

## Healthy Mendocino Inland Housing Action Team Minutes May 16th, 2019



**In Attendance:** Katie Gibbs, Julie Fetherston, Alan Nicholson, Stephanie Lane, Angela Wartell, Mireya Turner, Patty Bruder and Denise Gorny

*Note: hyperlinks provide links to websites with additional information on highlighted topic.*

### **Update: City of Ukiah Housing Element Planning Process – Mireya Turner**

Community input (via email and two community input meetings) is being integrated into the plan and it will be submitted next week to the [HCD \(California State Department of Housing and Community Development\)](#). Once they return the document with their suggestions and edits, the City will revise the document and then take it to a public hearing of the Planning Department for approval and then on to the City Council for final adoption.

There was some discussion about the challenges of getting community input in an effective way and the inevitability that some community members will be upset that they didn't get adequate input.

### **Discussion: Community Input and Community Education**

This led to a discussion about the HAT teams original goal 4: write at least three letters to the local newspapers once a year promoting viable housing projects through July of 2020. This goal was not addressed in past actions. The group discussed the importance of public education and engaging the community in the support of new housing across sectors. [A legislative analyst report on the causes and consequences of California's high cost of housing](#) cites community resistance to new housing as a major barrier in new housing development

#### Community Resistance to New Housing

“Local communities make most decisions about housing development. Because of the importance of cities and counties in determining development patterns, how local residents feel about new housing is important. When residents are concerned about new housing, they can use the community's land use authority to slow or stop housing from being built or require it to be built at lower densities.” -*Mac Taylor, LAO, California's High Housing Costs: Causes and Consequences*

The group decided to pull together information from all of our partners on a series of topics relating to housing such as: the complex puzzle of low income housing and how it brings money into our community, the rising cost of construction for all housing, the barriers to market rate housing, the cost to the community of homelessness, and human interest stories to illustrate these topics.

We will start with existing resources and link to each other's Facebook page and sharing each other's stories. Then we will make a calendar laying out our ideas for communication over the year and see if we can recruit a high school intern to create a Healthy Mendocino Housing Action Teams (countywide) social media campaign... adding Instagram and other relevant platforms to build community support for appropriate development in all sectors. Julie will develop a survey to see what our partners are already doing about educating and engaging the public.

**ACTION ITEM: All team members** please take communications survey. Survey Invite will be sent before next meeting.

**ACTION ITEM: All team members** will provide (where appropriate/possible): 1) links to their internet platforms and social media pages. 2) a synopsis of the importance of their work (for example Stephanie Lane at RCHDC provided a one page essay on the cost of homelessness she had created for the Willow Terrace project) and 3) a HIPA washed story (even one paragraph) about the impact of your work on an end user (eg. is there a senior at Grace Hudson apartments whose life/health has improved because of their new living situation?)

#### **Update: County Housing Element**

Julie met with Jesse Davis, Senior Planner at the Mendocino County Office of Planning and Building Services. The county is hiring a consultant to revise their housing element. They hope to have them hired by the end of June. He will keep us in the loop and is excited to have the collaboration and input from the HAT. We discussed the possibility of helping the Department put on one additional community engagement event, potentially focusing on the cost of development.

Mr. Davis also confirmed that because of their current staff capacity and responsibilities for other projects (first fire recovery, now cannabis) they do not have staff for advanced planning. He agreed that this gap may be a good place for Healthy Mendocino Housing Action Team to explore putting time and energy into.

#### **Discussion: Goals for Next Steps**

The group discussed ways that we could potentially assist with the housing element and with advance planning. Alan Nichol森 expressed concern that the group not waste a lot of time planning if the county staff were opposed to our ideas and input. For example, in the past community members have advocated for smart growth/urban boundaries which were not received well. Mireya said that with the new staff at the City that these are exactly the kind of ideas they are discussing in their advanced planning unit (the City of Ukiah has 4 staff members dedicated to advance planning).

Julie pointed out that infrastructure, roads, water and sewer are all 10-20-year planning horizons and suggested that the group focus on the next 8-10 years that corresponds with the housing element first so that our inputs can be incorporated

into the new element and the associated revisions of the zoning plan that will be made as a result.

The team briefly discussed the following possibilities for focusing our efforts: revision of the inclusionary housing ordinance, researching impact of small parcel ownership, community land trusts, financing, multifamily units, and revising height restrictions. There was no clear winner, so the group decided to revisit at the next meeting. Julie will put together a table of the possibilities to help clarify choices.

**ACTION ITEM:** Julie will create a table of possible actions for the group to vote on at the next meeting.

**Other Updates:** Moriah McGill provided an update via email on projects for Northern Circle Indian Housing

- Eastside Project (Willits):
  - NCIHA was able to meet with Dusty Duly and other staff at the City of Willits. We discussed the water opportunities in Eastside Willits area and how it may not be feasible to our project (time and money) for the water line to be extended. That being said, we are looking into applying for Indian Housing Block Grant (through HUD) Competitive Grant Funds which is providing priority to NEW CONSTRUCTION, rehab and INFRASTRUCTURE projects. If awarded the grant funds, we would hope to further discuss the water line extension as the additional funding may make the project more feasible. Applications are due in August. So lots of planning in the meantime.
- Redwood Valley Reconstruction
  - NCIHA is under contract with Danco Builders to reconstruct three homes that were destroyed in the 2017 fires. We anticipate for construction to be complete in July early.
- Hopland 4 Plex
  - NCIHA is the first Tribal Project to be awarded through HCD's HOME Investment Partnership Program. HCD hopes to have the Standard Agreement ready for review in the upcoming month. If all goes well, NCIHA hopes to put the project out for bid in mid-summer.