



Mariposa County

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



HOUSING PROGRAMS ADVISORY COMMITTEE (HPAC) MINUTES FINAL

JUNE 13th, 2024

TIME: 4:30 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 Roger Powell, Chair at 4:32 PM

Present: Roger Powell, Karen Smith, Kevin Spach, Heath Harris, Kim Tucker, Dana Swarth, Danielle Bradshaw

Excused: Zoe Alexander, Paul Daysh, Hal Nolen

Staff: Ben Goger, Polina Pivak

2. Approval of Minutes

a. Meeting of June 3rd, 2024

By a unanimous vote, the HPAC approved the June 3rd, 2024, draft minutes with corrections. A motion by Smith and a second by Tucker.

Correction: spelling of Dana Swarth's name

3. Public Comment on Non-Agenda Items

4. Committee Business

5. Discussion and Possible Action

a. Discussion on the Mariposa County Housing Element Update with Focus on Objectives E through I of Section 8.6 "Housing Goals, Policies, and Objectives," with Specific Discussion on Programs 5.2, 5.3, 5.5, 5.9, 5.10, 5.11, 5.13, 6.2, G, and 8.2

- *Supporting material for this discussion can be found on the Planning Department webpage: <https://www.mariposacounty.org/1142/Volume-I---Mariposa-County-Wide-General-> within the HPAC agenda packets for the 2/15/24 and 3/14/24 meetings: <https://www.mariposacounty.org/2792/Agendas-Minutes>. To request hard copies of the Housing Element, please contact ppivak@mariposacounty.org or request copies at the Planning Department*

counter (1st Floor of 5100 Bullion St., Mariposa).

Goger introduced the item.

Program 5.2: Staff support keeping the program as is. HPAC asked for the definition of affordable housing and encouraged staff to consider offering incentives/opportunity for all income levels.

Program 5.3: Goger provided an update on staff's site inventory update in this document. Tucker encouraged staff to determine the housing need in the park based on these income levels. Powell asked why staff is keeping track of vacant sites and how sites are quantified for low-income levels. Goger explained that it is important to evaluate parcels on a zoning and land use basis to provide guidance to potential developers.

Program 5.5: Goger stated that the recommended change is to make the information available online rather than through a brochure. HPAC agreed.

Program 5.9: Goger explained the growing need for senior housing based on the updated demographics. Powell stated that the quantified objective does not make sense. Tucker explained the senior housing need. Goger recommended a housing needs assessment for seniors and special housing needs, especially for access for healthcare. Tucker and Spach asked about updated data metrics related to this program, which staff agreed to pull into the revised document.

Program 5.11: Goger direct HPAC to the quantified objective, which staff recommends changing to updating codes to allow for more flexible seasonal housing options and including information online instead of a brochure. HPAC discussed the adequacy of pallet shelters and their potential for wider use by seasonal workforce. HPAC discussed the legality of using Recreational Vehicles (RV) as residences, which HPAC encouraged staff to research establishing reasonable code provisions for RV residences.

Program 5.13: HPAC agreed with staff's recommendation to keep the policy and revise the quantified objective to explore the feasibility of a General Plan amendment with the update in 2026.

Program 6.2: Powell stated that solar is required by state law. Staff recommends revising the policy to encourage sustainable design in general. Swarth and Spach encouraged allowing composting toilets and grey water systems. Research potential of revising code standards to permit alternative building styles, like cobb and shipping containers.

Program G: Bradshaw suggested offering down payment assistance. Goger explained the issues associated with gap financing and income limits with existing programs. Tucker recommended rewriting this program to better meet needs.

Program 8.2: Staff recommends keeping the policy but updating per current state code.

Tucker recommends revising Program 5.10 to state "single parent."

b. Discussion and Potential Policy Recommendation for Homelessness Prevention

Bradshaw recommends adding policies that prevent homelessness. Goger explained existing programs at Health and Human Services and Alliance for Community Transformations.

Swarth recommended making information about the existing programs more readily available.

6. Future Agenda Items

HPAC directed staff to include the following as agenda items at the next meeting, which is tentatively set for July 25th at 4 PM:

- *Formal recommendation to Planning Commission and Board of Supervisors to adopt updated Housing Element.*

- *Short-term rental (STR) discussion, HPAC requested data on differences in revenue and how many STRs are being rented.*

7. Adjournment

There being no further business, the HPAC meeting was adjourned by Chair Powell at 5:55 PM.