



Mariposa County

<http://www.mariposacounty.org/>
The Planning Department



HOUSING PROGRAMS ADVISORY COMMITTEE MEETING MINUTES *FINAL*

February 15, 2024

TIME: 4:00 P.M.

LOCATION: GOVERNMENT CENTER

**UPPER FLOOR; BOARD OF
SUPERVISORS CHAMBERS**

5100 BULLION STREET, MARIPOSA

1. Call to Order and Roll Call

Seeing a quorum, the regular meeting of the Housing Programs Advisory Committee (HPAC) meeting was called to order by Ben Goger at 4:01 PM

Present: Kim Tucker, Dana Swarth, Kevin Spach

Excused: Karen Smith

Guests: Hal Nolen, Zoe Alexander, Heath Harris (term expired), Roger Powell (term expired)

Staff: Ben Goger, Polina Pivak, Hannah Harrison

2. Approval of Minutes

- a. Meeting of August 19th, 2020

Approval of minutes was tabled until the next meeting due to expired member terms and absent members.

3. Public Comment on Non-Agenda Items

4. Committee Business

- a. Election of Officers

Election of officers was tabled until the next meeting due to expired member terms and absent members.

5. Discussion and Possible Action

- a. **Initial Discussion on the Mariposa County Housing Element Update**

Goger gave a presentation on the Housing Element update timeline, work plan, community member participation, and reason for the Housing Element update: it is a requirement of the state and a guiding policy document for resolving the current housing crisis. Some of the important update topics include statistical updates, policy updates, progress reports, and more.

Kim Tucker asked if anyone in the Planning Department has identified progress in policies and goals with the update. Goger affirmed and stated that staff can provide a red-line version of the Housing Element at a future meeting.

Tucker asked if there is a “cheat sheet” of the recent legislative updates related to housing. Goger affirmed and stated that staff keeps up with all legislative updates, for example AB 1033 requires that all jurisdictions provide pre-approved house plans by 2025. Goger also recommended reading through the Planning Commission recommendations related to housing and short-term rentals.

Tucker asked if any other communities have conducted short-term rental studies. Goger affirmed and provided some examples, such as Mono County, Inyo County, and others.

Goger asked if anyone wanted to add to the proposed Housing Element update work plan. No further input was provided.

b. Discussion and Direction on the Mariposa County Short Term Rental Study Update

Goger provided an introduction and history to the short-term rental study, including the summary of the community engagement, preparation of recommendations, and a summary of the data.

Goger highlighted that the community survey found 63% of the survey participants supported some sort of additional short-term rental regulation. Goger stated that the Planning Commission is interested in providing incentives for providing housing rather than regulating the short-term rental market. Goger provided a summary of the recommendations from the Planning Commission for acting on the short-term rental market, including administrative updates, nuisance mitigation for specific plan areas only, and a lack of support for limiting the number of short-term rentals and eligibility standards.

Zoe Alexander discussed issues associated with infrastructure limits for constructing new housing. Goger discussed there are options for finding funding to support better infrastructure and that Planning staff is currently working on creating a Housing Trust Fund to support housing development.

Goger provided a summary of Planning Commission recommendations for housing, such as providing pre-approved ADU plans, a more permissive ADU law, work force housing incentives, etc.

Tucker asked if any of the planning for housing includes Yosemite National Park employees. Goger stated that a deeper conversation is needed for park and concession employee housing. Spach added that a lot of housing for park employees has been lost in recent years.

Goger provided a timeline on future discussions.

Swarth asked whether HPAC is required to follow the Planning Commission recommendations or are they allowed to prepare their own. Goger stated that the Board

of Supervisors (BOS) is the ultimate governing body and HPAC is allowed to prepare their own recommendations to the BOS separately from the Planning Commission.

Discussion regarding the Planning Commission recommendations continued.

Goger stated that it is important to listen to the community and review the data for factual and non-political recommendations. Goger recommended that an ad-hoc be formed to review the study and prepare recommendations to the rest of the group.

6. Future Agenda Items

Goger directed staff to include the following items on the agenda at the next meeting on 3/14 at 4:30 PM:

- Discussion on park service employee housing
- Short-term rental study discussion
- Housing Element update discussion

7. Adjournment

There being no further business, the HPAC meeting was adjourned by Ben Goger at 5:04 PM.

Minutes Submitted By,

Polina Pivak, Housing and Community Development Specialist

