

Jim Wassner

Senior Residents Advocate



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