

**HUMBOLDT ASSOCIATION OF REALTORS®**  
**BROKERS MEETING**  
**Thursday, May 15, 2014**  
**2:00 p.m.**

**ATTENDANCE:** Mikki Cardoza, Joyce West, Joanie Frederick, Andy Parker, Ruth Schnell, Sherilyn Munger, Greg Anderson, Austin Dach, Victoria Copeland, Joshua Kinch and Phil Lazzar

**Staff present:** Lois Busey, Executive Officer; Staci Leeper, Bookkeeper/MLS Administrator

**GUEST SPEAKER: Kevin Hamblin, Humboldt County Planning Director.** Kevin reported the Board of Supervisors approved the Housing Element last Tuesday. When asked what happened with second units, Kevin informed everyone they are allowed in Housing Opportunity Zones and they gave incentives. Housing Opportunity Zones are urban areas with sewer, water and streets. There was a big discussion during the General Plan Update in reviewing second units in ag and TPZ zones and it ended with a 5-0 vote to allow a second unit as a matter of right if it's in the same developed area. Per Kevin, state law requires allowing second units as a matter of right in residential zones. The incentives are allowing a shared driveway, the unit does not have to be behind the primary unit, can have only one off-street parking space and can be more than 30 feet away and can be 800 square feet or a percentage of the main unit. According to Kevin, the terms mother-in-law and second unit should be synonymous and be able to be rented to anyone. HAR has three pre-approved second unit plans at the County; we paid for one set of updates and the county is to keep them updated; staff will get Kevin the handouts and brochures on our plans and check to see if the county is updating them. It was noted there aren't that many circumstances where a canned plan works.

Greg commented it's clear there is an attitude change at Kevin's office, it shows! Kevin has talked to his staff about image and how to treat people at staff meetings.

Kevin was asked how his staff will handle properties built or changed without permits. They are proposing to ask owners of those properties to come get a permit and they will waive the penalty fee. There are Southern Humboldt owners who want an amnesty program and to get their permit for free. The Board would have to review and inspect and it's not likely that will happen. It's up to each owner, but staff hopes they will come in and have the penalty waived. New owner can get a permit without the penalty to make their property legal. Six years ago, the county approved drastically reduced standards on uniform building codes for Alternative Owner Builder permits. There is a permit fee and inspection to see if built to current standards, but the AOB program looks at minimums; like is the roof sagging, are the floors leaning, etc.? They don't go into detail on the electrical, framing, etc., it's a huge relaxation from the Uniform Building Codes, but it has to be owner built to qualify for this type of permit. Kevin was asked; what is a building is permitted and then there is a problem later, is the inspector liable? No, the permit says it's to a certain standard and houses can fail after built to code. The Building Inspector has zero liability for it being built to code.

Joyce asked where the county is with shaded parcels. They are in settlement discussions on the HumCPR lawsuit. There was a practice happening when a parcel popped up and they had no idea where it came from, they would shade the parcel; the issue being is it a legal parcel per the state map act? The law says when the county knows a parcel is illegally subdivided they send a notice they are going to file against the deed. The county just shaded them instead with no notice being filed. The county gave one employee to resolve these parcels and the number has gone from 1,500 shaded parcels to around 600. They are being resolved by either approving the parcels as legal, exempting them or having materials showing they are illegal. Owners can file a notice of determination, they can get a conditional certificate of compliance or they are being told what they need to provide before the parcel can be considered legal. If the parcel became shaded from a conveyance, like Caltrans right of ways or schools, they are considered exempt. Every county in the state has such a list, but state law says before any permits can be issued, a parcel has to be established as legal.

Phil asked about eyesore properties. He knows of one property in particular in McKinleyville where the house burnt and people are living in trailers on the property and it's covered with trash, tires and vehicles on the streets. There are nuisance laws and code enforcement will send notices on these properties. The process is complaint driven, there is a form at the Planning Department and it ends up at county counsel and with code enforcement if there is no response after three letters are sent. Environmental Health will get involved if there are septic issues or vermin potential.

Victoria informed Kevin that HAR is against any point of sale mandates and when we see any, we will fight them. There was one in the Energy Element's CAPE document that we fought and it was removed.

Kevin anticipates the Housing Element will be completed on time, by the beginning of July. There are two more General Plane Elements out of 14 to be reviewed by the Supervisors and then mapping and making sure everything is compliant with CEQA; he hopes the update will be signed, sealed and delivered by fall of next year.

Kevin encouraged everyone to contact him with questions or problems.

**NOTES: Notes from February 13, 2014 Meeting.** Notes from the February broker meeting were in the packets along with information Mari Wilson agreed to provide to us.

**HAR: HAR Grants available to new licensees.** HAR has awarded grants to four people for a total of \$2000.00 so far in 2014 and two \$1,000 scholarships.

**Sign up for the FlexMLS forum to receive notices of system changes.** Staci explained how to sign up for the forum on Flex; doing so will ensure you receive emails of new features.

**Protection of Local Schools Act.** We had a Southern Humboldt member ask HAR to help get signatures on petitions and we were able to collect over 100 signatures for them. The petition is to get a state measure on the November ballot regarding accountability for local school funds.

**Broadway Median Feasibility Study.** Members of Caltrans presented their Broadway Median Feasibility Study to our GRC Committee. They have several scenarios they are considering for median improvement. Information was passed out on the scenarios. Nothing will happen right away, but changes are coming, the entire presentation is on the Caltrans website for anyone wanting further information. There is a traffic committee that meets every Tuesday to discuss the scenarios along with other issues.

**CAR: State Directors Reports.** State Director Reports were passed out. We had four members attend Legislative Day this year; Wendy Medders, Elizabeth Campbell, Brenda Lockhart and Chris Hapgood. We had legislative appointments with Senator Noreen Evans and Assemblyman Wes Chesbro. We also co-sponsored a thank you lunch for Wes Chesbro to honor him for his years of service.

**Code of Ethics Enforcement.** CAR has initiated its Ethics Check on their website which is a database to see if there are any sanctions against an agent before approving membership.

**Realtors must upgrade to zipForm Plus by June 2<sup>nd</sup>.** Everyone using zipForms6 Professional, the online version of zipForms will be automatically upgraded to zipForm Plus on June 2<sup>nd</sup>. You can sign up to start using the new system, but you don't have to.

**Top 10 Member Benefits.** For informational purposes.

**Flood Insurance Changes.** Victoria's state director report is on flood insurance. Remapping has been done and rates will go up as the government is no longer subsidizing the cost. She will be proposing a task force to our Board of Directors to be made up of insurance agents, engineers and surveyor's to find the best deal for sellers as far as engineers go. When you list a property in a flood zone, get your elevation certificate then, be proactive! Certs are kept in FEMA file at the County; it was suggested asking Todd Sobolik which engineer has done specific areas as you list properties because he will have all certs on file.

**New Robocall rules.** For informational purposes.

**CAR Sponsored bills in 2014.** A list of CAR sponsored bills was in the packets. There is a lawsuit happening regarding individual contractor status that will affect all agents.

**Use Finance Helpline!** Information on using the CAR Finance Helpline was in the packets. Phil used this and it saved his transaction. A CAR representative met with head people from the banking institution and they were able to save the deal.

**Legal Webinars – April Webinar on Disclosures is full.** The last legal webinar was held in April. Anytime you cannot get into a legal webinar, you can watch the recorded version usually by the day after the webinar.

**Upcoming Free Webinars.** A list of upcoming free CAR webinars was in the packets.

**HAR EVENTS:**

- Recent:** Safety Class – February 19<sup>th</sup>  
New Member Orientation – April 2<sup>nd</sup>  
Finance Workshop- March 25<sup>th</sup>  
Rural Properties Workshop – April 30<sup>th</sup>
- Upcoming:** Title Plant Tour – May 21<sup>st</sup>  
Toys for Kids Bowling Tournament – May 21<sup>st</sup>  
General Membership Meeting & Affiliate EXPO – June 5<sup>th</sup>  
Appraisal Class – June 24<sup>th</sup>  
Social Media Class – July 22<sup>nd</sup>  
Member Appreciation Mixer at Humboldt Crabs Baseball – July 23<sup>rd</sup>  
Toys for Kids Quarter Craze – July 30<sup>th</sup>  
Day at the Races – August 15<sup>th</sup>  
Golf Dinner & Auction – September 11<sup>th</sup>  
Golf Tournament – September 12<sup>th</sup>  
RPA Contract Class – October 14<sup>th</sup>  
General Membership Meeting – October 16<sup>th</sup>

**OPEN FORUM.** Golf ballots were passed out for anyone who hasn't voted for this year beneficiary yet.

**Adjourned:** 3:30 p.m.