



EDC COB &lt;edc.cob@edcgov.us&gt;

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## BOS 6/28/16 Agenda Item 52

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**Kimberly Beal** <kimberlyabeal@gmail.com>  
To: Clerk of the EDC BOS <edc.cob@edcgov.us>

Fri, Jun 24, 2016 at 4:03 PM

Members of the Board of Supervisors,

Please find attached 3 letters pertaining to Proposition 90, and Item 52 on your June 28, 2016 Agenda.

- George and Ruth Ehrhardt, Home Buyer that used Prop 90
- David and Nancy Degener, Home Buyer that used Prop 90
- Ralph & Mary Le Clercq, Home Buyer that used Prop 90

Each letter provides different insight on the benefits they have provided to our county due to their purchase.

Kimberly Beal  
Government Affairs Director  
El Dorado County Association of Realtors

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### 3 attachments

 **Prop 90 Testimonial for BOS, Ehrhardt 2016.docx**  
14K

 **Prop 90 Testimonial for BOS, Degener 2016.docx**  
13K

 **Prop 90 Letter from Le Clercq 2016.pdf**  
328K

June 21, 2016

Dear Board of Supervisors,

My wife and I are retirees and we moved here from Ventura County about 2 years ago. We always loved Northern California, and when we found out that El Dorado and Ventura Counties had a reciprocal property tax agreement, it really tipped the scales for us in favor of El Dorado County. We had also looked in Placer County where my sister lives. Proposition 90 will (hopefully) result in cutting our tax bill by about half.

Because we were able to sell our home in Ventura County for a higher price, it resulted in us having cash to spend on improvements to our new home here. We have already paid to have the front yard re-landscaped (drought-tolerant, of course), and will soon do the same for the back. Once we have a design finalized, it may very well include a new pool (drought permitting) which was a consideration for us when we bought the place.

Because we have a bigger home now with some land, we had to purchase yard equipment, furniture, etc., all of which came to about \$15,000. In addition, we paid cash for a solar system to a local contractor, which came to about \$25,000. (And of course the commissions to the local realtors, paid by the seller).

We have not used any emergency services, nor do we live on a County-maintained road.

My wife volunteers at local club which provides scholarships to County school kids and has several fund-raisers for local charities.

Another point to consider: This was our first move to the area. So now that we are established here, it makes it much easier for us to explore the area and look at other homes that may be even better for us. We aren't intending to move soon, but if and when we do, Prop 90 will no longer apply to us and the County will realize an increase in their property tax revenue from us. Because real estate keeps appreciating and because we'll be looking at a more expensive home, this revenue should more than make up for the difference over what we'll be paying now.

In our opinion, Prop 90 is a terrific idea for attracting people to the County. Our opinion is that the more people move here, the more tax revenue the County will generate, not necessarily from residential sales or development, but indirectly through sales taxes, new businesses, and the "dollar multiplier" effect.

Sincerely,

George and Ruth Ehrhardt  
2040 Pimlico Lane  
Placerville, CA 95667

June 21, 2016

To Members of the Board of Supervisors.

When my wife and I retired in 2012, we wanted to retire somewhere in the Sierra foothills. This included anywhere near highway 49 from Nevada City to Sonora. After researching our options, we chose El Dorado County. Our decision to move to this county was greatly influenced by the availability of having our original tax base transferred from Alameda County to El Dorado County. This savings amounted to almost \$2000 a year for us.

We spent approximately \$70,000 immediately on a new Trex deck and new Hardi-plank siding. As we wanted to make this into a horse property, we spent almost \$90,000 on a barn, fencing and grading, etc. Local contractors were used for the improvements to the house and the building of the barn.

We have a significant annual income and a large portion of that income is spent within Placerville town and El Dorado County.

I did utilize ambulance services once. I paid \$125.00 to the county and I believe my medical insurance paid the remaining balance. Aside from the ambulance we have used no county services that I recall. We don't have any children in school. We do appreciate the fact that we have access to local amenities such as roads, fire protection, and to county law enforcement.

Subsequent to, and because of, our move to this county, my sister-in-law from Santa Fe, NM purchased a home in Placerville.

I am sure that we provide a net income to the county that exceeds the tax savings we derive from Proposition 90.

David and Nancy Degener  
1400 Brandy Lane  
Placerville, CA 95667  
[530-626-5653](tel:530-626-5653)

June 20, 2016

To Whom it May Concern

It has come to our attention that the County Board of Supervisors is considering rescinding Prop 90 County tax participation.

We urge you not to withdraw from the Prop 90 program.

Prop 90 was a major influencing factor in our decision to relocate to El Dorado County.

We had been considering a move to Amador County but switched our property search to El Dorado County due to the tax advantage.

It has been mentioned that some of the Board members are of the opinion that Prop 90 qualified applicants are the "elderly" (due to the overage 55 requirement) who use a disproportionate amount of county resources such as fire, ambulance, and law enforcement.

Do the over 55 crowd really cause more crime and fires? If so, why doesn't the county just ban all inhabitants over 55.

Persons over 55 are generally at peak income, and as such, contribute to the sales tax base.

Since moving to Camino in 2013, we have spent over \$20,000 employing local professionals in property upgrades and ongoing upkeep. This does not include household costs (groceries, gas, propane, etc.).

At present, we are in the process of acquiring two other properties within the County.

The only public resource we have used is the Placerville Library and we have participated in fundraising activities.

Please, once again we urge you to reconsider. Do not withdraw from the Prop 90 program which has been such a welcoming enticement to Eldorado County.

Thank you

Ralph and Mary Ellery  
4040 Jacobsgaard Lane  
Camino, California

P.S. In my "dotage" at age 55, I had one son, age 15, and four daughters, ages 18, 20, 22, and 26.

They didn't use county "resources" either. But they were certainly consumers of taxable items.

- M. Ellery



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**BOS 6/28/16 Agenda Item 52**

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**Kimberly Beal** <kimberlyabeal@gmail.com>  
To: Clerk of the EDC BOS <edc.cob@edcgov.us>

Fri, Jun 24, 2016 at 4:10 PM

Board of Supervisors,

Below is a letter from a prospective Buyer that wishes to use Proposition 90, and they hope it will be extended by your Board.

Kimberly Beal  
Government Affairs Director  
El Dorado County Association of Realtors

----- Forwarded message -----

From: **Craig Giuli's** <csgiuli@comcast.net>  
Date: Thu, Jun 23, 2016 at 10:19 PM  
Subject: Extending Prop 90  
To: kimberlyabeal@gmail.com

Members of the Board of Supervisors, El Dorado County

Re: Extending Prop 90

Dear Board of Supervisors,

We are writing to encourage you to extend Prop 90. We are Craig and Terri Giuli. I, Terri grew up in Fair Oaks, CA, I met Craig and moved to the bay area. Our dream was to move to Placerville / Camino among the pine trees and fresh air when we retired.

Craig has been retired for a few years now, but we were unable to move due to being caregivers for an elderly parent. We are now able to relocate with Craig being retired and Terri to continue working in the medical field.

We have been looking but have not found our dream home yet, we need a little more time and will need Prop 90 to be extended in order to relocate. If we buy a home we will need local experts for home improvements and landscaping. If we have a home built we will need a local builder to build and landscape it.

We have friends and relatives in El Dorado County who love to get together and frequent local restaurants and shops!

Please consider extending Prop 90 to make our dream of moving to Placerville / Camino a reality. We won't be able to do this without the tax savings of Prop 90.

Thank you for your time,  
Craig & Terri Giuli



EDC COB &lt;edc.cob@edcgov.us&gt;

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**BOS 6/28/16 Agenda Item 52**

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**Kimberly Beal** <kimberlyabeal@gmail.com>  
To: Clerk of the EDC BOS <edc.cob@edcgov.us>

Fri, Jun 24, 2016 at 4:27 PM

Members of the Board of Supervisors,

Please find attached a letter from the Nevada County Association of Realtors (NCAOR) to the El Dorado County Association of Realtors (EDCAR), regarding the extension of Proposition 90. Nevada County has lost Buyers to El Dorado County due to our participation in Proposition 90, and will be asking the Nevada County Board of Supervisors to adopt Prop 90 later this year.

Kimberly Beal  
Government Affairs Director  
El Dorado County Association of Realtors

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 **Prop 90 Letter from Nevada Co AOR 16-0611.pdf**  
34K





*"Committed to a Higher Standard"*

June 11, 2016

Board of Directors, El Dorado County Association of Realtors

4096 Mother Lode Dr., Shingle Springs, CA 95682

Dear President Southwick and Members of the Board of Directors of EDCAR,

I am writing to you in support of your efforts to continue the benefits of Prop. 90 in El Dorado County. In the past few months, the subject of Proposition 90 has come to attention of our REALTOR membership. During our Marketing Meetings, our Broker Roundtable meetings, our Legislative Committee meetings and our Board of Director meetings, there has been discussion regarding the need for the Nevada County Board of Supervisors to adopt Prop 90. The Board of Directors has developed a Task Force to move forward the approval for Nevada County to opt into the Prop. 90 program.

There has been unanimous approval of our membership to move forward. We have had over 50 REALTOR testimonials regarding buyers going to El Dorado County for vacation and retirement home purchases because Nevada County did not subscribe to Prop 90. Most of our REALTOR members have stated that most potential buyers from the Bay Area and Southern California are now asking about property tax base transfers in the initial phone call requesting property information. Our members state that "many buyers are being lost to El Dorado County" because of this issue.

The Nevada County Association of REALTORS has decided to make the adoption of Prop 90 in Nevada County a top priority for the second half of 2016. We feel strongly that our customers and clients should receive this property tax transfer benefit. We are committed to supporting our sellers and property owners so they can compete on a level playing field with other foothill communities.

Sincerely,

Greg Bulanti

2016 NCAOR President

530-205-6760 – Greg.Bulanti@gmail.com



EDC COB &lt;edc.cob@edcgov.us&gt;

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**Prop. 90 extension; CIP/TIM fee project**

1 message

**Mary Lou Giles** <mlgiles18@yahoo.com>

Sun, Jun 26, 2016 at 1:43 PM

Reply-To: Mary Lou Giles &lt;mlgiles18@yahoo.com&gt;

To: The BOSONE &lt;bosone@edcgov.us&gt;, The BOSTWO &lt;bostwo@edcgov.us&gt;, The BOSTHREE &lt;bosthree@edcgov.us&gt;, The BOSFOUR &lt;bosfour@edcgov.us&gt;, The BOSFIVE &lt;bosfive@edcgov.us&gt;

Cc: EDC COB &lt;edc.cob@edcgov.us&gt;

Dear Supervisor Mikulaco, Sup. Frentzen, Sup. Veerkamp, Sup. Ranalli, and Sup. Novasel,

I'm writing to comment on two items on the agenda for your meeting on Tues. June 28.

**1) CIP/TIM Fee project**

- Earlier this week, the County issued a press release stating that all progress on the CIP/TIM fee project has been put on hold.
- At the same time, the public was informed that the County will continue collecting public comments on the associated EIR, with a cut off date of July 5.
- Now staff is requesting \$200, 000 of additional funding to pay consultants to determine the impact of Measure E.
- **It makes no sense at all to put a project on hold, yet request funding for it, and continue accepting comments on it. I ask that you remove the funding request from the Consent Calendar.**

**2) Prop. 90 Extension**

This is an outrageous, and apparently long lived, give away to real estate interests, at the expense of taxpayers. Our county is attractive enough to Bay Area and LA retirees and refugees due to the huge differential in real estate prices, along with its natural beauty, and the quality of life so many of us have been fighting to keep.

**It makes no sense to add an additional incentive which has the net result of adding population, but reducing the wherewithal to provide services to, and infrastructure for, that population. I request that you decline to extend Prop. 90.**

Both of these issues demand an application of common sense and consideration for current residents. I hope that we will see those qualities reflected in your actions.

Regards,  
Mary Lou Giles  
Cameron Park



EDC COB &lt;edc.cob@edcgov.us&gt;

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**BOS 6/28/16 Prop 90 Agenda Item 52**

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**Kimberly Beal** <kimberlyabeal@gmail.com>  
To: Clerk of the EDC BOS <edc.cob@edcgov.us>

Mon, Jun 27, 2016 at 10:34 AM

To the EDC Board of Supervisors,

Below is a letter from Al and Diane Marchesi, in support of extending Proposition 90, and their testimonial for the economic benefits to the community of El Dorado County.

Kimberly Beal  
Government Affairs Director  
El Dorado County Association of Realtors

----- Forwarded message -----

From: **Phyllis Bartosh - EDCAR** <[pbartosh@edcar.org](mailto:pbartosh@edcar.org)>  
Date: Mon, Jun 27, 2016 at 9:15 AM  
Subject: FW: To Members of the Board of Supervisors concerning Prop. 90  
To: "Beal, Kimberly" <[kimberlyabeal@gmail.com](mailto:kimberlyabeal@gmail.com)>

----- Forwarded message -----

From: **Al Marchesi** <[enforsr@gmail.com](mailto:enforsr@gmail.com)>  
Date: Sat, Jun 25, 2016 at 8:34 PM  
Subject: To Members of the Board of Supervisors concerning Prop. 90  
To: [pbartosh@edcar.org](mailto:pbartosh@edcar.org)

We are Al & Diane Marchesi of 1126 Lomond Dr. in El Dorado Hills. We bought our home October 1, 2015. We previously lived in Redwood City, Ca. for 40 years. We had been looking for a one story home for a while when a chance meeting with a realtor friend pointed us in the direction of El Dorado County. We were surprised because we knew we could transfer our tax base in Alameda, San Mateo, Santa Clara and Riverside counties. Once we found out about El Dorado, we concentrated our efforts up here. We found a "dream home", that needed some updating but had features that appealed to both of us. Since moving in, we have concentrated our efforts into breathing new life into our home. Many of the changes we made have to do with energy efficiency.

We replaced over 300 lights with LED lights. We changed to outdoor low voltage lights to LED. We are in the process of changing all the windows and siding for greater energy efficiency. When we finish, we will have a home that is credit to an already nice neighborhood. Our investment beyond the initial cost of the property will be well into six figures, all spent locally. We even inspired my mother in law to buy a vacation home nearby in El Dorado Hills. She did not utilize Prop. 90 as she is keeping her main residence for the time being.

We are happy to be living in El Dorado Hills. If it weren't for Prop. 90, we would not have even looked up here. We believe that it is in everyone's best interest to extend Prop. 90 so that others will come in and invest in this beautiful county.

Sincerely,

Al & Diane Marchesi





EDC COB &lt;edc.cob@edcgov.us&gt;

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**6/28/16 BOS agenda item #52--comment letter attached**

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**Katie Donahue** <katie@northstatebia.org>  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Jun 27, 2016 at 12:47 PM

Good afternoon:


Please find a comment letter attached from the North State BIA about the Proposition 90 extension (June 28th BOS agenda item #52—County Ordinance 4832 Extension).

Thank you,  
Katie

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Katie Donahue  
Legislative Advocate  
North State Building Industry Association  
1536 Eureka Rd.  
Roseville, CA 95661  
Direct office: (916) 751-2758  
Cell: (916) 751-6690

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 **Prop 90 letter BIA.pdf**  
108K



Supervisor Ron Mikulaco  
Chairman, El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

June 27, 2016

**Subject: SUPPORT for Agenda Item #52—County Ordinance 4832 Extension**

Supervisor Mikulaco:

The North State Building Industry Association strongly supports the extension of Proposition 90, which allows those who meet the requirements to transfer the base year value from an original residence in another county to a replacement residence in El Dorado County. The county's utilization of this proposition gives it a competitive advantage in strengthening its housing market and offering a great place for many to retire.

Proposition 90 also creates economic benefits to the county because those who participate also support local retail shops and businesses. Additionally, the retired participants in this program typically have smaller household sizes, which equates to less demand for county services.

When the ordinance was originally adopted in 2010, it was effective for five years. Given the precarious housing recovery we are witnessing, our view is that another five-year extension would be highly beneficial to El Dorado County.

Thank you for your consideration.

Sincerely,

Chris Norem  
Governmental & Public Affairs Director  
North State Building Industry Association