



**MHC - Policy Working Group Meeting - Meeting Notes**  
**February 22nd, 2021**  
**2:00-3:00 PM**

Facilitators: Steve Frisch and Brittany Benesi of the Sierra Business Council

Attendees: Natalie Yanish, Yumie Dahn, Fred Ilfeld, Hilary Hobbs, Emily Setzer, John Falk, Karen Fink, Tara Zuardo, Christine Maley-Grubl, Rita Schueling, Peter Greenberger, Jeffrey Hentz, Shawna Purvines, Seana Doherty, Stacy Caldwell

The goal of the meeting was to provide feedback on the MHC's Draft 2021 Policy Platform.

Topic	Questions, Comments, Suggestions
<b>Core Principles</b>	
Define and clarify what we mean by policy	<ul style="list-style-type: none"> <li>● Added Fred Ilfeld's suggested edit to Policy Platform document.</li> </ul>
Definition of housing types	<ul style="list-style-type: none"> <li>● Maintained MHC definition. Added Placer County and TRPA's definitions.</li> <li>● Add rental and home buying options to housing types in principle #3.</li> </ul>
Add Additional Principle: Building a sustainable economy where it supports living, working, and homeownership in the community as one goal.	<ul style="list-style-type: none"> <li>● The desire to have local workers live within the community is not only good in and of itself, but also it               <ul style="list-style-type: none"> <li>○ is environmentally sound,</li> <li>○ improves quality of life, work/life balance</li> <li>○ and stabilizes workforce fluctuations due to commuting in inclement weather.</li> </ul> </li> </ul>
Add Additional Principle: Building individual wealth through homeownership.	<ul style="list-style-type: none"> <li>● Pathway to improve social mobility through homeownership.</li> </ul>

	<ul style="list-style-type: none"> <li>● Think about policies that balance the dual goals of maintaining the long-term affordability of homes to future home purchases and allowing purchasers to build wealth through homeownership.</li> </ul>
Linkage between housing location, density, and transit to promote walkability and access	<ul style="list-style-type: none"> <li>● Think about folding this into a principle</li> </ul>
<b>Objectives</b>	<ul style="list-style-type: none"> <li>● Direction on how to engage in policy</li> <li>● Purposefully staying generalized</li> <li>● Individual pieces of legislation will have more specifics. <ul style="list-style-type: none"> <li>○ Organizations/Agencies can opt in or out as appropriate.</li> </ul> </li> </ul>
Objective #2: Support a permanent, or at a minimum one year solution to California’s Eviction Crisis	<ul style="list-style-type: none"> <li>● Will revise this objective to reflect SB91 passage.</li> <li>● Redefined extension to January 30, 2022 <ul style="list-style-type: none"> <li>○ Rationale: If the moratorium isn’t extended beyond June 2021, there is going to be a need for emergency legislation.</li> <li>○ Rationale: Many legislative bills include extension to January 30, 2022.</li> <li>○ Rationale: American Recovery Act will extend to January 30, 2022 if federally approved.</li> </ul> </li> <li>● Add additional objective- mortgage forbearance for any and all landlords/property owners that are at risk because of COVID-related rental impacts. <ul style="list-style-type: none"> <li>○ Look at AB3088 language.</li> <li>○ Extend to same timeline, January 30, 2022</li> </ul> </li> <li>● Agreed to keep activity #7. Local governments should retain all authorities that they currently have.</li> </ul>
Objective #4: Change or remove policy barriers to implementing achievable local housing in the region	<ul style="list-style-type: none"> <li>● Agreed to keep this objective as is and to: <ul style="list-style-type: none"> <li>○ Track broader state policies that may hurt local control. <ul style="list-style-type: none"> <li>■ Determine on a case by case basis when to get involved.</li> <li>■ Goal is retention of achievable housing</li> <li>■ Encourage longer-term thinking</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>■ Support housing for primary residency</li> <li>■ Incentives</li> </ul>
<b>Other topics to consider</b>	<ul style="list-style-type: none"> <li>● High construction costs in California <ul style="list-style-type: none"> <li>○ There is a need for us to take statewide data and look more strategically at local conditions that relate to state trends and policy</li> <li>○ Building code issues- i.e. CEQA reform, entitlements</li> </ul> </li> </ul>
<b>Legislative Bills Areas for us to Consider</b>	<ul style="list-style-type: none"> <li>● 322 housing bills introduced</li> <li>● Keeping an eye on: <ul style="list-style-type: none"> <li>○ Regulations in High Hazard Severity Zones <ul style="list-style-type: none"> <li>■ SB55 &amp; SB 12:</li> <li>■ AB1295: Prohibit local governments from entering into new residential agreements for properties in high hazard severity zones</li> <li>■ SB10: Does include exclusion to high hazard zones in exceptions</li> </ul> </li> <li>○ SB478 - Planning and Zoning law: housing development projects</li> <li>○ Newsom Budget Proposal <ul style="list-style-type: none"> <li>■ Housing Package hasn't been heard yet</li> </ul> </li> </ul> </li> <li>● Expect legislative hearings to start in early March</li> </ul>

**Next Steps:**

Update platform based on feedback and recirculate: Steve

Send your policy platforms or bill tracking to SBC or Kristina: Entities with Policy Platforms

Send legislative bill priority list to Working Group for review: Brittany

Board of Forestry Regulation Key Hearing 2/24 -- John F. may have made comment