



North Coast Housing Action Team Meeting Minutes June 13, 2019

Present: Elizabeth Swenson, Molly Rosenthal, Marie Jones, Lesli Langslet, Johanna Jensen, Carla Harris, Dorine Real, Geri Morisky, Linda Jo Stern, Gordon Barbosa

Meeting Commence: 2:00PM

Supervisor Dan Gjerde was absent but Elizabeth Swenson read his updates: Coastal Plan amendment will come before the Planning Commission on July 18th. The County Planning Department announced that the threshold square footage for ADUs will be 816 sq. ft and 1120 sq. ft. Blueprints approved for city and county are now available at the planning department for free. The smaller unit can only be used inside Fort Bragg city limits. The architect for the Cypress St. apartments, Kash Boodjeh, drew the blueprints free of charge for the county.

Marie Jones updated the group on the Fort Bragg Housing Element Plan. Fort Bragg City Council approved the plan and it will be adopted in August. The CEQA document has been prepared and the city has applied for \$160,000 grant for SB2 funds. The work plan for next year is to use the money on the Housing Element. Some of the programs in the plan would be best outsourced to non-profits--for example, the voucher program.

Marie also updated the group on the Danco supportive housing project. Danco was not successful in its latest (2019) application for Tax Credit financing. Danco is applying for 38 units for tax credit financing on July 1st and will attempt to compete in a different tax category. The project will be done in stages and Danco is committed to completing this 68-unit project in the next 3 years. The project won't lose its 20 project-based vouchers.

The Housing Action Team Community Land Trust subcommittee has been working on identifying values and goals for a possible Community Land Trust. The concept and legal framework should be established now so the program can be ready to launch once the funds are available or once a downturn occurs and the price of land plummets. More research needs to be conducted to identify funding approaches for this type of project, including impact investing.

Molly Rosenthal mentioned the Inland Housing Action Team is interested in working on a Community Land Trust (CLT) for Ukiah and county-wide. The Inland team is inviting a CLT expert to their July 18th meeting and has extended an invitation for the North Coast team to join them for the lecture and discussion. The North Coast expressed interest.

Elizabeth, Lesli and Molly have been attending planning meetings for the Housing Rights and Responsibilities Forum, a project coordinated by Project Sanctuary that will inform tenants, landlords and prospective landlords about their obligations and rights. There will be separate for landlords/prospective landlords and for tenants-- sessions will be in both Spanish and English. The objective is to provide transparency about rights and responsibilities for both parties, demystify the CDC process and open landlords' minds about accepting Section 8 vouchers. Elizabeth has volunteered the North Coast HAT team to help with media and outreach for the event. Molly is working on a way to measure the value added of this forum by creating pre- and post- questionnaires. The post questionnaire will help inform Project Sanctuary what information is still desired, so that the next Housing Rights and Responsibility forums can be more tailored to the community.

The team decided they should consider a county ADU workshop in October since the coastal ADU amendment may be passing. Possible locations were discussed, including Jughandle's new classroom.

Johanna suggested that the Fort Bragg Housing Element Plan should have program that allows landowners to subdivide property to let someone else build on it because some landowners do not have the money to build an ADU. But Marie said that proposal did not pass in City Council.

The team will be collaborating on article for Real Estate Magazine that will explain a variety of housing solutions as well as ongoing housing-related projects in the city. They decided on the following topics:

Danco project and tiny home communities- Marie

Community land trusts- Elizabeth

Increasing density in Fort Bragg- Lesli

house sharing- Geri and Johanna

ADUs- Johanna

Housing vouchers- Carla

Meeting Adjourned: 3:30

Respectfully submitted by Molly Rosenthal, Healthy Mendocino