

Minutes from NC Housing Meeting Nov 9'17 (5th meeting) DRAFT

Attending: Dan Gjerde, LindaJo Stern, Dorine Real, George Reinhart, Leslie Langslet, Carla Harris, Geri Morisky Marie Jones, Thais Mazur, Megan Durbin, Paul Davis, Elizabeth Swenson (coordinator/chair)

The main focus of this meeting was issues regarding 2nd units in city and county and ideas/recommendations for regulations for Airbnbs in the county.

Marie Jones listed the various enticements for building a second unit, including a variety of pre approved architect plans for different sized units for free, no additional water & sewer hooks up fees, reduced set backs to make possible to fit unit on city lots, and more. There was discussion about ways to reach people with information on the assistance available for building 2nd units as well as altering a house for 2nd unit.

Marie is preparing a chart/list of the city's building codes and other activities designed to make it less expensive to build second units that she discussed at the October meeting.

There is no legal Airbnb in the residential district in Fort Bragg, a limited number of Airbnb's are allowed in the commercial district. The city regulates Airbnb's by checking listings on line and if find a city listing, a notice that rental is illegal and to take down listing or be fined, is posted on the rental site.

Dan Gjerde talked about his efforts to make it easier for people to build accessory dwelling units.

Dan started off by pointing out that if people build just a studio apartment or one bedroom rental County Environmental Health does not require the property owner to pay to upgrade their septic system. This cost-saving policy has been in effect since 2009, but widely known by the public. Following the lead of Fort Bragg, he said supervisors have asked to have free, pre-approved building plans made available to County residents. Getting authorization for plans has been slow. (Since our meeting, Dan reports the County hopes to have permission from two different architects for two different small house plans, perhaps available as soon as May or June of 2018.)

Dan also reported that supervisors support applying for an amendment to the Local Coastal Plan to allow for accessory dwelling units in the County's Coastal Zone. While the Coastal Commission is unlikely to allow accessory dwelling units on every parcel in the Coastal Zone, they will likely allow ADU's on many parcels, perhaps even a majority of coastal parcels. The Coastal Commission has made it clear that they will allow the extra construction to provide long-term housing, not for vacation rentals. Dan has included the latest memo from the Coastal Commission to show how they want the County to proceed. Dan's expressed concern that it will take staff time to prepare a Local Coastal Plan amendment, and County planning staff continues to have turnover and has much of its time dedicated to processing cannabis-related permits and fire-related permits. The challenge, Dan believes, is for the supervisors to approve funding for a planner to be dedicated solely to housing issues.

On the issue of short-term vacation rentals, Dan is unsure how a majority of the board of supervisors wants to act. Three supervisors -- Hamburg, Brown and Croskey -- did not want to continue an across-the-board ban on new short-term vacation rentals on residential properties, while the County drafted a more nuanced policy for short-term vacation rentals. Dan hopes a middle-ground can be forged, where at least the County would stop issuing business licenses to people who already have an existing short-term vacation rental business license, thereby stopping individual property owners from converting multiple properties into vacation rentals. Dan reported the elected Treasurer, with support from supervisors, is now methodically searching for people who are operating vacation rentals but who have not paid the required taxes, even though their competitors are paying the tax. As property owners begin to collect and pay the Transient Occupancy Tax it is probable that at least a handful of these property owners may decide to find long-term renters and avoid collecting and paying the 11% tax and business improvement district fees.

Dan also briefly talked about the next June election most likely having measure to begin collecting TOT From private campgrounds which if passed will bring in roughly \$400,000 additional monies each year and it is conceivable that 1/2 of that be directed to housing in some form.

the next meeting is Thursday December 14 2pm -3:30 at MCC at South Street conference room.