

MARIPOSA COUNTY HOUSING PROGRAMS ADVISORY COMMITTEE

MEETING AGENDA

DATE: Tuesday, October 17, 2017
TIME: 3:00 P.M.
LOCATION: PLANNING DEPT CONFERENCE ROOM
GOVERNMENT CENTER
5100 BULLION STREET
MARIPOSA, CALIFORNIA

1. Call to Order: 3:00 PM welcome
2. Self-introduction of committee, visitors and staff – sign in sheet
3. Distribution of meeting materials - staff
 - A. Minutes of October 4, 2017
 - B. Nancy Lewis Associates Report and Summary: Initial Evaluation of Mariposa County Housing Conditions (previously distributed)
 - C. Staff memorandum: housing programs survey; subcommittee formation; task and activities schedule
4. Public comments on items not on the agenda but within the jurisdiction of this Committee
5. Review, discussion and approval of October 4, 2017 minutes
6. Review and discussion: Initial Evaluation of Mariposa County Housing Conditions
7. Review and discussion: Formation of subcommittees
8. Review and discussion: Housing Program schedule, tasks, meetings and community events
9. Set/confirm meeting dates and times
7. Set next meeting date.
8. Adjournment 5 PM

DRAFT
HOUSING PROGRAMS ADVISORY COMMITTEE MINUTES
October 4, 2017

Members Present: Roger Powell; Kathleen Morse; Candy O-Donel Browne; Doreen Schmidt; Don Fox; Jim Evans; Courtney Twiss; Heath Harris; Dave Lawson

Members Absent: Karen Smith, Susan Labozetta

Visitors: Barry Brouillette; Penelope Anderson; Brian Foucht (Planning Dept); Janet Gass, Amy Woodward, Misty Freeman (Human Services Dept.)

Brian Foucht described the formation of the Committee by the Board of Supervisors to address General Plan Housing Element policy 2.1 and the role and responsibility of the Committee, consultant and staff in preparing and recommendation to the Board of Supervisors regarding local housing programs.

Committee members and staff introduced themselves to the Committee.

Brian Foucht described the role of Committee officers and asked the Committee to select officers.

Candy O'Donel - Browne moved to nominate Jim Evans as Chair of the Committee, seconded by Don Fox. There were no other nominations. The nomination was approved and Jim Evans was selected as Chair by unanimous vote of the Committee.

Candy O'Donel - Browne nominated Don Fox as Vice Chair of the Committee. Don Fox declined the nomination and nominated Courtney Twiss. Courtney Twiss declined the nomination and nominated Dave Lawson. Dave Lawson accepted the nomination. The nomination was approved and Dave Lawson was selected as Vice Chair of the Committee by unanimous vote of the Committee.

The Committee discussed the roles and responsibilities of the Committee Secretary. Jim Evans moved to direct staff to serve as the Committee Secretary in accordance with the rules of the Committee, seconded by Courtney Twiss. The motion passed unanimously.

Brian Foucht requested that the Committee join in an exercise to initiate discussion of important topics related to housing. Individual Committee members were asked to take a few moments to imagine a future scenario for Mariposa County wherein our housing issues were resolved.

Committee members were then invited to write individual factors that would be important to consider in achieving that scenario, group these factors topically, select the three highest priority topics, and identify the community or town planning area where they expect these priority groups would be important, or play out. The following are priority groups:

Priority Group One: Housing Needs

More housing overall

Affordable housing

Workforce housing

Seasonal workforce housing

Housing for managers

Homeless housing
Accessible housing
Affordable rental housing available
Housing projects for seniors near services, transportation
Housing projects for families
Special needs populations rehousing

Priority Group Two: Zoning and other regulations

Allow more MFDs in TPAs
More Light Industrial Zoning in TPAs (jobs/housing balance in TPAs);
Encourage homeowners to build rental units
Accessory dwelling unit flexibility
Cluster housing models
Increase densities
Adjust slope density formula to relax standards
Streamline CEQA
Mixed use to allow housing near services

Priority Group Three: Administration, Funding and Finance

Mariposa County to run its own housing programs
A local revenue source (fund)
Investor consortium
Lower development costs
Provide first time home buyer financial support
Sustainable funding streams
Encourage factory built housing
Lower fees
Lower subdivision costs
Provide incentives to builders
Tenant-owned housing
Smaller house sizes
Streamline permitting
Provide crises funding

The Committee identified the following are locations in the County where priorities would be most likely to play out in order of magnitude:

Town of Mariposa 12 first priority votes, 4 second priority votes, and 2 third priority votes
El Portal: 2 first priority votes, 2 third priority votes
Midpines: 2 first priority votes, 2 third priority votes
Catheys Valley: 1 first priority vote, 2 second priority votes, 2 third priority votes
Boot Jack: 2 first priority votes, 1 second priority vote, 2 third priority votes
Total votes: 36

There was consensus that the next meeting would be on October 17, 2017 at 3 PM (location to be determined), and that the Initial Report would be the primary focus of discussion.

Draft Minutes Prepared by Brian Foucht



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

209 . 966 . 5151 • FAX 209 . 742 . 5024

MEMORANDUM

Date: October 4, 2017
To: HPAC
Topic: Schedule of activities, previous meeting results, subcommittees
From: Brian Foucht, Deputy Planning Director

I. SCHEDULE OF ACTIVITIES

- October 4 – 17: Initiate housing survey (fillable and manual forms are attached); link to on line survey is: <http://www.mariposacounty.org/DocumentCenter/View/59929> . Members, please forward the surveys to your affiliated groups and organizations, or other people you know. Surveys may be emailed to me at: bfoucht@mariposacounty.org .
- October 17: HPAC meeting discussion and HPAC feedback regarding the Initial Evaluation Report; selection of key stakeholders for consultant interviews; distribution of surveys to HPAC affiliated groups;
- October 17 - November 1 or 2: HPAC outreach to affiliated groups
- November first week: HPAC meeting; Review stakeholder engagement, survey and interviews results; concurrent housing programs; Consultant will attend;
- November 15 or 16: *Evening Town Hall Meeting* to present findings, results of stakeholder engagement, request community to prioritize housing options;
- December first week: HPAC meeting; review preliminary conclusions and recommendations; form subcommittees
- January – February: HPAC meetings, review final draft report to the Board of Supervisors

II. PREVIOUS DISCUSSION RESULTS (10/4/17)

During the October 4 meeting, the Committee was asked to:

- 1) write individual factors that would be important to consider in achieving a future scenario;

Our Mission is to provide our clients with professional service and accurate information in a respectful, courteous, and enthusiastic manner resulting in a well-planned rural environment.

- 2) group these factors according to topic and name each group;
- 3) select the three highest priority topics; and
- 4) using dots, identify on a map the community or town planning area where they expect these priority groups would be most likely to play out.

The following are priority groups:

Priority Group One: Housing Needs

More housing overall
Affordable housing
Workforce housing
Seasonal workforce housing
Housing for managers
Homeless housing
Accessible housing
Affordable rental housing available
Housing projects for seniors near services, transportation
Housing projects for families
Special needs populations rehousing

Priority Group Two: Zoning and other regulations

Allow more MFDs in TPAs
More Light Industrial Zoning in TPAs (jobs/housing balance in TPAs);
Encourage homeowners to build rental units
Accessory dwelling unit flexibility
Cluster housing models
Increase densities
Adjust slope density formula to relax standards
Streamline CEQA
Mixed use to allow housing near services

Priority Group Three: Administration, Funding and Finance

Mariposa County to run its own housing programs

A local revenue source (fund)
Investor consortium
Lower development costs
Provide first time home buyer financial support
Sustainable funding streams
Encourage factory built housing
Lower fees
Lower subdivision costs
Provide incentives to builders
Tenant-owned housing
Smaller house sizes
Streamline permitting
Provide crises funding

The Committee identified the following are locations in the County where priorities would be most likely to play out in order of magnitude:

Planning area	# votes / %	# votes / %	# votes / %	Total %
Mariposa	12 / 33	4 / 11	2 / 5.5	50
El Portal	4 / 5.5	0	4 / 5.5	11
Midpines	4 / 5.5	0	4 / 5.5	11
Catheys Valley	2 / 3	4 / 5.5	4 / 5.5	14
Boot Jack	4 / 5.5	2 / 3	4 / 5.5	14

total votes: 36

III. SUBCOMMITTEES

The Consultant will complete the final Draft Initial Evaluation report for distribution to the HPAC prior to or during the first meeting in November. The HPAC will host a Town Hall meeting in mid-November. In December, considering the Initial Evaluation, stakeholder engagement, and the Town Hall meeting, the Committee may wish to form subcommittees for evaluation of particular topics of concern. Subcommittees, or focus groups may provide more attention, discussion, and information around key issues, help resolve complex questions, or pursue development and implementation of specific programs that the Committee may wish to pursue concurrently with the Housing Programs Study.

Subcommittees, or focus groups, comprised of HPAC members and perhaps other invited members of the community, are an excellent method to provide an enhanced level of attention to key concerns and are an excellent method of engaging the Committee on these concerns.

Following publication of the Background Report, subcommittees can continue to work to identify issues, propose and study options, and recommend policies and programs for inclusion by MPAC into the Community Plan. Some considerations involving focus group formation and process are:

- Specific focus groups must be formed by the HPAC, be organized around a particular plan element or topical issue;
- Focus groups must have a limited duration and purpose; i.e. they will be disbanded once their they have fulfilled their purpose;
- The decisions or discussions that take place during the focus group should be presented back to the full Committee;
- Focus groups should be solution driven and provide recommendations for addressing these issues in the final set of recommended housing programs;
- Focus group members may continue to represent these specific issues and concerns as “topic experts” as the County’s housing strategy is considered by the Planning Commission and Board of Supervisors
- It will be very important that these groups maintain an excellent record of background information, discussions, and recommendations.



**Mariposa County Housing Programs Survey
October, 2017**

Mariposa County has embarked upon a program to address critical housing issues in the County. This brief 5 question survey will help us identify the priorities for the County's housing plan. In questions 1-3, please rank the following in order of importance with 1 being lowest importance and 5 being the most important. Blank spaces are provided for you to write in a response when you see a priority missing from the list.

1. How would you rank the barriers to meeting the County's housing needs?

- Zoning
- Access to financing for rehabilitation or new construction
- Vacation rentals
- (Infrastructure (water/sewer/roads)/ environmental , i.e. watershed, sloping terrain, etc??)
- Lack of resources (county staffing to focus on housing and /or money to spend on housing)
- Other (specify) _____

2. How would you rank who has the greatest need for housing in Mariposa?

- Families
- Seniors (55 years and older)
- Homeless
- Seasonal workers (i.e. Yosemite National Park, Aramark)
- Veterans
- Other (specify) _____

3. How would you rank the ability of these potential housing strategies to address the most pressing housing needs?

- Rehabilitate existing affordable housing
- Produce new affordable housing to increase housing stock
- Update Zoning Codes
- Provide more homeownership opportunities
- Create new mobile home parks
- Encourage development of Accessory Development Units (Granny Flats)
- Other (specify) _____

4. Please circle either A or B. Are you paying more than 35% of your income on rent or mortgage?

- a. Yes
- b. No

5. Please complete the sentence: My community would welcome new housing development if ...
