

MARIPOSA COUNTY HOUSING PROGRAMS ADVISORY COMMITTEE

MEETING AGENDA

DATE: Wednesday, January 10, 2018
TIME: 3:00 P.M.
LOCATION: PLANNING DEPT CONFERENCE ROOM
GOVERNMENT CENTER
5100 BULLION STREET
MARIPOSA, CALIFORNIA

1. Call to Order: 5:00 PM welcome
2. Self-introduction of committee, visitors and staff – sign in sheet
3. Distribution of meeting materials - staff
 - A. Minutes of November 14, 2017
 - B. Revised Chapter 4: Community Engagement (incorporating Town Hall Meeting Notes)
 - C. Revised Appendix (responses to the survey and the town hall index cards)
 - D. Implementation Strategy Outline
4. Public comments on items not on the agenda but within the jurisdiction of this Committee
5. Review, discussion and approval of December 6, 2017 minutes
6. Review and Discussion: Implementation Strategy Outline (Yasmin Tong and Nancy Lewis via teleconference)
7. Review and Discussion: Administration and Management (Items 4 and 5 of the outline)
8. Review and discussion: Formation of subcommittees
9. Discussion: Project Schedule: Draft Implementation Strategy (February); Recommendation to the Board of Supervisors (March)
10. Next meeting dates: February 14 and March 14, 2018
11. Adjourn

Draft
HOUSING PROGRAMS ADVISORY COMMITTEE MINUTES
December 6, 2017

Members Present: Jim Evans; Don Fox; Roger Powell; Kathleen Morse; Candy O-Donel Browne; Courtney Twiss; Heath Harris; Susan Labozetta; Karen Smith; Dave Lawson

Members Absent: Doreen Schmidt

Visitors: Town Hall Meeting Participants; Nancy Lewis; Yasmin Tong (Nancy Lewis Associates); Brian Foucht (Planning Dept); Misty Freeman, Chevon Kothari (Human Services Dept.)

Jim Evans asked the Committee to consider the Minutes of November 14, 2017. Courtney Twiss moved approval of the minutes as presented, seconded by Don Fox. The motion passed unanimously.

Brian Foucht summarized the Town Hall Meeting process including a summary of the report and process so far, request comments and activities including balloting and the mapping exercise.

The Committee reached a consensus that the next meeting would occur on January 10th.

Courtney Twiss moved and Karen Smith seconded adjournment to the Town Hall Meeting immediately following in the same location.

Minutes Prepared by Brian Foucht

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4 Community Outreach: Prioritizing Needs and Strategies

From October to December 2017, County staff conducted two community outreach efforts to solicit input from the general public about barriers to meeting current housing needs and potential strategies to address these needs.

The first outreach effort took place in October 2017, when County staff distributed a housing survey to the community in two forms: hard copy and online ArcGIS. Respondents were invited to prioritize or rank a set of issues by focusing on the following:

- (1) barriers to addressing housing needs
- (2) who has the greatest housing need
- (3) strategies for addressing housing needs, and
- (4) conditions under which housing development would be acceptable.

Two hundred twenty-four responses to the survey were received. The majority of respondents assigned a value to the options presented, and prioritized the items listed in each question from 1 to 5, with 5 being the highest priority. Many respondents assigned a value of 5 to all of the potential options for a given issue.

The second outreach effort was on December 6, 2017 at a town hall meeting attended by over 100 persons. Nancy Lewis Associates conducted a brief presentation, after which participants were asked to cast ballots, voting for up to two items to reflect their perception of the priorities of needs, barriers, and strategies. In addition, a mapping exercise was conducted, which asked participants to help identify general locations for future housing development by placing dots on a map of the County. A total of 113 ballots were cast at the town hall.

The results of survey and town hall are described below.

QUESTION 1: HOW WOULD YOU RANK THE BARRIERS TO MEETING THE COUNTY'S HOUSING NEEDS?

Figure 4-1 below shows how survey respondents perceived barriers to meeting the area's housing needs. The scores ranged from 163-586, with most responses clustered in a range from 479 to 586. Respondents perceived infrastructure as the greatest barrier to meeting the County's housing needs followed by 2) a lack of county resources and 3) access to financing for new construction or rehabilitation. Respondents gave almost equal weight to all barriers. Respondents also identified barriers that were not listed on the survey, including low incomes relative to rents as well as housing regulations, and lack of housing.

TABLE 4-1
SURVEY REPOSE: RANKING OF BARRIERS TO ADDRESSING HOUSING NEEDS

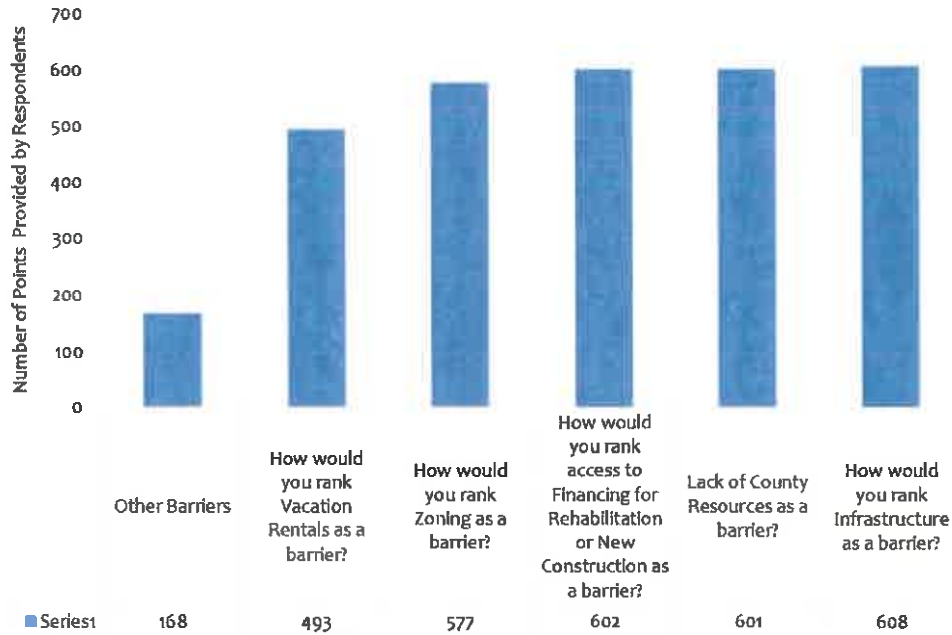
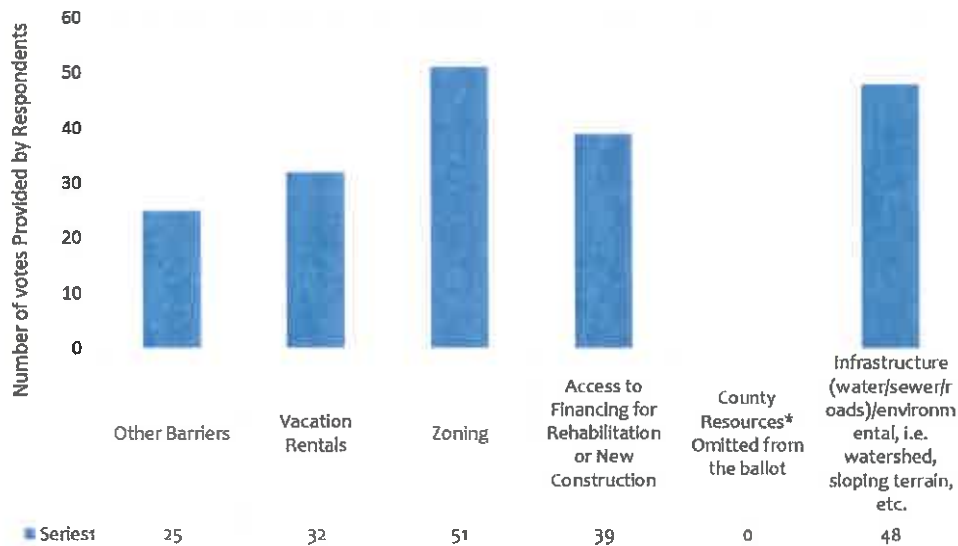


Figure 4-2 shows the number of town hall votes on the same question about barriers. Respondents found zoning and infrastructure to be the two highest barriers to meeting the County’s housing needs. In comparison to the prioritization survey, infrastructure and zoning were ranked highest during the town hall.

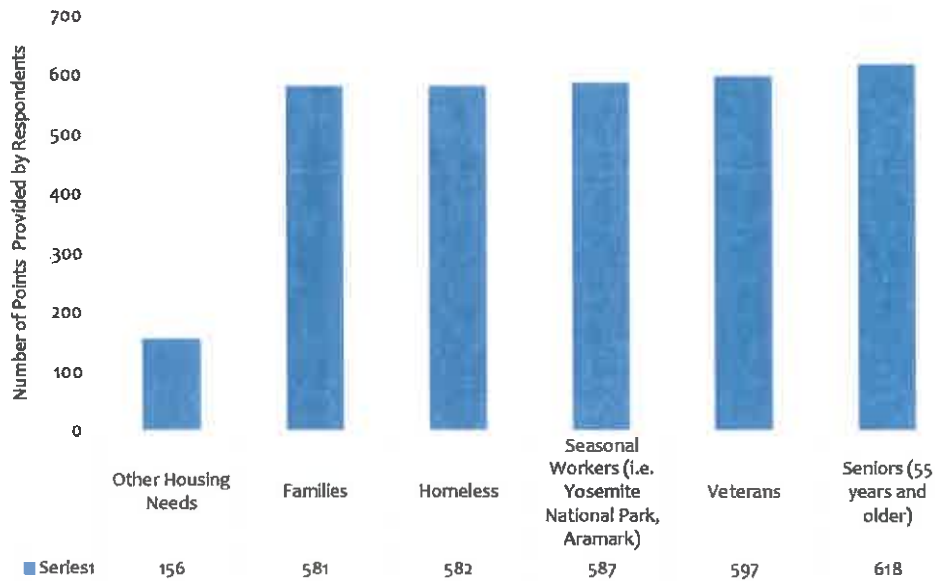
TABLE 4-2
TOWN HALL REPOSE: VOTING OF BARRIERS TO ADDRESSING HOUSING NEEDS



QUESTION 2: HOW WOULD YOU RANK WHO HAS THE GREATEST NEED FOR HOUSING IN MARIPOSA?

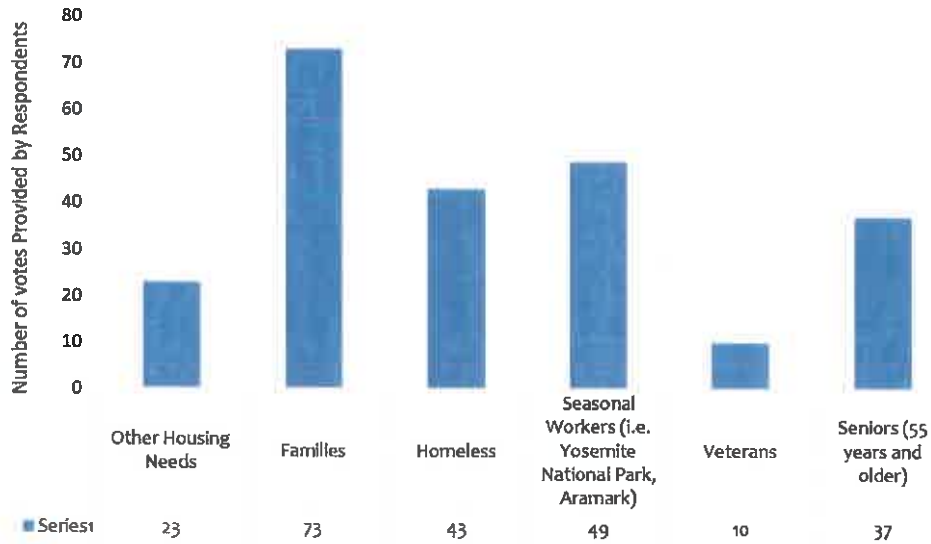
The second question asked respondents to rank populations by housing needs. Figure 4-3 reflects the respondents' perception that all the groups listed had high housing needs: seniors, veterans, seasonal employees, persons experiencing homelessness, and families. The responses were clustered between 554 and 589. Again, respondents applied nearly equal weight among the housing need of different segments of the population. The other housing needs categories included, in order of priority, single adults, working people, and families.

**TABLE 4-3
SURVEY RESPONSE: PRIORITIZING HOUSING NEED**



Town hall participants, on the other hand, ranked families and seasonal workers with the greatest housing needs, as seen in Figure 4-4.

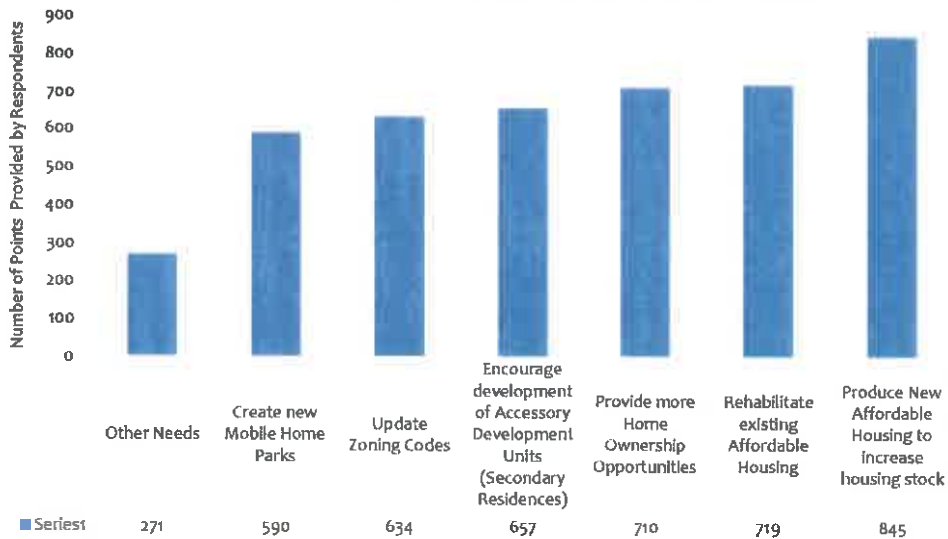
**TABLE 4-4
TOWN HALL REPOSE: VOTING HOUSING NEED**



QUESTION 3: HOW WOULD YOU RANK THE ABILITY OF THESE POTENTIAL HOUSING STRATEGIES TO ADDRESS THE MOST PRESSING HOUSING NEEDS?

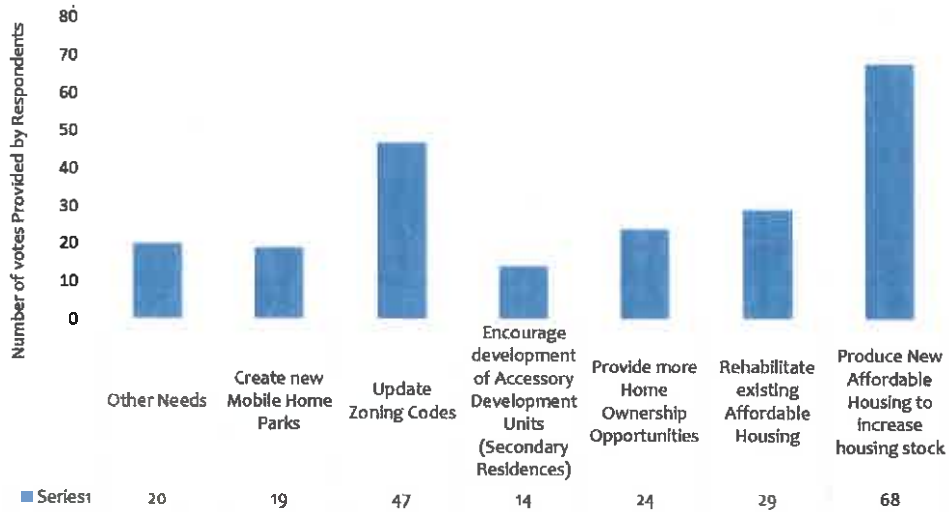
Figure 4-5 and 4-6 reflect how respondents perceived the efficacy of housing strategies potential to address housing needs. As shown in Figure 4-5, respondents gave highest priority (873) to developing new housing. The balance of the strategy options ranked fairly evenly ranging from (568 to 697) with rehabilitation and homeownership strategies almost equal to Accessory Development Units, zoning code reform, and mobile homes.

**TABLE 4-5
SURVEY REPOSE: PRIORTIZING HOUSING STRATEGIES**



Similarly, many town hall attendees voted for producing new affordable housing to increase housing stock. However the town hall respondents ranked updating zoning codes second highest compared with the survey recipients who ranked rehabilitation of existing affordable housing second highest.

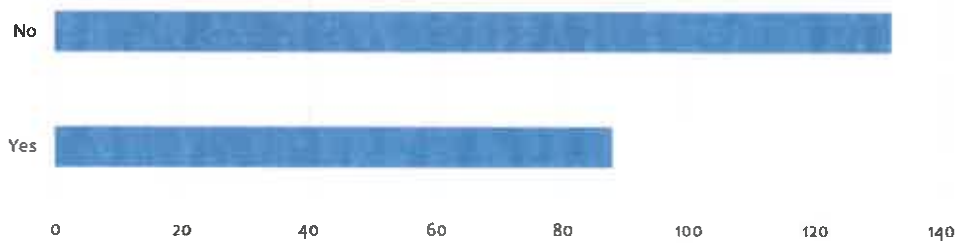
**TABLE 4-6
TOWN HALL REPOSE: PRIORTIZING HOUSING STRATEGIES**



QUESTION 4: ARE YOU PAYING MORE THAN 35% OF YOUR INCOME ON RENT OR MORTGAGE

The fourth survey question was included to identify to what extent respondents are housing cost burdened, but was omitted during the town hall meeting. Out of more than 200 respondents, slightly more than half (55%) pay less than 35% of their incomes on housing. The balance of 45% of respondents are rent burdened, which is fairly consistent with American Community Survey (ACS) data showing that approximately 39% of County households are paying more than 30% of their incomes for rent.

**TABLE 4-7
SURVEY REPOSE: PAYING MORE THAN 35% OF INCOE ON HOUSING COST
(220 RESPONDED)**



QUESTION 5: MY COMMUNITIES WOULD WELCOME NEW HOUSING DEVELOPMENT, IF ...

The survey and town hall ballot included one fill-in-the-blank question: “My community would support new housing development if ____.” This query was designed to identify the conditions under which respondents thought new development would be accepted in their communities. A little more than half of respondents stated that their community would welcome housing that responds to community needs. The balance of responses was almost evenly distributed among the following: retaining rural character, environmental sustainability, located near amenities and transportation, and streamlining approval processes.

TABLE 4-8
SURVEY RESPONSE: CONDITIONS FOR ACCEPTING NEW HOUSING DEVELOPMENT

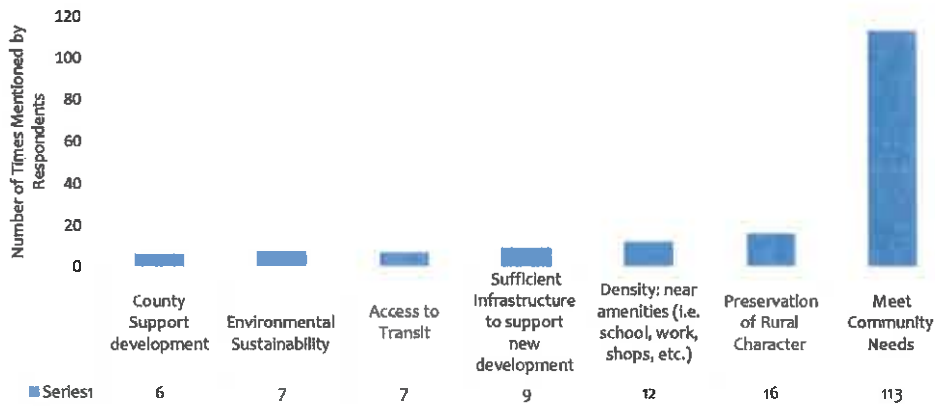
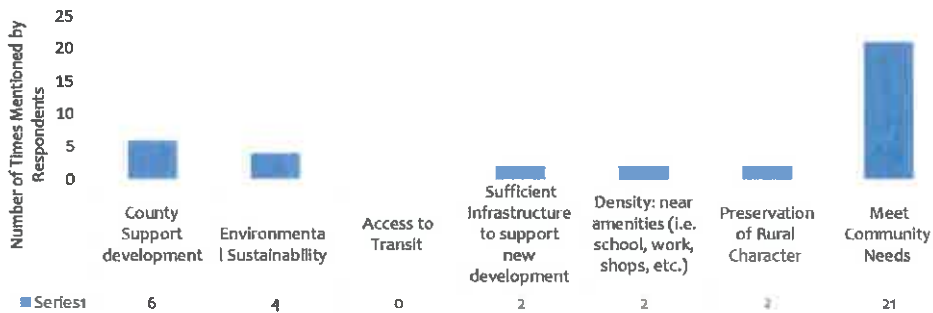


TABLE 4-9
TOWN HALL RESPONSE: CONDITIONS FOR ACCEPTING NEW HOUSING DEVELOPMENT



MAPPING EXERCISE: IDENTIFY FUTURE HOUSING DEVELOPMENT IN MARIPOSA COUNTY

A dot map exercise invited town hall attendees to indicate where they live, where they wished to live, and where new housing development should be located within the County's boundaries. The completed dot map showing where new development should be located shows a string of dots located along Highway 49 North and a cluster of dots in the Town of Mariposa. A few scattered dots were located in El Portal, Coulterville, Catheys Valley, and Bootjack. This exercise reflects the attendees' preference for locating new development in the Mariposa Town Planning Area and along Highway 49.

SUMMARY

This outreach process demonstrates that Mariposa residents perceive multiple barriers to housing development, give equal weight to the housing needs among different demographic groups, and see new housing production as the highest priority for the County's housing strategy. Furthermore, respondents communicated that their community wants housing that serves the needs of local residents. Many respondents support new housing development, if it meets community needs, such as short-term rental concerns, environmental impact, and increasing affordable housing options. These survey results infer that the County's housing strategy should address the needs of a broad range of households: seniors, families, veterans, etc. and that new housing development should be given the highest priority. For additional reference, the appendix to this report includes written comments and questions submitted by survey participants and attendees of the town hall.

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Appendix

Housing Package Approved in September 2017.

SB2 is expected to generate roughly \$200 million annually, from a \$75 recording fee on most real estate transactions. For the first year, funding would be split between local jurisdictions and HCD. Local jurisdictions will be eligible to for funding to update planning documents and zoning ordinances to streamline housing production. Funding for HCD would be used to provide rapid rehousing, rental assistance, navigation centers, as well as development of permanent housing and transitional rental housing. In subsequent years, funding would be used for production, where 10% of the 70% of the total funding is prioritized to non-entitlement jurisdictions, such as Mariposa County.

SB3, the \$4 billion Veterans and Affordable Housing Bond Act of 2018, places a ballot measure on the November 2018 ballot, which, if approved, will finance several existing housing programs administered by HCD, such as the Housing Rehabilitation Loan Fund, Transportation Oriented Development (TOD) Implementation Fund, Regional Planning, Housing, and Infill Incentive Account, and the Self-Help Housing Fund, and will provide \$1 billion for purchase of homes by veterans.

AB74 establishes the Housing for Healthy California Program in 2019 to create supportive housing opportunities for extremely low and very low income chronically homeless households and is designed to improve health outcomes while decreasing Medicaid costs.

AB 1397 revises housing element law to require jurisdictions to include sites in their development inventory, and designate them as appropriate for lower-income or moderate income housing. These sites must have sufficient water, sewer and dry utilities supply to support housing development. Also, under developed and undeveloped sites included in the inventory cannot be deemed appropriate to accommodate lower-income households unless the site is zoned to accommodate lower-income households and is subject to required rezoning where at least 20% of the units are affordable to lower-income households.

B166 prohibits a city, or county from reducing an inventory of land suitable for residential development.

AB1505 allows inclusionary zoning where a certain percentage of units are restricted for households below certain income levels in localities that have adopted ordinances.

AB1521 strengthens notification requirements for properties with deed restrictions to three years before the scheduled affordability restriction expiration date.

AB 678/SB 167 and AB 1515. Housing Accountability Act Changes. These bills affect every housing development application reviewed by local government. Currently, any project conforming with all 'objective' general plan and zoning standards may not be denied, or reduced in density, unless specific findings can be made. AB 678 and SB 167 (identical bills) require that local government

provide developers with a list of any inconsistencies between a proposed project and all local plans, zoning, and standards within 30 to 60 days after the housing application is complete, or the project will be 'deemed consistent' with all local policies. AB 1515 gives much less deference to local government's findings of consistency with local plans, allowing courts to give just as much weight to an applicant's evidence of consistency.

SB 166. The existing "no net loss" provision in state law does not allow cities and counties to downzone sites or approve projects at less density than shown in their housing elements, unless enough sites remain to meet the regional housing need assigned to the city. SB 166 requires that similar findings be made if sites are not developed for the income category shown in the housing element and extends the mandate to charter cities.

AB 1505 provides specific authorization for affordable housing in rental projects, so long as an alternate means of compliance, such as in-lieu fees, is also provided. If local ordinances are adopted after September 15, 2017 and require more than 15 percent low-income housing, HCD under certain circumstances may review the ordinance and an economic feasibility study supporting the requirement.

AB 73 permits local jurisdictions, with HCD's approval, to create housing sustainability districts meeting designated conditions, including a specified amount of low- and moderate-income housing and zoning to permit residences through a ministerial permit. The city or county must include an EIR for the proposed district development as part of the application to HCD, which will serve as the EIR for all housing projects developed in the district for the next 10 years. Grounds to deny a housing project are very specific and limited. Similar to SB 35, the bill requires payment of prevailing wages and use of a "skilled and trained workforce" for projects with more than 10 units. Local agencies adopting these districts are eligible for "zoning incentive payments" administered by HCD.

SB 540 authorizes cities and counties to establish Workforce Housing Opportunity Zones by preparing an EIR and adopting a specific plan creating the zone, which must require a specific amount of low- and moderate-income housing. After the specific plan is adopted, a housing development that satisfies certain criteria must be approved, unless the local government makes specified and limited findings regarding the site. The local government must approve a housing development that is consistent with the plan and meets certain criteria within 60 days after the application is deemed complete. The bill requires the payment of prevailing wages and related requirements under the Labor Code. No additional environmental review is required for housing within the zone if specified criteria are met and the EIR is updated every five years. HCD may provide grants or no-interest loans to cities and counties to develop the specific plan and related EIR.

SB 35 requires cities and counties to provide additional information in their annual reports regarding housing element compliance, including the number of entitlements, permits, and certificates of occupancy that are issued for housing projects. AB 879 includes additional technical requirements for the annual reports and directs HCD to evaluate the reasonableness of local government fees charged under the Mitigation Fee Act by June 30, 2019.

AB 1397 creates numerous additional technical requirements for housing elements prepared by cities and counties, with a primary focus on enhanced analysis of sites identified for affordable housing development, especially sites that would be redeveloped for housing. Current law requires jurisdictions to approve multi-family housing projects ‘by right’ on sites rezoned to achieve housing element compliance; AB 1397 requires that projects restrict at least 20 percent of the units to lower income households to qualify for by-right approval. AB 879 requires substantial additional analysis of local constraints on housing development. AB 72 authorizes HCD to review city and county actions for compliance with a certified housing element and issue a notice of noncompliance. If a jurisdiction fails to take corrective action, HCD may revoke its finding that the housing element complies with state law and notify the Attorney General that the jurisdiction is in violation of state law.¹

¹ Goldfarb Lipman, LLP



**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 ...

Email completed survey to: bfoucht@mariposacounty.org;
Contact: Brian Foucht, Deputy Director Mariposa Planning Dept;742-1216

Mariposa County Housing Programs Survey Question 5 Responses

My communities would welcome new housing development, if
it did not change the feeling of a rural community, increase my taxes or create traffic congestion
I would like to see some communities with amenities for those people who no longer want to have a large amount of property. Some single family homes and maybe some townhouses and/or nice condos.
The general plan was revised and conditional use permits were suspended under certain circumstances. Downtown housing development plan
Planning Department and Board of Supervisors hadn't already allowed conversion of SINGLE Family RESIDENTIAL properties into RESOR COMMERCIAL properties for the Silvertip Resort Village, the Tenaya Cabin project, and the Tenaya Lodge expansion for the SPA. Fish Camp will be impacted by the increased human impact of the resort commercial properties already approved by Planning & B.O.S.
It was affordable
it met the needs of Mariposa County residents and focused less on vacation rentals
We would focus on rental housing first
It is built to meet the needs of the local residents. We need rental units of 1-3 bedrooms to accommodate both families and single people. Ideally the units are near public transit or within walking distance of grocery and other resources. What we don't need to do is develop single family homes on multiple acres. Those who want those homes can afford to build them for themselves
There was a way to prevent crime related to renters and mitigate or prevent culture change to the anticipated migration of citizens towards this new form of assisted housing -- section 8 in particular well developed with adequate infrastructure and blends into the surroundings, and if it's rent controlled and/or restricted to Yosemite National Park employees
The housing stock met the diverse needs of the community (e.g. subsidized condos to market rate single-family) and there were incentives and disincentives in place to discourage further proliferation of short-term rentals. In addition to this, rezoning certain areas could shift the paradigm: consider the opportunity for rezoning land along the 140 corridor in Midpines to accommodate higher density. This could be the perfect location for construction of multi-unit housing to satisfy the needs for housing NPS and park concessioner staff.
The community needs to understand how bad the current housing situation is. Many who currently have affordable housing don't seem to recognize the issue. Please stress the housing crisis to the community. Developing affordable housing is key, particularly affordable apartments and/or homes. I would encourage ensuring that plenty of housing is made available so that this crisis doesn't happen again in a few years. Housing ownership education would be extremely helpful. The availability of information on home ownership would help create opportunities and encourage more opportunities.
It was affordable and it grew our community
New housing should respect the rustic and natural qualities of Mariposa County. Focus on areas where severe landform grading is not required. Preserve oak trees. Concentrate on areas that are most easily and readily developed.
I took aesthetics of the landscape into consideration, it included enough parking, and it was within a reasonable commute
The infrastructure was there to support it; e.g. water availability, waste water treatment plant can handle additional use, road access, etc.
There were better paying jobs in the area that provided people with the means to afford housing

It were affordable to those needing housing
It was geared towards those gainfully employed, who provide a value to the community to which they belong, and towards seniors who contributed during their working years; if created attractive single family or small multi-family homes, to attract those who will add value and character to our community; if specifically e1cluded high density low-income housing, and the "welfare as a lifestyle" element that this kind of housing encourages and enables and the associated drain on our community' financial resources, social systems, and law enforcement agencies
It did not adversely impact farming/ranching lands and the environment. It were centrally located close to amenities.
Ag land was not a "sacred cow" and cold be reduced in acreage
Ag land zoning would open up for housing
County would allow more alternative building methods - strawbale, air-crete, paper-crete etc. Relax some of the building codes that were designed to economically promote the building material building. Allow tiny-homes
Multi unit structures need to be close to easy transportation, low profile. The Park needs to build their own housing on Park property and at lease contribute to the solution instead of making it all the counties problem.
It provided emergency housing for individuals in need. Also, due to the abundance of vacation rentals, it really limits people/families a place to move to when they need to leave their current residence, an example being, rent being raised and is no longer affordable
Ownership required tenancy for 5-10 years before rental income could be made
We need to be good stewards of our natural resources. California is experiencing droughts more often and for longer periods of time. We need to ensure our water sheds and other resources are able to sustain additional housing. It seems as though there is a disproportionate amount of vacation homes in our area. I would be curious how many of these homes are purchased by non-residents? In an ideal world, residents of Mariposa or persons seeking to live and work in our community would have access to purchasing homes as they come on the market before out of town wealthy people come and outbid locals. I would rather help families, seniors and veterans get into homes with assistance in down payments, lower interest rates or long term financing. I am not in favor of allowing subdivision of properties to less than five acres. People choose to live a certain life style here that includes open space and nature. If we wanted to live in housing communities we could go to a city.
It follows green criteria for livable, affordable, sustainable environmental housing
That infrastructure and support resources were in place for the new inhabitants. If it wasn't located in an area where it would directly impact water, infrastructure, schools, traffic, etc. and there were jobs to support the increased population. At this point, they aren't... and there aren't jobs to support them either!
Allow zoning changes for more low income housing and more businesses for job growth. More City amenities for families.
it met the needs of the existing community and did not degrade it's character.
it was attractive and planned.
Does A stand for Yes? I have used A as yes
it existed.

<p>The park doesn't have enough housing so their staff decreases the available housing in Mariposa, driving up the market so people are paying exorbitant amounts to rent in crummy places - decent homes are converting to BNBS further decreasing what housing's available.</p>
<p>fees for new construction were reduced and if zoning laws close to town were more reasonable.</p>
<p>it were in the form of housing development opportunities. Mariposa has so many houses for sale that are made of poor quality materials (e.g. modular or mobile homes). These houses are overpriced for the average salary, lose value and deteriorate. If the housing market were less expensive, there were more lots of land with resources like good water, and people didn't have to tear down sub par housing to build new more livable units, deciding to build or live in Mariposa would be easier.</p>
<p>It was appropriate for the commuting NPS employees.</p>
<p>it is affordable and "green" built.</p>
<p>It reduced restrictions and had an overall economic gain as well as clearly defined restrictions that are not based upon any decision makers opinion at the time. It increased housing availability which will increase the economic vitality of the county.</p>
<p>...it first addressed the unchecked proliferation of vacation rentals, which are taking away existing housing purchase and rental options and sometimes/often profiting owners that live remotely and do not contribute to the community e1cept through transient occupancy taxes.</p>
<p>the infrastructure was build to support residential family housing.</p>
<p>it was assured that it wouldn't be converted to vacation rentals</p>
<p>more 1 acre parcels or smaller, small affordable housing is needed. Duplexes and Condos! Community housing.</p>
<p>I believe buyers should be given the opportunity to purchase a house before the owner can offer yet another house for AirBnB. However, I don't believe the housing will change in Mariposa as the town/county does not respect outsiders coming to live in their community for work.</p>
<p>The new housing was acceptably zoned and planned to fit in with the community culture. In particular, there is a need for high density, lower cost units that can be rented by young professionals. In the park service, it is not just a need for seasonal housing that is most pressing, but also a need for year-round employees with good paying jobs that may not have families or need single-family homes. Several employees choose to work for the park and live away from their families These folks need relatively inexpensive accommodations, like apartments or zero lot lines that can be obtained at lower cost than larger, single family units.</p>
<p>all the elements required were easily facilitated (insurance, water, sewer, electricity, and a county permitting office that didn't make new construction next to impossible)</p>
<p>someone would build some.</p>
<p>it benefits the local population. Too much is now being used for investment opportunities.</p>
<p>the BOS would let them.</p>
<p>I have thought of multiple housing development and have a property that would work, but the economic factors such as school fees, development fees and infrastructure needs make it unfeasible. A partnership with the county would have potential to help developers with the housing market needs in the county.</p>
<p>It keeps the rural country character that already exists here</p>

1 - health and human services are considered in the location and density of the new housing 2 - historic character of the town is considered in the new or expanded housing 3 - fire protection and fire insurance is a central consideration 4 - mass transit is a central consideration
There was improved fire protection; small community water and waste water treatment; and county maintained roads.
It was dense, well designed, creative and aimed at supporting Yosemite NP work force.
the Board of Supervisors maintained a minimum percentage of housing stock designated as affordable/low-income housing that could not be converted into vacation rentals.
Get rid of the "if" in that sentence.
the housing was maintained as to not affect property values.
The general plan was updated to be more consumer/ zoning/ developer/ employer friendly. Remove cumbersome conditional use requirements. Incentives for developers wanting to invest in Mariposa.
The houses had minimum of half acre plots, bigger plots would be better.
I'm not sure why the town is so resistant to new housing opportunity's
It was affordable and benefited the permanent community and not just tourists.
We don't need new development. We need a limit on VRBOs. This doesn't have to be a development issues.
there will be a significant amount available to tackle the housing crisis.
there were properties that could be slated for working families to build on. Affordable housing needs to be made available to families that have jobs and can afford to make payments.
it was kept clean with respectable decent people.
It was affordable to the 20 something college student
We stop seeing this as a retirement and tourist only community. Because it isn't.
Subsidies help reduce costs.
it was a stick built home
Rent is so high locals cannot find home to rent for their families! Everything is a vacation rental asking for big city bucks
it was affordable, livable, and available. We need all the housing we can get - this is crushing our community.
we need more housing whether they are apartments or houses this community needs more housing
If it was affordable to the average working person. It's pretty bad when you work full time making \$12 an hour and, if you can find a house to rent, you can't afford to rent that house and still be able to afford to eat and pay for utilities
Since there is no place for additional comments
it doesn't change the feel of the town
It was more affordable/ accessible
they were managed with onsite managers to avoid the destruction of property and neglect that some tenants cause that can also bring down property values.
Some developer would come up with affordable housing. Not subsidized just affordable housing!
It matched economic interests for the community as a whole and supported residents over the excessive tourism drive. Tourists are great, and do drive our livelihood, but it is off-kilter.

primary tenant ownership was the intended delivery model. New Envision housing in Silver Leaf in Merced had CC&Rs requiring buyer to reside in home for 5 years.
if landowners knew the issue and were willing and able to support the building of affordable homes/housing areas for those in need. Maybe this is a zoning issue? Money should be used for prevention instead of trying to keep the homeless afloat... its more expensive!
There were incentives to increase supply
It provides affordable housing based on local income
they were intended for working class people
it provided stable housing for all in need.
Fit into the environment/community in a complimentary way.
Allow for 3 structures on 5 or more acres. Transients bring in \$\$ yet the county is doing everything to hinder those funds. Firing the building director would be a good start to growth!
It was architecturally beautiful and fit in with the mountain look. We need houses and apartments asap
It was for the homeless
more mobile homes or apartment complexes are built with affordable pricing for all
they were informed of the value of housing as it relates to economic growth for the County.
They were really interested and serious about the problems of affordable housing!
The land wasn't so costly
It was affordable.
we understood the relationship between worker and local housing in tourism economies.
the park service would build it.
it was designed to be appropriate for an historic and rustic area and attracted educated, middle class taxpayers to the county.
it was kept for Residents who can prove they've been in Mariposa for 2 years or more
it were sustainable, attractive, environmentally friendly, did not ruin habitat or the ecosystem, and was affordable
It creates affordable housing for community members.
the planning department would not be such a hindrance and make it so difficult to develop new housing tracts and apartment complexes.
it is constructed near schools and business to create easy access to services, and is walkable, and includes parks and other recreation spaces.
it was made accessible to all the community and did not cater to those coming from out of the county who have more resources and wealth.
They had more programs for the working community that wants to live where they work. Help them with a down payment or finding a lender to be able to buy a home, then we would have a lot more rentals out in the community. Also help working class to get in a rental not the ones that think they are entitled and destroy everything once they get in for free and live there until the county (tax payers) stop paying. Then they walk away with no recourse.
we actually wanted it enough to make it happen. I don't see county government ever being proactive about this because there is such a deep sense that "the market will take care of everything." The market does take care of everything except poor people.
it was affordable for our community residents

long-held beliefs about development in Mariposa shifted.
there were focus made on affordable and long-term housing (small subdivisions, mobile parks for people under age 55+, etc.).
increased brushing and fire clearance around new structures, may actually reduce fire hazards. Tasteful and thoughtful development could potentially raise property value that is sustainable, not inflated.
It did not displace people already living that that area, if it allowed more people a shorter commute to work, if it was constructed with the ecosystem in mind, if it did not disrupt their viewshed.
it was for employees only
It allows easier access for those working in Yosemite while not destroying the integrity of our current community.
My community were willing to work for what they are paid
it is sustainable and does not encourage displacement of other housing stock for tourism.
...got the foothill folks out of the foothills. Like it or not this community is designed to benefit the rich and owners of large land parcels. The preference of the county to develop mobile home parks and prefabricated modular housing perpetuates the poverty cycle in this county and the concentration of wealth to the rich few families that own the majority of land in this county. Mariposa is the gateway to Yosemite and its a terrible little town that lets millions of dollars sift through their hands. Any activity or changes to housing would only benefit this county and nothing is done. This county and town needs to retain middle income families that enrich communities by regulating the STR industry that will preserve the opportunity to purchase housing in the 100 to 200K range. Mariposa could be a boom outdoor recreation community, but its not...
there were more rentals / homes for rent and / or own.
county would support less ag land
it were affordable
they reduced or eliminated off site infrastructure costs
it doesn't price out" the people who already live here. We have less need for large
they weren't going to be immediately converted into vacation rental housing.
it was affordable. Single head of household's who have a minimum wage job are not able to afford reasonable housing. It won't matter if there are 300 new units available if a person cannot afford the rent.
It were thoughtfully and well-planned with regard to infrastructure, bike/pedestrian paths, traffic, noise, aesthetics, cost, etc.
We don't turn our rural community into urban sprawl. Keep or set rules for distance between houses greater than cities.
architecturally sound, looked nice and blended in with the natural environment, promoted good neighbors, enhanced the ability for our seasonal workers to find reasonable housing, enhanced the ability for our hardworking service employees to afford reasonable housing, and would be great if new housing expectations were to create self sustained off the grid" structures where solar power was primary for electricity

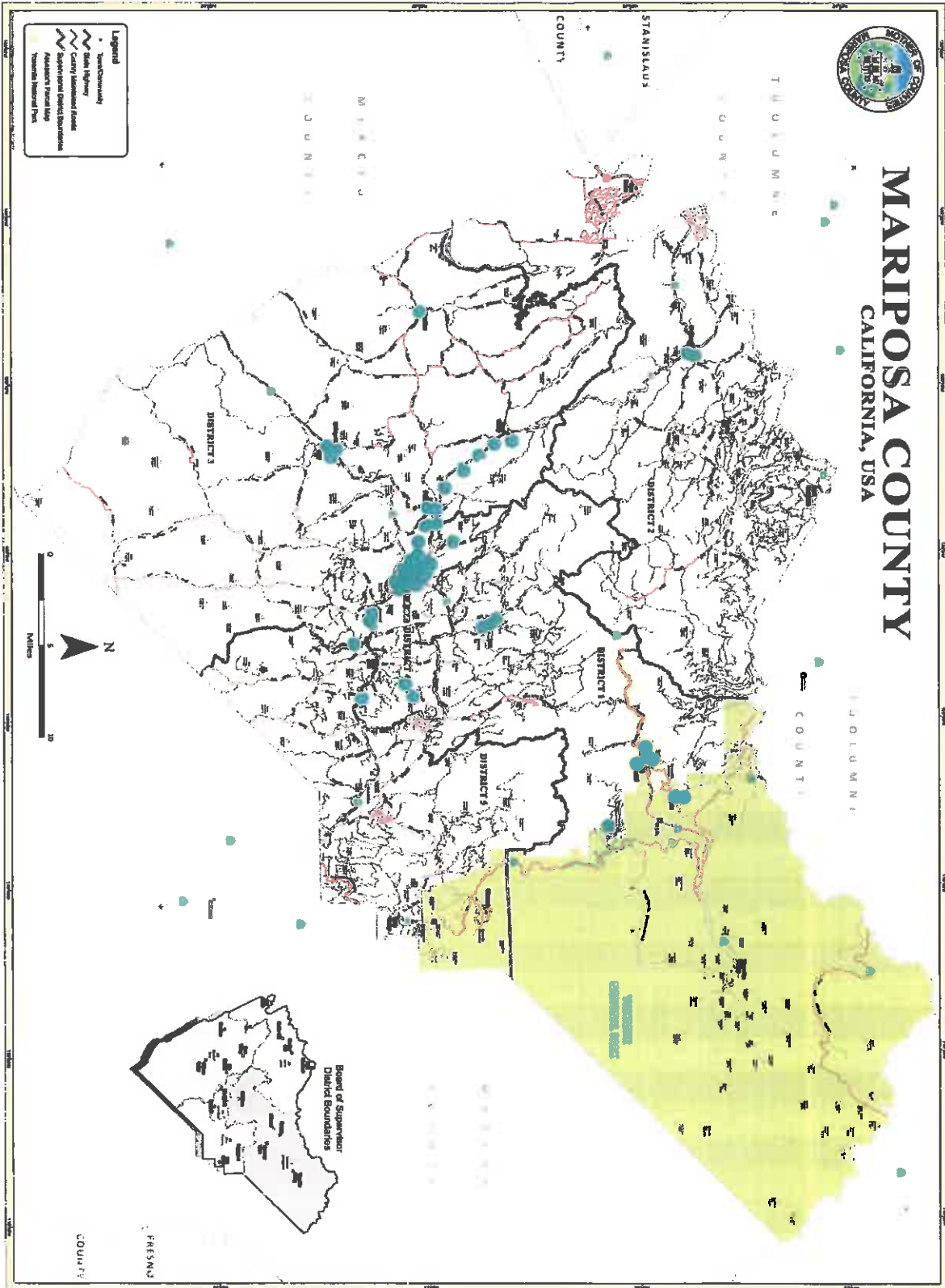
it were affordable and thoughtfully constructed. The community would also welcome reclaiming residences from commercial use (Jones/Bullion Street areas, specifically) and undoing or changing some of the commercial use designations to residential or dual use.
it was sustainable, environmentally friendly construction with smart design.
All areas were studied for potential sites & discussed among many diverse groups of community members.
Availability accommodating the demands and needs of low income situations getting case (loads) on track to better situate the greed good. i.e.: Funding for housing + beneficiary programs while strengthening labor forces
There were more housing opportunities
our housing people are having to work with their hands tied we must provide housing that affordable to our young families not just rich
It was low income and in areas close to town but not in ready made home areas, so no complaints
Zoning allowed a reduction in the amount of Ag land. 17.40.0v0 (B) Advisory committee
it understood the need and had the capacity to respond to our unique community needs.
Employees made more money, and had their own units. Dorms would be great, but employees should have their own room. Adults should not have to share rooms.
They would be filled with families that would keep them up and not let them become eyesores. Families that would occupy these home would need to move here though. More decent paying jobs are needed. Also... THERE IS NOTHING FOR THE KIDS TO DO, EXCEPT HANGOUT at ETHOS & SMOKE. =(
Reduce property tax + surcharges
It involved for mix use areas for business + housing
Setting up a non-profit housing organization to provide housing to locals would help. The private sector is just going to prefer vacation rentals over residential housing, so a non-profit or county program would help.

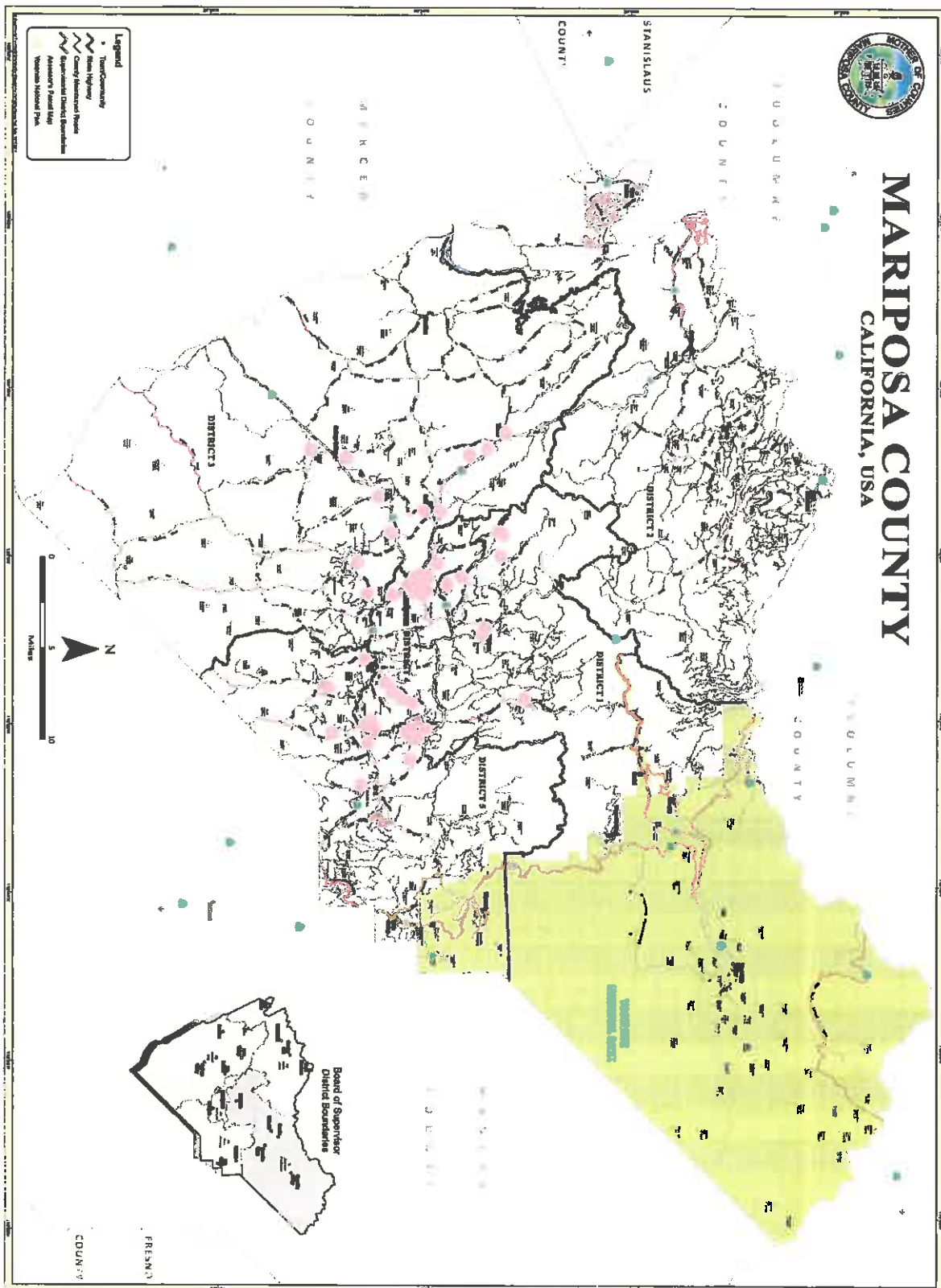
Mariposa County Housing Programs Survey Question 5 Responses - Town Hall

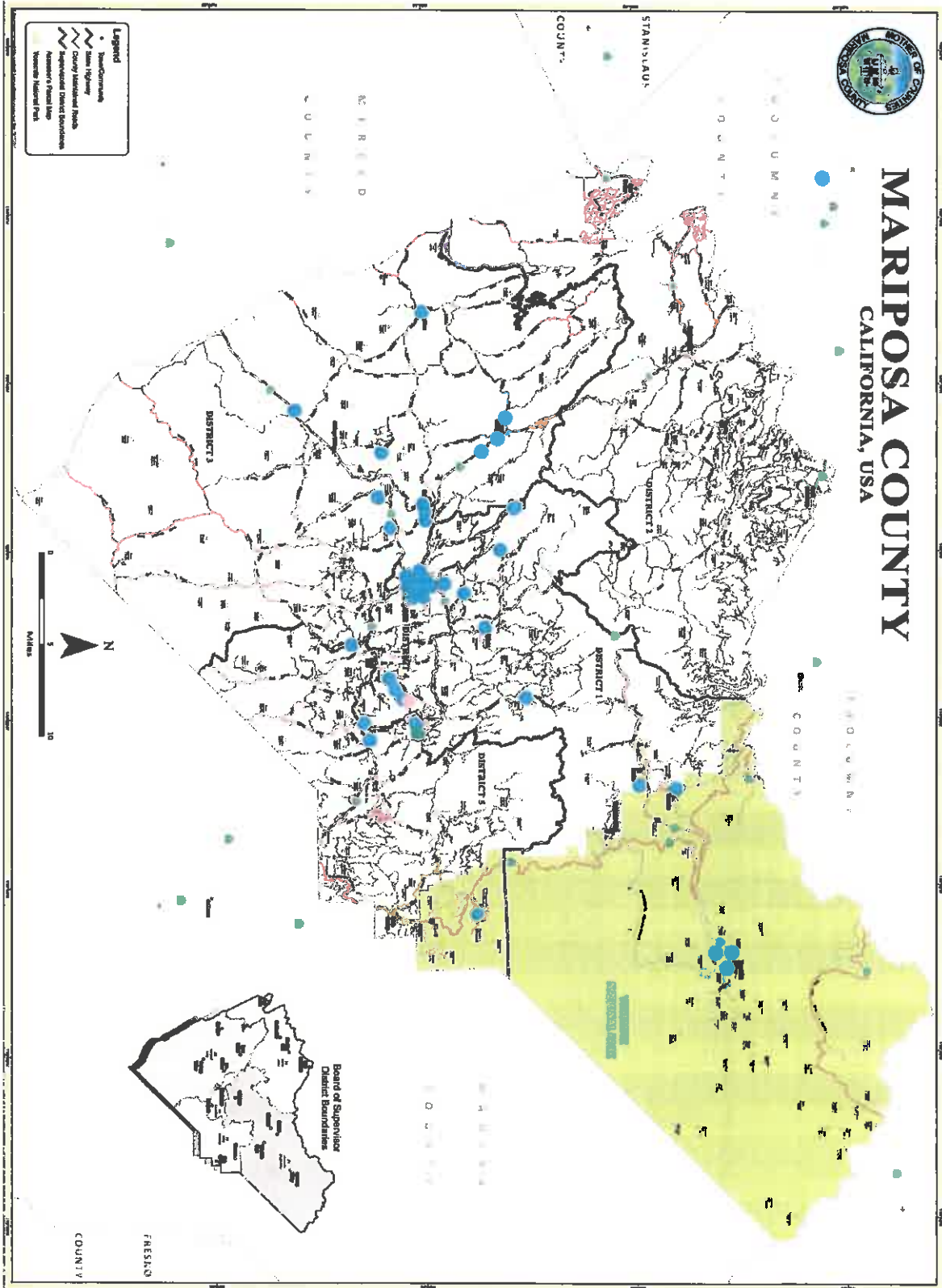
it was built
it was not in their backyard. Good quality, estately appealing, doesn't attract riff raff
Environmental protection was guaranteed. There were tax incentives for developers. Incentives for owners to convert from vacation rentals to county renters to county resident renters. There is more section 8 housing
It can be regulated to some degree. Enjoy to and cheaper fees for splitting property. Cal train makes it very difficult to deal with low budget housing or the homeless
It were environmentally beneficial and low cost
The County would relax zoning does and planning regulations that is not impact the environment
Would welcome any all new housing
I would welcome it no matter what
Water and Sewer were available
Someone could afford to buy the houses? It seems here are enough empty houses around no one should have to be homeless especially the elder and disabled. Ironically it appears people evacuate there houses in time of disaster, why have one in the first place?
Attention is paid to density in multifamily - that is clusters should be surrounded by accessed open land.
There was more affordable housing ownership
it was affordable
People were more open to helping others over putting cash in their own pockets
Everyone realized there are so many more homeless than we think. I have been living in a tent, but I have a job and should have enough money to rent a place. I am part of our county's invisible homeless, the couch hoppers who are actually hard workers. Please give us a chance.
County supervisors were not large land holders
Much of the problem is a lack of "quality" renters; Allow tiny homes; Vacation rentals will organically regulate themselves. Do we actually want to grow houses??
Focus on avoiding disruption to current homes by a) improving current sub-standard housing b) maintain a reasonable limit to crowding by using areas with enough space to avoid claustrophobia) perhaps building first current open areas, perhaps going up to 2nd floor [and/or] basements when not interfering with current homes rights to views and open spaces, parking access
Tasteful, quality but affordable
1. Tiny housing becomes a priority. 2. Empty houses revamped owners contacted do you want to sell? Give incentives to these owners.. 3. All vacation homes are a problem but we are not building more houses.
Zoning allowed more zoning for multi-family dwellings. And if permit costs made building more affordable (Free)
Consideration is given to the needs of a wide range of occupants - single people, families, retirees, who represent a wide range of economic groups and amenities. It is important that Mariposa County and National Park Service housing plans to be integrated to avoided a sense of cognitive dissonance.
Sufficient support infrastructure and affordability accompanied it. Also to ensure that fire insurance is affordable. (Brush Layer map)
There was more cooperation from everyone working together
more land and smaller lots were made available to developers to build homes. Not to impose fees on transient occupancy owners?

Mariposa invested time, money and land to build affordable studio, 1-bedroom, and 2-bedroom condos and apartment units
Low cost tiny homes. Change in zoning to accommodate alternative buildings as long as they are compliant
I like the idea of tiny home villages, that retain the historical quant quality of Mariposa, and are energy efficient. I agree that vacation rentals should pay into TOT tax that should help directly offset the housing crisis. I am interested in new homeowner incentives.
There was more staff to deal with processes and if the processes weren't so cumbersome and expensive. I propose that .5% to 1.5% add'l tax (surcharge?) be added to the T.O.T for all beds in the county to go to a fund to help with fees, infrastructure, etc. and call it "for community housing."

Town Hall Map Activity







IMPLEMENTATION STRATEGY OUTLINE

1/3/17

1. Introduction-summary of process and recommendations
2. Desired outcomes first 2-3 years
 - a. Refine Housing Strategy and Quantify Objectives
 - b. Identify and sequence tasks and planning activities necessary to position County for competitive funding for housing programs
 - i. Housing Element update
 - ii. Zoning Code updates
 - c. Identify and sequence activities necessary to position County for competitive funding for housing production
 - i. Article 34 Referendum
 - ii. Infrastructure analysis
 - iii. Site identification
 - iv. Identification of appropriate partners for distinct housing types.
 - v. Analysis of funding sources and timeframes.
 - d. Produce new housing
 - i. ADU
 - ii. Multifamily
 - iii. For – Sale
 - e. Timeline summarizing tasks
 - i. Short-Term 1-12 months
 - ii. Medium Term 12-24 months
 - iii. Long Term 24 months +
3. Define role/responsibilities of department/housing division
4. Administrative Considerations
 - a. Staffing vs. consultant or contract employee
 - b. Location of housing functions in County's existing infrastructure
 - c. Potential for coordination with other jurisdictions (longer term considerations)
5. Budget – provide ranges based on 1 or more staff vs. consultant
 - a. Discussion of sources of funds
6. Conclusions / Next Steps