



North Coast Housing Action Team Meeting Minutes: May 9, 2019

Present: Elizabeth Swenson, Carla Harris, Marie Jones, Lesli Langslet, Dorine Real, Jade Tippett, Molly Rosenthal, Cynthia Sharon, Gordon Barbosa, Sarah McCormick, Juli Rodgers

Meeting Begin: 2PM

Elizabeth Swenson announced there will be a HUD meeting facilitated by Project Sanctuary and Safe Passage on May 16th. At the meeting a plan will be made to change the relationship between landlords and vouchers. The meeting may present an opportunity to get involved in improving the section 8 program in Fort Bragg. Lesli Langslet and Molly Rosenthal will accompany Elizabeth to the meeting.

Marie Jones thanked the team for focusing on the Housing Element Plan at the May meeting. She emphasized that it is a working a document. She encouraged the group to give input, share personal housing experiences and help the city think outside the box for housing solutions.

Marie covered topics and strategies within the Housing Plan including using tiny homes as second units, planning incentives for infill sites, permit streamlining, conducting market studies to attract developers, attract multi-family developers, habitat mitigation banks, and allow higher density in single family and residential districts, to name a few.

The team gave input on some barriers to affordable housing:

- cost of construction is very high, and therefore the numbers do not work out for a developer to build an affordable housing complex. Public/Private funding could resolve this.
- housing used as vacation rentals. Not legal to open a new vacation rental unless in the business district and is on the second story.
- vacation rentals surrounding the city push long-term renters into the city
- unsafe and unsanitary housing

Many team members liked the idea using of tiny homes as second units and allowing higher density housing. The team gave suggestions on what else should be included in the Housing Element Plan— Community Land Trust, for a Tiny home community, Proactive Rental Inspections, increasing square footage of second units, the city fronting grant funds for biological and botanical studies. The team's suggestions that will be incorporated into the next draft of the Housing Element Plan are:

- Reduce the Cost of Construction. Consider adopting a modified version of the Uniform Building Code to avoid costly new 2020 UBC requirements such as mandatory sprinklers and mandatory photovoltaics as feasible.
- Tiny Home Community. Consider adopting new zoning regulations to allow a small home community, with small individual parcel ownership, in all residential zoning districts.

- Alternative Designs for Second Units: Revise the zoning ordinance to allow a variety of types of construction for second units including smaller mobile homes and prefabricated second units.

The next steps for the Element Plan were discussed. After a couple more community meetings, the Plan will go to City Council on May 28th or June 10th. The City hopes to adopt a plan by August 15th.

Marie Jones shared that since the HAT's ADU workshop in October, the City has seen an increase in people requesting ADU planning sets. They have also pulled 5 permits for ADUs in the last 5 months.

Meeting Adjourned

Submitted by Molly Rosenthal, Healthy Mendocino