



FORT ORD REUSE AUTHORITY
BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)
MEETING MINUTES

9:00 a.m., Thursday, January 14, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Victoria Beach called the meeting to order at 9:05 a.m. The following were present:

Committee Members:

Victoria Beach (Chair), City of Carmel
Alan Haffa, City of Monterey
Chris Placco, CSUMB
Gail Morton, City of Marina
Jane Parker, Supervisor County of Monterey
Ralph Rubio, Mayor City of Seaside

FORA Staff:

Michael Houlemard
Steve Endsley
Jonathan Brinkmann
Josh Metz
Ted Lopez
Mary Israel

Other Attendees:

Tim O'Halloran, City of Seaside
Linda Mandolini, Eden Housing
Andre Lewis, CSUMB
Steve Matarazzo, UCSC
Jane Haines, member of the public
Bob Schaffer, member of the public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chris Placco announced a delay in the planning of the campus-wide Master Plan. CSUMB will have an open session on the coming CEQA, then there are more steps until a final draft and scheduled rollout are available.

3. APPROVAL OF MEETING MINUTES

a. December 10, 2015 Minutes

MOTION: Victoria Beach moved, seconded by Gail Morton to approve the December 10, 2015 PRAC Committee minutes with changes as noted by Gail Morton.

MOTION PASSED: Chris Placco abstained.

4. PUBLIC COMMENT PERIOD

No comments.

5. BUSINESS ITEMS

a) Affordable Housing

Steve Endsley gave a presentation on the history of FORA's involvement in affordable housing. Committee members requested that "construction costs" and "prevailing wage" be

added to the slide on Major Issues. Guest speaker and Executive Director of Eden Housing, Linda Mandolini, discussed her background working on affordable housing in Northern California and made some suggestions of possible directions that could be taken by FORA jurisdictions. These suggestions included:

- Housing mitigation fee or tax revenue measure (General Obligation Bonds or Revenue Bond); Air B & B tax is useful if the entity that receives the funds is flexibly structured so it can receive Federal, State, local, non-profit funding and have JPA.
 - If jurisdictions boomerang these fees or taxes, make a trust fund with the money, the State should match that funding. See Alameda County example.
- Take advantage of Prop. 63 Mental Health Services Act dollars with mental health services linked to affordable housing.
- Work with legislators to get Cap & Trade program funding directed to this area by including the mitigation of traffic distances, not just density-based traffic which favors larger cities.
- Get free air space as additional floors above commercial building for units.
- Pass ordinances for 2nd units allowed in development parcels.
- Major local employers can get a trust together and get matching funds from the County, State. These can be formed by employer type, i.e. agriculture, hospitality.
- Follow the example of the Housing Trust of Santa Clara County (Housing Trust) by partnering the major local employers with area jurisdictions, State matching funds and U.S. Treasury grants while acting as a clearinghouse for regional affordable housing questions and issues.
- Invite the Housing Trust to expand services to Monterey County.
- Help get employer assistance programs in place.
- Help foster employee-specific housing, such as teacher housing: examples are San Mateo Community College where teachers own housing and share a fund while the school owns the land.

Some questions that committee members posed are:

1. With HUD terming out, are there mechanisms in place to possibly ensure sponsorship corporations continue?
2. Can PRAC have a map made where all the affordable housing is located on former Fort Ord, giving absolute and relative numbers of units?
3. Can FORA staff meet with the head of the Housing Trust to see what we would need to bring to the table to join?
4. Can there be a strong home ownership program to complement affordable housing programs that are developed in future?
5. Would FORA staff request Authority Counsel to perform a legal analysis of Redevelopment Agency phase out to show if 15-20% requirements still hold? Does FORA's collection of property taxes require that FORA still hold to this? Does it impact current projects (consistency, entitled) and how does that differ from new projects?

6. ITEMS FROM COMMITTEE MEMBERS

- a) Steve Matarrazzo shared that his old home in Redwood City bought in 1978 for \$80,000 now has a Zillow price of \$1.6M.

7. ADJOURNMENT

Meeting was adjourned at 10:58 a.m.