



HOUSING ADVISORY COMMITTEE

- MEETING #2 -

June 18, 2019

6:00 – 8:00PM

City Hall Council Chambers

26 Corte Madera Avenue

Mill Valley, CA

Jessica Jackson, Committee Chair and City Council liaison
Anne Bolen, Committee Vice-Chair and Planning Commission liaison
John McCauley, City Council liaison
Nate Bosshard, Planning Commission liaison
Matt Franklin, Member at-large

AGENDA

- I. **Public Open Time** (items not on the agenda)
- II. **Housekeeping Items (15 minutes)**
 - Welcome—Matt Franklin, Member-at-Large
 - Proposed Meeting Dates: See page 2
- III. **General Overview (15 minutes)**
 - Summary of Kick-Off Meeting and Committee Direction
 - Staff and Committee Updates
 - Opportunity to share housing related information, reports and meetings attended*
 - Pending State Legislation
 - Recent Projects in the News (San Rafael, Danville, Healdsburg)
 - County-wide Coordination/SB2 Grant Application
 - County Housing Work Plan-- Collaboration and Similar Interests
- IV. **Discussion Items (60 Minutes)**
 - Initial thoughts on Committee's Focus and Work Plan
 - Staff Recommendations (See page 2)
 - Discussion of work plan items and priorities for implementation
- V. **Updates and Next Steps (30 minutes)**
 - Speakers: Discuss speakers of interest--case studies/example projects?
 - Data Collection: Local context of Multi-Family Units, including rental survey
 - Identification and prioritization of programs requiring funding
- VI. **Adjourn**

Draft Housing Advisory Committee Work Plan

Protect Existing Housing

- Develop policies to discourage demolition of multi-family units
 - Demolition by neglect ordinance
 - Increased demolition fees
 - Minimum of 1-to-1 unit replacement

Enhance & Preserve

- Develop soft story ordinance
- Establish relationship with local rental property owners and managers
 - “Meet and greet” to identify interests in renovation and/or expansion; education on building process; and outline other opportunities related to funding, Section 8, acquisition, etc.
- (\$) Financing to preserve/rehabilitate housing

Target Local Community (tenants & workforce)

- Educate the community on utilizing existing, underutilized housing stock (targeting senior population and empty nesters)
 - Outreach materials including: education on ADUs and home sharing programs; venues for listing rentals that target the local community such as Next Door
 - Continue to develop the City’s Housing Resource page with helpful links for the local community to utilize related to housing.
- Identify legal boundaries in targeting local workforce (due to housing discrimination laws)
- (\$) Options for financial assistance (down payment / rent subsidies) for local workforce

Produce More Units

- Build on Public Land:
 - Identification and Inventory of land
 - (\$) Development Potential and Feasibility Analysis
- Policy and regulation changes to facilitate/encourage housing development
 - Consider reduced parking standards (e.g. efficiency, 1 bedroom units, affordable units)
 - Consider local incentives for rental housing projects (e.g. reduced parking)
 - Consider zoning changes (e.g. duplexes in some Single Family Zoned areas; establish co-housing regulations, modify design review thresholds, etc.)
 - (\$) Subsidize/underwrite permit fees for certain types of housing projects



Proposed Meeting Dates

August 26 or 29

September 30

November 13

January 8

Housing Trust Fund (as of June 1, 2019): \$256,204