

Minutes from Healthy Mendocino housing team meeting

Thursday, December 14, 2017, 2p – 3.30p

Participants: Elizabeth Swenson, Carla Harris, Kacey Kelly, Jaunda Brown, Laura Welter, Dan Gjerde, Thais Mazur, Linda Jo Stern, Dorine Real, Anna Shaw, Leslie Langslet, Johanna Jensen, George Reinhardt,

Announcements:

Dan spoke about the revised ADU designs from Santa Cruz coming soon. They will be free to the city and county people building ADU's.

Thais - We need to set our goals and objectives. We need to track and measure what's going on, using guidelines which will be ready for next meeting. Need these by Late February.

Building of housing – there's a new program – Climate Aware Communities. Helping disadvantaged communities. There might be funding available for Fort Bragg. Complicated but adds an opportunity. We are considered a disadvantaged community.

Elizabeth - California Association of counties held a webinar re housing. Money from a new source, percentage of real estate sale will start being available for planning grant in June of 2018; unknown how much is tied to real estate sales in a given period. There may be more money available for housing if we combine city and county in any applications for these funds – more later.

Presentation by Laura Welter and Jaunda Brown from Safe Passage.

1. Safe Passage is helping FBUSD write a grant. Jaunda used to work at Hospitality Center and is now one of the two case managers at Safe Passage. Laura is the Executive Director. The grant is about homeless children. Need to show that a needs assessment has been done about homelessness in the community.

1800 kids in school; 8% of kids are considered homeless, about 144 kids. self-identify as homeless. The definition includes kids under the bridge, in a car, in dilapidated housing, doubled up and in shelters. Kids are sharing housing with a second family; it's a precarious situation for them. Many families have a very hard time paying their rent.

- a. Need to look at gaps and strengths of helping homeless students succeed in school. Last time they received the grant they focused on tutoring and transportation b/c homeless kids miss a lot of school.

Are these still the most significant needs of our homeless families or not? Could the money received be able to be leveraged by other organizations? They need to make sure that Safe Passage (SP) is seeking out other ways to help the children. SP's job is to provide social work for the parents. An increasing number of families are struggling to find a place to live.

- b. Anna agreed to provide a support letter for the grant application from MCHC.
- c. The housing team can also write a letter of support. *Laura will forward more info re letter needed.
- d. SP sometimes has money for rental assistance – county, first five, anonymous donor, MCCF. Average amount per family is \$500. These monies get used up.

Note: Jaunda from Safe Passage will begin coming to the housing team meetings.

2. Discussion points raised by Dan:

- a. We need a planner in the county to focus on housing issues. Hopefully will request a planner in next year's budget. Ukiah does have such a planner.
- b. Where are we regarding the Airbnb. Waiting for something to come in front of BOS and get 3 votes.
- c. Second units – city brochure is vague. Needs to be clear about waiving fees. Dan talked with West Company to do a workshop, a class of 2.5 hours, understanding zoning, hiring a contractor, how much do you cover in your rent, how to be a property manager. Encouraged West company to go to Community Foundation to underwrite the workshop. They could videotape the class, have on

the website for people to learn about how to get money loaned to them to build a second unit. Get information out to people.

3. Housing ideas or issues:

- a. Johanna wants to get designs for tiny places, around 330sf. For years, George has heard of high interest in the tiny house movement.
- b. There are many different needs for housing within the community.
- c. There's an interest in manufactured homes.
- d. The regulatory environment can squash things. But if regulations are being lessened this may attract builders.

- e. Johanna - two more thoughts about zoning. Put another small house on R2 zoning. Could the city allow more than one second unit on a parcel? They might be okay with it if the actual sf of the second unit is a lower square footage. Other – can you build two small houses on one parcel. Dan - could you combine two of them into a duplex – so you would have four houses on one parcel.

- f. Ideas for an upcoming community event – ADU House Tour with information possibly at Town Hall sometime between April & June 2018. Have people with different booths for different topics.

- g. Who is our target audience? How do we find them
- h. House tour of second units, attractive ones, ones that are working.
- i. Have Town Hall event at same time as the house tour,
- j. Our group plus West company, etc. Tour will include Opportunities to talk with builders, developers or owners,
- k. Components of “house in a box” might be possible
- l. Community Land Trust might be represented
- m. Co-housing – possibilities for larger homes
- n. Possible panel discussion

4. Mission statement and goals – More housing on the coast – we like it but it's still a bit amorphous. Let's be specific. We need to establish our goals for the next six months.

Tasks:

- a. Elizabeth will talk with Sarah about what's happening with the survey, and ask about if renters are supposed to pay taxes, or register with city.
 - b. George will talk to Laura at woodworking school
 - c. George will talk to some builders
5. Groups to connect with for more info on building ADU
- a. People who have land
 - b. Realtors
 - c. Financial providers
 - d. See if possible to set up way people can invest in housing instead of putting your money in an investment firm- lower return, but community investment.
 - e. Habitat for Humanity