RESOLUTION - ACTION REQUESTED 2018-292

MEETING: June 19, 2018

TO: The Board of Supervisors

FROM: Sarah Williams, Planning Director

RE: Comprehensive Housing Program Implementation Study Resolution

RECOMMENDATION AND JUSTIFICATION: Adopt a Resolution Approving the Comprehensive Housing Program Implementation Study - 2018 as Recommended by the Planning Commission.

See memorandum for additional information.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
10/25/2016: Resolution No. 2016-101 Approving Housing Element (which contains Program 2.1)

6/6/17: Board approved Professional Services Agreement with Nancy Lewis & Associates to prepare the Housing Program Implementation Study

6/6/17: Resolution No. 2017-365 establishing a Housing Programs Advisory Committee (HPAC)

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Alternatives: Make additional amendments to Study

Negative Action: Not approving Study would mean that the General Plan Housing Element, Housing Program 2.1 is not implemented

FINANCIAL IMPACT:
CAO’s FY 18/19 Recommended Budget addresses need for Housing Division Staff

ATTACHMENTS:
180604 BOS Memo Housing Study (PDF)
PC Resolution No. 2018-009  (PDF)
PC Resolution Attachment: Housing Program Implementation Study with Amendments (PDF)
4 180619 DRAFT BOS Resolution 2018- ___ Approving Housing Study(DOCX)
Resolution - Action Requested 2018-292

RESULT: ADOPTED [UNANIMOUS]
MOVER: Marshall Long, District III Supervisor
SECONDER: Merlin Jones, District II Supervisor
AYES: Smallcombe, Jones, Long, Cann, Menetrey
WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city or county; and

WHEREAS, a General Plan must contain certain elements, including a Housing Element which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, the General Plan 2014-2019 Housing Element Update (General Plan Amendment No. 2016–101; Housing Element) was approved by the Board of Supervisors on October 25, 2016 via Resolution 2016-565 and subsequently certified by the State Department of Housing and Community Development (HCD) on November 29, 2016; and

WHEREAS, Program 2.1 of the Housing Element requires that: The County shall undertake a comprehensive study to evaluate and select cost-effective and financially sustainable housing program development and administration. The study shall contain conclusions and recommendations for implementation by the County of ongoing, permanent housing program administration and management initiatives resulting in the development, maintenance and rehabilitation of housing for all economic segments of the community and unique housing needs.

Implementation shall include formation within the County or through selection by contract or Memorandum of Understanding (MOU) of an entity to manage and administer recommendations of the study.

Particular attention shall be given to programs that promote and facilitate the development of affordable housing, and specifically, housing for extremely low, very low, low and moderate income households. The County shall provide financial and personnel resources to ensure the sustainability of housing programs targeting lower income households.

The County shall obtain grant funds, if available, to underwrite the costs of the study; and

WHEREAS, on June 6, 2017, the Board of Supervisors approved a Professional Services Agreement with Nancy Lewis & Associates to prepare The Housing Program Implementation Study formulated to address Housing Element Policy 2.1 in three parts:
1. Initial Evaluation of Market conditions
2. Community and Stakeholder Engagement
3. Final Housing Programs Strategy; and

WHEREAS, on June 6, 2017 the Board of Supervisors adopted Resolution 2017-365 to establish a Housing Programs Advisory Committee (HPAC) to identify and recommend feasible housing programs, housing program management and related administration pursuant to 2014 - 2019 Housing Element Program 2.1; and

WHEREAS, on March 21, 2018 the HPAC completed its review of the Comprehensive Housing Programs Implementation Study and recommended that the Study be forwarded to the Planning Commission for review and recommendation to the Board of Supervisors for adoption and implementation; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for the 6th day of April 2018; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the staff memorandum, the draft Comprehensive Housing Programs Implementation Study recommended by the HPAC dated March 26, 2018, and testimony presented by the public concerning the report; and

WHEREAS, on the 6th day of April 2018, the Planning Commission continued the hearing to the 20th day of April 2018 and directed staff to provide additional information to address specific issues and concerns; and

WHEREAS, at the continued hearing on the 20th day of April 2018, the Planning Commission discussed the additional information provided by staff, considered testimony presented by the public, continued their discussion and gave direction to staff to make amendments to the draft study. The Planning Commission continued the hearing to the 4th day of May 2018; and

WHEREAS, at the continued hearing on the 4th day of May 2018, the Planning Commission considered the additional information provided by staff, testimony presented by the public and the amended draft study and adopted Resolution No. 2018-009, recommending that the Board of Supervisors approve the 2018 Comprehensive Housing Programs Implementation Study – March 26, 2018 version with the Planning Commission recommended amendments shown in track changes font; and

WHEREAS, a duly noticed Board of Supervisors public hearing was scheduled for the 19th day of June 2018; and

WHEREAS, the Board of Supervisors did hold a public hearing on the noticed date and considered all of the information in the public record, including the staff memorandum, the
draft Comprehensive Housing Programs Implementation Study recommended by the Planning Commission, and testimony presented by the public concerning the report.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Supervisors does hereby approve the 2018 Comprehensive Housing Programs Implementation Study – March 26, 2018 version with the Planning Commission recommended amendments. The Board of Supervisors’ approved study, with the Planning Commission’s amendments accepted, is included as Attachment A.

ON MOTION BY Supervisor Long, seconded by Supervisor Jones, this resolution is duly passed and adopted this 19th day of June, 2018 by the following vote:

AYES: SMALLCOMBE, JONES, LONG, CANN, MENETREY
NOES: NONE
EXCUSED: NONE
ABSTAIN: NONE

Rosemarie Smallcombe, Chair
Board of Supervisors

Attest:

Rene LaRoche
Clerk of the Board of Supervisors

Approved as to Form:

Steven W. Dahlem,
County Counsel

ATTACHMENT A – Approved Comprehensive Housing Program Implementation Study

$insert approved Study$
MEMORANDUM

Date: June 4, 2018

To: Board of Supervisors

From: Sarah Williams, Planning Director

Topic: Comprehensive Housing Program Implementation Study – 2018; Planning Commission’s Recommendation

RECOMMENDATION:

The Planning Commission of the County of Mariposa recommends that the Board of Supervisors approve the 2018 Comprehensive Housing Programs Implementation Study – March 26, 2018 version with the Planning Commission recommended amendments shown in track changes font.

BACKGROUND INFORMATION TO PLANNING COMMISSION’S RECOMMENDATIONS

The Planning Commission conducted a public hearing and discussed the Comprehensive Housing Program Implementation Study – 2018 at their meetings on April 6, 2018, April 20, 2018 and May 4, 2018. The Planning Commission reviewed the Draft Study which was recommended by the County’s 11-member Housing Programs and Advisory Committee (HPAC).

The Commission’s recommended version of the study contains amendments (shown in track changes format) to address their comments and concerns, which focused on seven issues. The following information is provided in the memorandum:

- Planning Commission’s concerns and recommendations

- General Plan Housing Element text¹

¹ Text from the General Plan must be considered; the Comprehensive Housing Program Implementation Study was prepared to implement the General Plan (Program 2.1). This Study cannot change the General Plan and must be consistent with the General Plan.
• Other background information

• Summary of modifications made to document

While relevant excerpts from the adopted Housing Element are provided in the memorandum, the whole of the adopted Housing Element can be found at the following link: http://www.marinoposacounty.org/DocumentCenter/View/52195

**Issue ONE: Workforce Housing, Yosemite National Park Housing and Partnerships**

The Planning Commission recognizes that the National Park Service has a significant housing problem which is impacting Mariposa County. The Commission’s recommendation is to modify proposed timing, to start working on solutions to address workforce housing (including YNP) within 3 months (not 12 months). Because there isn’t an established Housing function yet within county government, responsibilities to commence this action would have to be temporarily assigned or continued by the Planning Department. While the ultimate and permanent solution cannot occur over night, the Commission emphatically believes that immediate action needs to be considered by NPS to provide temporary housing options for seasonal staff.

**Existing General Plan Housing Element Text:**

“Section 8.3.05, Section C:...Seasonal jobs in the tourism industry are primarily minimum-wage service jobs. Collaborative planning by the Park Service and the County as well as independent action by the County is necessary to ensure affordable workforce housing is available. Such housing should be supported by infrastructure, be energy efficient, in good condition, and have easy access to community services such as retail, government, transportation and medical, and financial services.”

**Existing General Plan Housing Element Text:**

“Policy 2.2 The County of Mariposa shall collaborate with the National Park Service and its concessionaire, the County’s lodging industry, and private enterprise to resolve housing issues. The County shall:

1. Coordinate with the NPS, Yosemite National Park concessionaire, and adjacent Yosemite National Park gateway communities to address housing needs, considering the conclusions and recommendations of the MRP (2014).

2. Continue to collaborate with the NPS on the Yosemite Area Regional Transportation System (YARTS) to provide reliable and affordable transportation for people who live in Mariposa County communities and have jobs in Yosemite Valley or the City of Merced.

3. Complete and implement recommendations of the Town of Mariposa Transportation Center Feasibility Study Phases I and II and related implementation programs and
projects to support and establish effective inner- and inter-County transit and transportation between Mariposa and Yosemite National Park and to provide regional transportation services for employees and residents.

4. Leverage its authority and access to funding sources to assist in development of workforce housing for tourism industry employees. Efforts shall include:

a) Rehabilitation or replacement of housing units within areas of joint NPS and County jurisdiction;
b) Identification of appropriate locations within Town Planning Areas and Community Plans for the development of workforce housing; and
c) Identification and rehabilitation of housing for persons with very low, low and moderate incomes.

Responsibility: Planning Department
Time Frame: 2016-2019
Quantified Objective: Assist in the development of 70 housing units to accommodate workforce housing.
Funding: Federal sources or other leverage sources from public and private sectors

Existing General Plan Housing Element Text:

"Policy 4.5 The County shall collaborate with the National Park Service and its concessionaires to facilitate homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal.

Responsibility: Planning Department and additional responsible agencies shall be determined as a result of Program 2.1.
Time Frame: 2016 – 2019
Quantified Objective: Collaborate in the rehabilitation of at least twelve (12) units within Old El Portal.
Funding: General Fund"

Other Background Information:

The problem of workforce housing is countywide and affects all local business and industry. The solution requires a coordinated, deliberate public - private solution that addresses both acute and ongoing needs.

The HPAC’s recommendations were to establish a work group; this can occur immediately (with assignment of staff responsibility) but will certainly follow appointment of a Housing Staff Person.

The Commission recognizes that solutions for National Park Service (NPS) employees (including concessionaire employees) could occur in El Portal, could involve moving work space out of Yosemite Valley and El Portal, and could involve other proximate established
communities. The Commission recognizes that both immediate action and long term planning should occur. This is consistent with current Housing Element text.

It is noted that the District I Supervisor has initiated communication with the recently appointed YNP Superintendent, YNP Chief Planner, and YNP Realty Specialist regarding this matter and a cooperative and collaborative planning process. A meeting on April 11, 2018 confirmed there is interest in this effort, on the part of YNP. Follow-up discussions are planned.

**Modifications Made:**

*Text is modified in Action Step 8.1 and 8.2 on Page 22 to modify proposed timing, to start working on solutions to address workforce housing (including YNP) within 3 months (not 12 months).*

**Issue TWO: Transient Occupancy Policies and Vacation Rentals**

The Planning Commission recommends modifying text in the Study, including in Action Step 10, to maintain Transient Occupancy Policies to be consistent with General Plan Housing Element Policies.

**Existing General Plan Housing Element Text:**

8.3.05; C. 4 Transient (Vacation) Rental Occupancy

"There has been concern among those seeking to find affordable housing, rental housing in particular, that vacancy rates in the County are increasingly adversely affected by the number and rate of conversions of units to transient occupancy (vacation rentals). County records demonstrate an increasing rate of conversion. During the 10-year period 2000-2009, the County approved 243 transient rental occupancies, one of which became inactive. During the five year period 2010-15, 247 new transient rentals were created (243 approved, with 52 applications under review, and 48 noted as inactive). The increase in the rate and number of conversions has exacerbated the cumulative effect on the housing supply, in part because conversions have not been offset by new construction. In 2010 the number of conversions over the previous 10 years (243) represented 2.3% of the total number of housing units (10,188). By 2014, the cumulative number of conversions (432) represented 4% of the housing supply (10,386 housing units). However, the number of housing units increased by a mere 1.9% between 2010 and 2014, not enough to replace units lost due to conversion. This relationship between a relatively static housing supply and the ongoing and increasing rate of conversion is expected to continue. For example, in 2015 the cumulative number of conversions was approximately 5% of the housing supply. Regardless of the fluctuations in the rate, the cumulative effect of conversion on the supply of housing is significant. However, the effect of conversions on the supply of housing affordable to above- and below-moderate income households cannot be determined without careful evaluation. Variables to consider in such an evaluation include effects on owner vs. rental occupancies, whether converted units would otherwise be available to households with"
specific income characteristics, and the relationship between active and inactive transient rentals."

**Existing General Plan Housing Element Text:**

4.2 The County shall periodically evaluate any potential nexus between the reduction in the County’s supply of housing and the conversion of units to transient vacation rental units. The study shall evaluate any effect of conversions on the supply of housing for all economic segments of the community and the supply of affordable employee housing, in particular. Should such a study determine that the annual or cumulative number of conversion of units adversely affects the supply of housing for any economic segment of the community, the study shall consider appropriate measures to mitigate impacts.

Responsibility: Planning Department and additional responsible agencies shall be identified as a result of Program 2.1.

Time Frame: 2017 and at five year intervals.

Quantified Objective: Maintain residential vacancy rates at or below 2014 levels.

Funding: CDBG, USDA, General Fund.

**Modifications Made:**

Text is modified in the document, including in Action Step 4.6 (Page 15) and Action Step 10 (Page 24), to maintain Transient Occupancy Policies to be consistent with General Plan Housing Element Policies.

If public monies are spent on rehabilitation assistance, those units would be ineligible for a Vacation Rental Permit.

**Issue THREE: Housing Staff**

The Planning Commission is concerned about the financial implications of creating a new county department; they are also concerned about the ability of that position to communicate effectively with other county departments involved in the development process.

**Existing General Plan Housing Element Text:**

8.3.02 Government Constraints

“...A. Housing Program Administration - From 2008 to the present, the County, like many jurisdictions, experienced significant budgetary constraints that resulted in cuts in programs and services. In 2011, for example, the County eliminated its Housing Programs staff position and entered into an MOU with the Stanislaus County Housing Authority for administration of the Section 8 Housing Voucher Program. Mariposa County does not currently have staff dedicated to development and administration of affordable housing programs..."
Existing General Plan Housing Element Text:

2.1 "The County shall undertake a comprehensive study.... The study shall contain conclusions and recommendations and a schedule... for implementation by the County of ongoing, permanent housing program administration and management....Implementation shall include formation within the County or through selection by contract or Memorandum of Understanding (MOU) of an entity to manage and administer recommendations of the study.... The County shall provide financial and personnel resources to ensure the sustainability of housing programs targeting lower income households...."

Responsibility: Determined as a result of Program 2.1.
Time Frame: Program Comprehensive Study: 2016-2017
Complete Comprehensive Study: 2017-2018
Implement Recommendations: By end of 2018
Funding: CDBG; USDA; Allowable administrative expenses from grant programs operated by the County, General Fund
Quantified Objective: Complete and implement recommendations of the Comprehensive Study to implement housing and social services programs within Mariposa County.

Other Background Information:

The General Plan Housing Element, adopted in October of 2016, recognized the need to establish a position within county government for ongoing and permanent housing program administration and management.

Additionally, the County Administrative Officer (CAO) conducted a Visioning Process in December of 2017, involving the Board of Supervisors and Department Heads. The result of that process is a County Strategic Plan. Housing was a significant concern and issue discussed during that process, as was Economic Development.

In February 2018, as a result of the Visioning Process, Strategic Plan, and the adopted Housing Element, the CAO requested a new county position be created. The requested position is “Housing Development Director”. The position is proposed to be located within the County’s Administration Department, and work under the CAO. This request is for one staff person, to work within an existing county department. Economic development and grants writing are also functions within the Administration Department; these are related to the county’s housing program.

Based on the county’s budget schedule, and if the position is funded, the earliest that recruitment could start for a “Housing Development Director” would be July 1, 2018.

Modifications Made:

The text in the document referring to a new “Housing Division” is retained. However, based on the Commission’s concerns, the following text is added as a footnote, the first time the term is used on Page 2:
"In anticipation of the need described herein for a ‘Housing Division’, the County CAO recently requested a new county position be created, a ‘Housing Development Director’. This request is for one staff person, to work within the County’s existing Administration Department. All reference to ‘Housing Division’ herein is intended to coincide with the County CAO’s recent staffing request."

Issue FOUR: Location for new Housing Development - Focus

The Planning Commission is concerned that the focus of the study is the Town of Mariposa, as the principal location for new housing development to meet the County’s share of the regional housing need and housing needs unique to Mariposa County.

Commissioner comments during the hearing suggest that the focus on housing in the Mariposa Town Plan area represents an unbalanced approach to housing production in the County.

Existing General Plan Housing Element Text:

The General Plan Housing Element, Table 8.4-2, illustrates the number of parcels eligible for residential development, and potential residential units in the communities of Coulterville, Fish Camp, Mariposa and Wawona. This is based on zoning and development status.

| TABLE 8.4-2: LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT HOUSING UNIT DEVELOPMENT POTENTIAL |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|
|                                 | Coulterville    | Fish Camp       | Mariposa        | Wawona          |
|                                 | Parcels Units   | Parcels Units   | Parcels Units   | Parcels Units   |
| Scenic Resource                 | - -             | - -             | 37 113          | - -             |
| Single Family Residential       | 7 184           | 43 101          | 240 8,710       | - -             |
| Medium Density Residential      | 51 129          | - -             | - -             | - -             |
| Multi-Family Residential        | 4 60            | 9 55            | 26 612          | - -             |
| Mountain Residential 1-2        | - -             | - -             | - -             | 77 104          |
| **Total Parcels = 494**         | **Total Units = 10,068** | 62 373 | 52 156 | 303 9,435 |

*Includes parcels that are developed and may be further subdivided or developed and those that are undeveloped.
*Multi-Family Residential for lands within Mariposa assume a Default Density of 10 units/acre, which is significantly lower than the maximum density available (26 units per acre as noted in Table 8.3-6).

Other Background Information:

The 2014 – 2019 General Plan Housing Element focuses on the Town of Mariposa as the principal, rather than exclusive, location for most new housing development, for the simple reason that the Mariposa Town Plan Area possesses the greatest opportunity for sewer and water service, contains the greatest number of parcels suitable for residential development, and is the County seat, containing a full range of commercial and public services.
Modifications Made:

The text in the document on Page 4 is modified to show that:

"...the Mariposa Town Planning Area is the primary location in the County with sufficient water and sewer capacity to support significant new housing development."

and

"...other areas in Mariposa County can and will support new housing development as well."

Issue FIVE: Article 34

Article 34 authority is a complicated issue. The Commission was concerned about the quick time frame and procedural requirements described in the study, for getting a referendum on the November 2018 ballot. The Commission was concerned about the effort and process needed to sell the issue, for a successful ballot outcome. Finally, the Commission was concerned about the lack of dedicated professional housing staff to pursue the referendum.

Modifications Made:

Based on these concerns, the complexity of the law, the potential alternatives which may be available to Mariposa County (about which the Commission requested information), and the time it will take to get specialist Housing Division staff in place in the County, the text in the document is modified to amend timing for the Article 34 authority (Priorities on Page 8 and Action Step 2 starting on Page 10). The document is modified to require further background study and research. Additional summary information is also provided regarding Article 34 authority.

It will not further the County’s objectives to maximize funding competitiveness and eligibility for state funded housing programs, if the County is unsuccessful in an Article 34 referendum.

Issue SIX: RHNA (Regional Housing Need Allocation)

Modifications Made:

The follow text is added on Page 4:

"...it is important to note that while the County is required to submit reports to the State Department of Housing and Community Development regarding its progress is meeting its RHNA goals, it is not required to actually produce such housing."

The Consultant expressed concerned about providing any additional text, based on State Law, CA Housing and Community Development (HCD) involvement in Housing Element implementation,
and recent Housing Element laws. HCD is required to review “any action or failure to act” that is determines to be “inconsistent” with an adopted housing element, including any failure to implement any program actions included in the housing element.

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan.

The California Department of Housing and Community Development (HCD) is responsible for allocating each region’s share of the statewide housing need to each of the Council of Governments. The region’s share of the statewide housing need is based on state Department of Finance population projections and regional population forecasts used in preparing regional transportation plans.

The Council of Governments then allocates a share of the regional housing need to each of the cities and counties in the region for the eight year planning period. The allocation must be “consistent with the development pattern included in the Sustainable Communities Strategy.”

The cities and counties then revise their general plan housing elements to accommodate their housing allocation. Housing elements must be updated within eighteen months of the date the metropolitan planning organizations adopts the regional transportation plan.

Cities and counties which are not in compliance with state law risk potential housing funds administered by State HCD.

**Issue SEVEN: Other Edits**

There are other edits made in the document:

1. *The document is entitled “Study”; the draft interchanged “Study” and “Strategy”. Amendments are made to more consistently use the term “Study”.*

2. *Action Step 4.3 is modified to clarify intent, relative to environmental review. The modified text reads:*

   Evaluate requirements for planning and environmental studies, for preparations of amendments to zoning and building codes. Seek funding as appropriate.

3. *Text is added to Action Step 8 discussion to include the ability to use recreational vehicles in extended stay developed campgrounds as an option for workforce housing.*

4. *Text is added to Action Step 8 discussion to clarify that higher density developments may require amendments to the Zoning Ordinance.*
STATE OF CALIFORNIA  
COUNTY OF MARIPOSA  
PLANNING COMMISSION  

Resolution  
No. 2018-009  
A Resolution Recommending That The Board of Supervisors Approve The Comprehensive Housing Program Implementation Study – 2018 with the Planning Commission’s Recommended Edits

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city or county; and

WHEREAS, a General Plan must contain certain elements, including a Housing Element which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, the General Plan 2014-2019 Housing Element Update (General Plan Amendment No. 2016–101; Housing Element) was approved by the Board of Supervisors on October 25, 2016 via Resolution 2016-565 and subsequently certified by the State Department of Housing and Community Development (HCD) on November 29, 2016; and

WHEREAS, Program 2.1 of the Housing Element requires that: The County shall undertake a comprehensive study to evaluate and select cost-effective and financially sustainable housing program development and administration. The study shall contain conclusions and recommendations for implementation by the County of ongoing, permanent housing program administration and management initiatives resulting in the development, maintenance and rehabilitation of housing for all economic segments of the community and unique housing needs.

Implementation shall include formation within the County or through selection by contract or Memorandum of Understanding (MOU) of an entity to manage and administer recommendations of the study.

Particular attention shall be given to programs that promote and facilitate the development of affordable housing, and specifically, housing for extremely low, very low, low and moderate income households. The County shall provide financial and personnel resources to ensure the sustainability of housing programs targeting lower income households.

The County shall obtain grant funds, if available, to underwrite the costs of the study; and

WHEREAS, on June 6, 2017, the Board of Supervisors approved a Professional Services Agreement with Nancy Lewis & Associates to prepare The Housing Program
Implementation Study formulated to address Housing Element Policy 2.1 in three parts:

1. Initial Evaluation of Market conditions
2. Community and Stakeholder Engagement
3. Final Housing Programs Strategy; and

WHEREAS, on June 6, 2017 the Board of Supervisors adopted Resolution 2017-365 to establish a Housing Programs Advisory Committee (HPAC) to identify and recommend feasible housing programs, housing program management and related administration pursuant to 2014 - 2019 Housing Element Program 2.1; and

WHEREAS, on March 21, 2018 the HPAC completed its review of the Comprehensive Housing Programs Implementation Study and recommended that the Study be forwarded to the Planning Commission for review and recommendation to the Board of Supervisors for adoption and implementation; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for the 6th day of April 2018; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the staff memorandum, the draft Comprehensive Housing Programs Implementation Study recommended by the HPAC dated March 26, 2018, and testimony presented by the public concerning the report; and

WHEREAS, on the 6th day of April 2018, the Planning Commission continued the hearing to the 20th day of April 2018 and directed staff to provide additional information to address specific issues and concerns; and

WHEREAS, at the continued hearing on the 20th day of April 2018, the Planning Commission discussed the additional information provided by staff, considered testimony presented by the public, continued their discussion and gave direction to staff to make amendments to the draft study. The Planning Commission continued the hearing to the 4th day of May 2018; and

WHEREAS, at the continued hearing on the 4th day of May 2018, the Planning Commission considered the additional information provided by staff, testimony presented by the public and the amended draft study.

NOW THEREFORE, BE IT RESOLVED THAT, the Planning Commission of the County of Mariposa hereby recommends that the Board of Supervisors approve the 2018 Comprehensive Housing Programs Implementation Study – March 26, 2018 version with the Planning Commission recommended amendments shown in track changes font.

ON MOTION BY Commissioner Kehoe, seconded by Commissioner McCamman, this resolution is duly passed and adopted this 4th day of May, 2018 by the following vote:
Planning Commission Resolution No. 2018-009; May 4, 2018
Comprehensive Housing Programs Implementation Study

AYES: Herman, Kehoe, McCamman

NOES: None

EXCUSED: Becker, Kennes

ABSTAIN: None

[Signature]
Mick Herman, Chair
Mariposa County Planning Commission

Attest:

[Signature]
Kimberlee Lake, Secretary
Mariposa County Planning Commission