

**From:** [Breann M. Moebius](#)  
**To:** [BOS-District I](#); [BOS-District II](#); [BOS-District III](#); [BOS-District IV](#); [Brooke Laine](#)  
**Cc:** [Sue Phillips](#); [Sue Phillips](#); [David A Livingston](#); [Jefferson B. Billingsley](#); [Karen L. Garner](#); [Sergei Oleshko](#); [Jennifer Morris](#); [Sommerhauser, Lauren](#); [Anthony Stubbs](#); [Travis Cooper](#); ["robertaing@pswcdc.org"](#); [Jarod Suzuki](#); [BOS-Clerk of the Board](#); [Frank Porter](#)  
**Subject:** Support for Item 30 - TEFRA Hearing  
**Date:** Monday, March 9, 2026 8:32:08 PM  
**Attachments:** [TEFRA Hearing Support Letter \(Legistar 26-0207, Agenda Item 30\).pdf](#)

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Hon. Chair Laine and Members of the Board of Supervisors,

Attached please find a letter in support of the staff recommendation to adopt Resolution 054-2026 after conducting the TEFRA hearing for Item 30 on your agenda tomorrow.

Best,

Bre

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March 9, 2026

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

VIA EMAIL ONLY

**Re: Support Letter for Diamond Springs Village Apartments II  
TEFRA Hearing - Legistar Item 26-0207 (March 10, 2026, Item 30)**

Dear Hon. Chair Laine and Members of the Board of Supervisors:

On behalf of our client and the developer of Diamond Springs Village Apartments II, we request your Board of Supervisors adopt Resolution 054-2026 as recommended by staff after conducting the Tax and Equity Fiscal Responsibility Act (TEFRA) public hearing. As detailed in the staff report, there are no fiscal impacts to the County for issuance of the bonds. Instead, in fulfilling its role as a member of the joint powers authority, the County will advance its Housing Element, receive \$6,000 for its Affordable Housing Trust Fund, and bring up to \$12 million in bonds to fund affordable housing without any contribution from the County.

Diamond Springs Village Apartments II is an approved SB 35 affordable project and is identified on the County's inventory of vacant sites to meet its Regional Housing Needs Allocation ("RHNA").<sup>i</sup> Adopting Resolution 054-2026 as recommended by staff will uphold your Board's commitment to affordable housing consistent with your Housing Element. It will also bring housing opportunities to 30 families or individuals who may currently face housing insecurity.

The TEFRA public hearing is a routine, but important step for the success of the affordable project. We trust this routine process will not be utilized to "cause unnecessary delay or needless increases in the cost" for the project in conflict with the Housing Accountability Act. (See Gov. Code, § 65589.5(h)(6).) Thank you for your commitment to affordable housing and taking action consistent with your Housing Element.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By   
Breann M. Moebius

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cc: Sue Phillips, Interim Chief Administrative Officer  
Dave Livingston, County Counsel  
Jefferson Billingsly, Deputy County Counsel  
Karen Garner, Director, Planning and Building Department

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<sup>1</sup> Diamond Springs Village Apartments II is included in the inventory of vacant sites on Table HO-34 of the County's Housing Element as APN 051-46-1059, which was the APN at the time the inventory of vacant sites was prepared. Since then, the County approved a lot split of that 10.7-acre parcel between the two project phases for what are now APN 051-461-068 and APN 051-461-069. This change in APN does not affect the County's inclusion of the project site in its inventory of vacant sites for very low and low income housing.