



County of El Dorado

2850 Fairlane Court,
Building C
Placerville, California
530-621-5595

MEETING AGENDA Affordable Housing Task Force

Members:
Meea Kang
Bill Roby
Chris Westlake
Jeff Short

Wednesday, March 18, 2026

10:00 AM

<https://us06web.zoom.us/j/88011487873>

2850 Fairlane Court, Building C Hearing Room, Placerville CA

PUBLIC PARTICIPATION INSTRUCTIONS: The meeting room will be open to the public. The meeting will be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Task Force in-person or via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 880 1148 7873. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the meeting go to <https://us06web.zoom.us/j/88011487873>.

If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Task Force is to attend in person. Except for a noticed teleconference meeting, the Task Force reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the meeting but wish to make a comment on a specific agenda item, please submit your comment in writing. You are encouraged to submit your comment in writing by 4:00 PM on the day before the meeting to ensure the Task Force has adequate time to review. Please submit your comment to staff at AHTF@edcgov.us. Your comment will be placed into the record and forwarded to Task Force members.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Task Force Chair.

Individuals will have three minutes to address the Task Force. Except with the consent of the Task Force, individuals shall be allowed to speak to an item only once.

Individual Task Force members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Task Force.

If a person providing input to the Task Force creates a disruption by refusing to follow Task Force guidelines, the Task Force Chair may take the following actions:

Step 1. Request the person adhere to Task Force guidelines. If the person refuses, the Task Force Chair may turn off the speaker's microphone.

Step 2. If the disruption continues, the Task Force Chair may order a recess of the meeting.

Step 3. If the disruption continues, the Task Force Chair may order the removal of the person from the meeting.

CALL TO ORDER AND ROLL CALL

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

CONSENT CALENDAR

1. [26-0342](#) Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from November 19, 2025.

END OF CONSENT CALENDAR

OPEN FORUM

Open Forum is an opportunity for members of the public to address the Task Force on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Task Force Chair may limit public comment during Open Forum.

AGENDA ITEMS

2. [26-0377](#) Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.
3. [26-0344](#) Staff recommending the Task Force receive an update from staff on current activities.

NEXT MEETING

ADJOURNMENT



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0342

*File ID #: 26-0342	Agenda Type: Agenda Item	Status: Consent Calendar
Version: 1	Reference:	Gov Body: Affordable Housing Task Force
Department:		Created: 02/09/2026
Agenda Title: Approval of the November Meeting Minutes		Final Action:
Title: Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from November 19, 2025.		

Notes:

Code Sections:

Agenda Date: 03/18/2026

Agenda Number: 1.

Sponsors:

::

Attachments: A - Draft Meeting Minutes 11-19-2025

::

::

::

Contact:

::

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
------------	--------------	-------	---------	----------	-----------	--------------	---------

Text of Legislative File 26-0342

Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from November 19, 2025.



County of El Dorado

2850 Fairlane Court,
Building C
Placerville, California
530-621-5595

Minutes - Draft Affordable Housing Task Force

Members:
Vance Jarrard
Meea Kang
Bill Roby
Chris Westlake

Wednesday, November 19, 2025

10:00 AM

<https://us06web.zoom.us/j/89785609370>

2850 Fairlane Court, Building C Hearing Room, Placerville CA

PUBLIC PARTICIPATION INSTRUCTIONS: The meeting room will be open to the public. The meeting will be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Task Force in-person or via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 897 8560 9370. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the meeting go to <https://us06web.zoom.us/j/89785609370>.

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Task Force is to attend in person. Except for a noticed teleconference meeting, the Task Force reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the meeting but wish to make a comment on a specific agenda item, please submit your comment in writing. You are encouraged to submit your comment in writing by 4:00 PM on the day before the meeting to ensure the Task Force has adequate time to review. Please submit your comment to staff at AHTF@edcgov.us. Your comment will be placed into the record and forwarded to Task Force members.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Task Force Chair.

Individuals will have three minutes to address the Task Force. Except with the consent of the Task Force, individuals shall be allowed to speak to an item only once.

Individual Task Force members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Task Force.

If a person providing input to the Task Force creates a disruption by refusing to follow Task Force guidelines, the Task Force Chair may take the following actions:

Step 1. Request the person adhere to Task Force guidelines. If the person refuses, the Task Force Chair may turn off the speaker’s microphone.

Step 2. If the disruption continues, the Task Force Chair may order a recess of the meeting.

Step 3. If the disruption continues, the Task Force Chair may order the removal of the person from the meeting.

CALL TO ORDER AND ROLL CALL

The meeting was called to order at approximately 10:08 A.M.

Present: 4 - Jarrard, Kang, Roby and Westlake

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

Public Comment: None

A motion was made by Member Jarrard, seconded by Member Roby, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 4 - Jarrard, Kang, Roby and Westlake

CONSENT CALENDAR

- 1. [25-1938](#) Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from September 17, 2025.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Open Forum is an opportunity for members of the public to address the Task Force on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Task Force Chair may limit public comment during Open Forum.

Public Comment: F. Porter

AGENDA ITEMS

- 2. [25-1939](#) Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.

Public Comment: Member of the Public

A motion was made by Member Kang, seconded by Member Roby, to appoint Member Jarrard as Vice-Chair.

Yes: 4 - Jarrard, Kang, Roby and Westlake

- 3. [25-1940](#) Staff recommending the Task Force receive a brief discussion on the current vacancy.

Public Comment: None

Deputy Director of Planning, Robert Peters, provided a brief update regarding the current vacancy on the Task Force. He stated that staff will begin accepting applications for the vacancy in the near future.

- 4. [25-1941](#) Staff recommending the Task Force analyze the Board's direction provided on November 4, 2025, and discuss appropriate next steps for implementation of the Resolution of Intention.

Public Comment: F. Porter; Member of the Public

Deputy Director of Planning, Robert Peters, provided a brief summary of the Board of Supervisors' direction given on November 4, 2025. The Task Force directed staff to:

- 1. Begin identifying and inviting subject matter experts to present at future meetings;
- 2. Research practices in other jurisdictions and gather information on the costs and scopes of work associated with affordable housing fee nexus studies;
- 3. Identify a recent approved housing development that can be utilized as a model to see what a Community Facilities District (CFD) fee would look like; and
- 4. Develop a strategic plan/timeline to ensure efforts on the development of the Affordable Housing Ordinance progress in a timely and organized manner.

NEXT MEETING: January 21, 2026 at 10:00 A.M.

ADJOURNED AT 11:18 A.M.



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0377

*File ID #: 26-0377	Agenda Type: Agenda Item	Status: Agenda Item
Version: 1	Reference:	Gov Body: Affordable Housing Task Force
Department:		Created: 02/13/2026
Agenda Title: Vice-Chair		Final Action:
Title: Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.		

Notes:

Code Sections:

Agenda Date: 03/18/2026

Agenda Number: 2.

Sponsors:

::

Attachments:

::

::

::

Contact:

::

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
------------	--------------	-------	---------	----------	-----------	--------------	---------

Text of Legislative File 26-0377

Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0344

*File ID #: 26-0344	Agenda Type: Agenda Item	Status: Agenda Item
Version: 1	Reference:	Gov Body: Affordable Housing Task Force
Department:		Created: 02/09/2026
Agenda Title: Staff Update		Final Action:
Title: Staff recommending the Task Force receive an update from staff on current activities.		

Notes:

Code Sections:

Agenda Date: 03/18/2026

Agenda Number: 3.

Sponsors:

::

Attachments: A - Staff Presentation 03.18.2026

::

::

::

Contact:

::

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
------------	--------------	-------	---------	----------	-----------	--------------	---------

Text of Legislative File 26-0344

Staff recommending the Task Force receive an update from staff on current activities.



Affordable Housing Task Force

Staff Update

Affordable Housing Unit

March 18, 2026 ¹⁰

Overview

- ▶ Task Force Member Recruitment
- ▶ Housing Element Annual Progress Report
- ▶ Affordable Housing Ordinance Activities Update
- ▶ Next Steps

Task Force Member Recruitment

- ▶ Welcome New Member
 - ▶ Jeff Short from the North State Building Industry Association (BIA)
- ▶ One Existing Vacancy
- ▶ Active Recruitment Underway

Housing Element Annual Progress Report

- ▶ 2025 Housing Element Annual Progress Report
 - ▶ Upcoming BOS Hearing - March 2026
 - ▶ Provided by our Long Range Planning Division
 - ▶ Includes Summary of 2025 RHNA Progress
- ▶ 2021-2024 RHNA Progress
- ▶ Other Approved Projects
- ▶ County Demographics

Regional Housing Needs Allocation Progress (2024): Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,441	-	-	-	48	43	130	1,311
	Non-Deed Restricted		-	-	11	15	13		
Low	Deed Restricted	868	-	-	-	32	21	121	747
	Non-Deed Restricted		-	-	19	26	23		
Moderate	Deed Restricted	903	-	-	-	-	-	137	766
	Non-Deed Restricted		-	50	25	34	28		
Above Moderate		2,141	-	394	556	471	437	1,858	283
Total RHNA		5,353							
Total Units			-	444	611	626	565	2,246	3,107
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).									
		5						6	7
		Extremely low-Income Need		2021	2022	2023	2024	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		721		-	8	19	24	51	670

Diamond Village Apartments Phase 1

- ▶ 81 deed-restricted units
 - ▶ 48 very low-income
 - ▶ 32 low-income
 - ▶ 1 manager unit (also deed restricted)
- ▶ Financing: CDBG, LIHTC, PLHA, TIF Offset



El Dorado Haven



- ▶ 65 deed-restricted units
 - ▶ 43 very low-income
 - ▶ 21 low-income
 - ▶ 1 manager unit
- ▶ 15 units reserved for veterans and formerly homeless
- ▶ Financing: CDLAC, MHP, NPLH, LIHTC, TIF Offset

Other Approved Projects

- ❑ Diamond Village Phase 2
 - ❑ 30 deed-restricted units
 - ❑ Permits submitted
- ❑ El Dorado Senior Village Phase 1
 - ❑ 72 deed-restricted units
 - ❑ Under Construction
- ❑ Racquet Way
 - ❑ 24 deed-restricted units
 - ❑ 12 restricted for Seniors
 - ❑ Permits submitted

County Demographics (2022 BAE Report)

- ▶ 1 out of 5 people are 65 or older
- ▶ 81% Owner-Occupied / 19% Renter-Occupied
- ▶ 30% West Slope are lower income
- ▶ 33% housing cost-burdened (greater than 30%) (2021)
- ▶ 40% housing cost burdened (2041)
- ▶ 56% Tahoe Basin lower income
- ▶ 39% housing cost-burdened (2021)
- ▶ 37% housing cost-burdened (2041)



BOS Resolution of Intent (November 4, 2025)

- ▶ Component 1: Mandatory Affordable Housing Fee
 - ▶ Program Structure: define and state purpose of fee
 - ▶ Policy Considerations (e.g., feasibility study, housing fund expansion, determine project types and sizes)
- ▶ Component 2: Alternatives to Mandatory Affordable Housing Fee
 - ▶ Program Structure: define and state purpose of alternative program
 - ▶ Policy Considerations (e.g., project types, project sizes)
 - ▶ Establish Alternatives (e.g., provide affordable units, land dedication)
 - ▶ Establish Incentives (e.g., expedited processing, financing alternatives)

Component 1.A.

Program Structure (Purpose)

- ▶ Production of new affordable housing (rental or ownership)
- ▶ Preservation or rehabilitation of existing affordable housing
- ▶ Affordable housing site acquisition
- ▶ Subsidies / gap financing
- ▶ Homebuyer programs / down payment assistance
- ▶ Recover administrative costs (typically limited to 5-10%)



Component 1.B.

Policy Consideration and Fee Nexus Approach



Calculate affordable housing demand generated by new residential / non-residential development



Analyze applicable residential development prototypes (single family detached, townhomes, condominiums, apartments)



Analyze applicable non-residential development prototypes (office, retail, industrial)

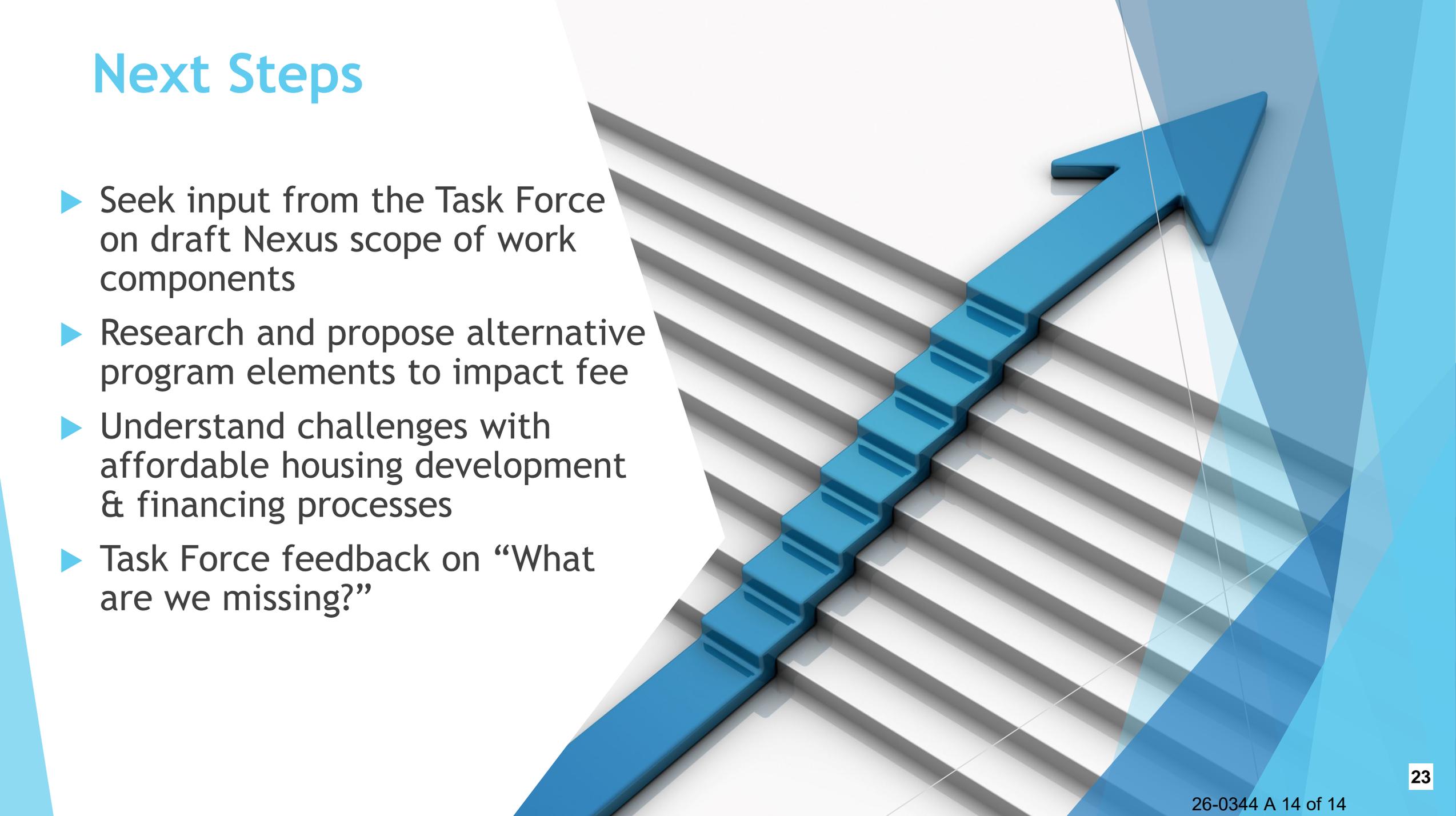


Understand maximum justifiable fees and supportable fees per development prototype

Recent Staff Activities

- Reviewing SACOG jurisdictions undergoing fee nexus studies and tracking their progress
- Interviewing jurisdictions about draft fee nexus studies and affordable housing policies
- Developing Nexus Scope

Next Steps



- ▶ Seek input from the Task Force on draft Nexus scope of work components
- ▶ Research and propose alternative program elements to impact fee
- ▶ Understand challenges with affordable housing development & financing processes
- ▶ Task Force feedback on “What are we missing?”