



# FORT ORD REUSE AUTHORITY

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## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

9:00 a.m., Thursday, January 21, 2016  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933  
(FORA Community Information Center)

### AGENDA

**1. CALL TO ORDER**

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

**3. APPROVAL OF MEETING MINUTES**

January 14, 2016 Post-Reassessment Advisory Committee Minutes

ACTION

**4. PUBLIC COMMENT PERIOD**

Individuals wishing to address this body on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period for up to three minutes. Public comments on specific agenda items will be heard under that item.

**5. BUSINESS ITEMS**

a. Development Fee Costs – Preliminary Research

INFORMATION

b. Guest speakers: Dr. Lynn Reaser, Ph.D. and Cathy L. Gallagher

INFORMATION

c. 2016 PRAC Calendar Meeting Schedule

ACTION

**6. ITEMS FROM MEMBERS**

**7. ADJOURNMENT**

**NEXT MEETING DATE: Thursday, February 11, 2016 at 9:00 am**

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# 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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.

# FORT ORD REUSE AUTHORITY COMMITTEE REPORT

## POST REASSESSMENT ADVISORY COMMITTEE

**Subject:** Development Fee Costs – Preliminary Research

**Meeting Date:** January 21, 2016

**Agenda Number:** 5a

**INFORMATION**

### **RECOMMENDATION(S):**

Receive a preliminary report/presentation on Development Fee Costs – Preliminary Research

### **BACKGROUND/DISCUSSION:**

The PRAC discussed at several previous meetings the need for a jurisdictional development fee cost comparison study. The comparison study would provide a general framework on development costs to construct new residential housing units, in particular, affordable housing units.

Subsequently, FORA staff is compiling planning, building and construction data on several local jurisdictions. These jurisdictions include the County of Monterey and cities of Carmel, Monterey, Seaside, Marina and Salinas. In addition, the cities of Watsonville, Capitola and Santa Cruz will also be included in the preliminary compiling of development fee costs.

### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

### **COORDINATION:**

PRAC, California State University Monterey Bay, University of California, Monterey Bay Education, Science, and Technology Center.

Prepared by \_\_\_\_\_  
Ted Lopez  
Associate Planner

Approved \_\_\_\_\_  
Jonathan Brinkmann  
Principal Planner

# FORT ORD REUSE AUTHORITY COMMITTEE REPORT

## POST REASSESSMENT ADVISORY COMMITTEE

**Subject:** Guest speakers: Dr. Lynn Reaser, Ph.D and Cathy L. Gallagher

**Meeting Date:** January 21, 2016

**Agenda Number:** 5b

**INFORMATION**

### **RECOMMENDATION(S):**

Receive a presentation from guest speakers: Dr. Lynn Reaser, Ph.D. and Cathy L. Gallagher regarding housing affordability.

### **BACKGROUND/DISCUSSION:**

At the December 10, 2016, PRAC meeting, FORA staff informed members that Dr. Lynn Reaser and Cathy L. Gallagher of the Fermanian Business & Economic Institute at Point Loma Nazarene University, prepared a comprehensive report on the cumulative economic impacts on housing construction in San Diego. The report, "Opening San Diego's Door to Lower Housing Costs" quantifies and analyzes government fees, regulations and requirements, etc. on the cost to construct new single-family units and multi-family units (rental and ownership).

The PRAC expressed interest in hearing their findings for San Diego County. PRAC members also discussed FORA funding a similar comprehensive countywide Monterey study and decided to gather more information before making that request. FORA staff noted that both Dr. Reaser and Ms. Gallagher were interested in discussing their findings at a future PRAC meeting.

The PRAC directed staff to invite Dr. Reaser and Ms. Gallagher to make a presentation on their report findings and schedule the meeting for January 21, 2016.

A link to the report, "Opening San Diego's Door to Lower Housing Costs" is provided below:

[http://fora.org/BRP/2016/Packet/Additional/ReaserGallagher\\_Report.pdf](http://fora.org/BRP/2016/Packet/Additional/ReaserGallagher_Report.pdf)

### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget. The estimated travel expenses to invite Dr. Reaser and Ms. Gallagher to discuss their findings is a not-to-exceed \$700.00 and is also included in the budget.

### **COORDINATION:**

PRAC, California State University Monterey Bay, University of California, Monterey Bay Education, Science, and Technology Center.

Prepared by \_\_\_\_\_  
Ted Lopez  
Associate Planner

Approved \_\_\_\_\_  
Jonathan Brinkmann  
Principal Planner

# FORT ORD REUSE AUTHORITY COMMITTEE REPORT

## POST REASSESSMENT ADVISORY COMMITTEE

<b>Subject:</b>	2016 PRAC Calendar Meeting Schedule	
<b>Meeting Date:</b>	January 21, 2016	<b>ACTION</b>
<b>Agenda Number:</b>	5c	

### **RECOMMENDATION(S):**

PRAC members approve one of the three proposed 2016 PRAC Calendar Meeting Schedules described below.

### **BACKGROUND/DISCUSSION:**

FORA staff has prepared a new meeting schedule to provide additional opportunities for all PRAC members to attend meetings. There are three proposals staff is recommending:

1. The **second Monday** of every month at 9:00 am: March 14, April 11, May 9, June 13, July 11, August 8, September 12, October 10, November 14 and December 12;
2. The **second Wednesday** of every month at 9:00 am: March 9, April 13, May 11, June 8, July 6, August 10, September 7, October 12, November 9 and December 7; and
3. The **second Thursday** of every month at 9:00 am: March 10, April 14, May 12, June 9, July 7, August 11, September 8, October 13, November 10 and December 8.

### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

### **COORDINATION:**

PRAC, California State University Monterey Bay, University of California, Monterey Bay Education, Science, and Technology Center.

Prepared by \_\_\_\_\_  
Ted Lopez  
Associate Planner

Approved \_\_\_\_\_  
Jonathan Brinkmann  
Principal Planner