



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

9:00 a.m., Wednesday, February 10, 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 9:02 a.m. The following were present:

Committee Members:

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

FORA Staff:

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

Other Attendees:

Craig Malin, City of Seaside
Steve Matarazzo, University of California, Santa Cruz
Chris Placco, CSUMB
Fred Watson, FORTAG
Wendy Elliot, Dunes at Monterey Bay
Jane Haines, Member of the Public
Bob Schaffer, Member of the Public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Ralph Rubio introduced City of Seaside's new Manager, Craig Malin.

3. PUBLIC COMMENT PERIOD

None.

4. APPROVAL OF MEETING MINUTES

a. January 21, 2016 Minutes

MOTION: Gail Morton moved, seconded by Ralph Rubio to approve the January 21, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS

a) Housing Map – FORA Property

Assistant Executive Officer Steve Endsley, presented a draft map of Affordable Housing on Former Fort Ord Lands, a staff project the PRAC requested at the January 21st meeting. He introduced the map by showing a PowerPoint of: 1) the HUD definition of Affordable Housing and household income limits for qualifying in Monterey County, and 2) a chart of the Dwelling Unit Counts and Forecast from the 2015-2016 Capital Improvement Program report.

Mr. Endsley then showed the Affordable Housing Map. PRAC members discussed the information presented. Gail Morton requested that Seaside Highlands be removed from the map. Ralph Rubio requested Workforce Units be included and Army Housing be added to the map. Wendy Elliot requested the affordable housing locations be represented by small polygons rather than parcels.

Gail Morton requested an additional map that would show housing that is affordable, meaning housing that can be bought for \$225,000 or less including a unit count for each development in Former Fort Ord. Jane Parker suggested the new map include housing that can be purchased by low/mod two-person households.

Mr. Endsley noted Current Housing Data that was recently collected by FORA staff from jurisdictions and housing project offices. Wendy Elliot offered to share more current data on the Dunes at Monterey Bay. PRAC members requested staff to return with a more detailed table.

b) Housing Affordability Next Steps

Economic Development Coordinator Josh Metz presented a scope and cost proposal from Lynn Gallagher and Cathy Reaser, the speakers at the January 21st PRAC meeting. The proposal offered to quantify the difference in cost between home development on former Fort Ord lands with offsite areas and to determine the drivers in those cost differences. Ralph Rubio, Gail Morton and Jane Parker voiced that the study already published on San Diego is helpful and they did not have a strong desire to have them replicate the study for us locally. Chris Placco suggested that FORA staff interview developers. Chair Victoria Beach suggested that FORA not hire the researchers but do a similar baseline study, computing total impact of regulatory fees, time, set aside requirements for vacant land, affordable housing requirements, prevailing wage rules and energy efficiency stipulations, etc., but without building the model that Gallagher and Reaser utilize to make policy recommendations. Member of the public Jane Haines said the Gallagher and Reaser report also does not accurately reflect CEQA. PRAC members took no action on the staff recommendation.

c) Draft Trails Map Blueprint

Associate Planner Ted Lopez presented a Draft FORA Trails Map Blueprint (Blueprint). Josh Metz explained the staff working group and the Base Reuse Plan requirements for three major trails. Mr. Metz then explained the key on the map, and the PRAC asked that it be simplified. He said the Blueprint could complement the Trails section of the Regional Urban Design Guidelines (RUDG) as "opportunity trails." The PRAC instructed Mr. Metz to add a fourth category of line to the map to designate "established trails." Mr. Lopez requested PRAC members review the staff recommendation and pass a motion in support of the Blueprint and that the Board adopt a resolution supporting the Blueprint. Gail Morton said the Blueprint should go to the Board of Directors without PRAC comment. She also asked FORA staff to include some instructions as to how a jurisdiction can convert trails from dark green (concept feasible) to light green (alignment feasible).

MOTION: Chair Victoria Beach moved, seconded by Gail Morton, to put the Blueprint on the March 11, 2016 Board of Directors meeting Agenda.

MOTION PASSED UNANIMOUSLY.

d) 2016 PRAC Calendar Meeting Schedule

Ted Lopez presented new meeting dates for PRAC. He proposed dates that included first and second Wednesdays of each month and, the second Thursday of April. The PRAC changed the Thursday date to the first Wednesday. Chair Victoria Beach then said all the dates could be confirmed except for December. Jane Parker said she was not able to confirm the dates at this meeting. Staff offered to include a full schedule of 2016 meeting dates, except for December, in the next meeting Agenda Packet for confirmation by committee action.

6. ITEMS FROM COMMITTEE MEMBERS

None.

7. ADJOURNMENT

Meeting was adjourned at 10:58 a.m.