



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

9:00 a.m., Thursday, January 21, 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 9:03 a.m. The following were present:

Committee Members:

Victoria Beach (Chair), City of Carmel
Andre Lewis, California State University Monterey
Bay (CSUMB)
Kristi Markey, Supervisor Parker's Office, County of
Monterey
Gail Morton, City of Marina
Ralph Rubio, Mayor City of Seaside

FORA Staff:

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

Other Attendees:

Dr. Lynn Reaser, guest speaker
Cathy Gallagher, guest speaker
Jerry Hernandez, Monterey County
Diana Ingersoll, City of Seaside
Steve Matarazzo, University of California, Santa Cruz
Chris Placco, CSUMB
Jane Haines, Member of the Public
Bob Schaffer, Member of the Public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chair Victoria Beach announced that FORA staff are organizing the RUDG document in a new web layout. RUDG Task Force members and staff would now have the capability to edit content.

Executive Officer Michael Houlemard announced that Ed Smith is a new chair appointee to the PRAC.

3. PUBLIC COMMENT PERIOD

None.

4. APPROVAL OF MEETING MINUTES

a. January 14, 2016 Minutes

MOTION: Ralph Rubio moved, seconded by Gail Morton to approve the January 14, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS

a) Development Fee Costs – Preliminary Research

Assistant Executive Officer Steve Endsley provided a brief presentation on local development fees, including sample development fees from local jurisdictions on and off former Fort Ord lands.

b) Guest speakers: Dr. Lynn Reaser and Cathy L. Gallagher, Fermenian Business and Economic Institute at Point Loma Nazarene University

Ms. Gallagher and Dr. Reaser presented their report, "Opening San Diego's Door to Lower Housing Costs." The report surveyed jurisdictions in San Diego development fees and regulations that resulted in an increase in time and costs to construct housing. The report included a model that estimated the number of households not priced out of the market for each 1% decrease in costs. The study identified local best practices as well as in the states of Texas, Arizona and Colorado. The findings suggested ways that public agencies could reduce housing regulatory costs by implementing employee compensation/incentives to process plans, restrictions on when legal challenges can be made, and having a development master plan. Dr. Reaser offered to apply the same methodology to FORA's local needs, promising informed actionable recommendations. Victoria Beach and other members suggested the committee add this topic to the next PRAC meeting Agenda.

c) 2016 PRAC Calendar Meeting Schedule

PRAC members tentatively agreed to meet at 9 a.m. on the 2nd Wednesday of each month in 2016. PRAC members requested that FORA staff check whether there are conflicts with other FORA committee meetings.

6. ITEMS FROM COMMITTEE MEMBERS

None.

7. ADJOURNMENT

Meeting was adjourned at 10:55 a.m.