



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

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## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

9:00 a.m., Wednesday, February 10, 2016  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### AGENDA

1. **CALL TO ORDER**
2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
3. **APPROVAL OF MEETING MINUTES**  
January 21, 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. Housing Map – FORA property INFORMATION
  - b. Housing Affordability Next Steps – Reiser and Gallagher Assistance ACTION
  - c. Draft Trails Map Blueprint ACTION
  - d. 2016 PRAC Calendar Meeting Schedule INFORMATION
6. **ITEMS FROM MEMBERS**
7. **ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, March 9, 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 21, 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 9:03 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 2<sup>nd</sup> 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.

# FORT ORD REUSE AUTHORITY COMMITTEE REPORT

## POST REASSESSMENT ADVISORY COMMITTEE

<b>Subject:</b>	Housing Map – FORA property	
<b>Meeting Date:</b>	February 10, 2016	<b>INFORMATION</b>
<b>Agenda Number:</b>	5a	

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

PRAC members accept a status update on the Housing Map – FORA property.

### **BACKGROUND/DISCUSSION:**

At the January 21, 2016 PRAC meeting, committee members expressed an interest in having a map prepared showing housing developments on FORA property. PRAC members discussed this topic and determined that a compilation of affordable housing units and delineated on a map would be useful to explore future housing opportunities.

Subsequently, PRAC members directed staff to research all existing housing data and compile the housing data on a map for committee review/analysis.

FORA staff anticipates presenting a draft housing map at the February 10, 2016 PRAC meeting.

### **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

<b>Subject:</b>	Housing Affordability Next Steps – Reiser and Gallagher Assistance	
<b>Meeting Date:</b>	February 10, 2016	<b>ACTION</b>
<b>Agenda Number:</b>	5b	

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

PRAC members review the attached Reiser and Gallagher proposal and make a recommendation to the FORA Board.

### **BACKGROUND/DISCUSSION:**

At the January 21, 2016 PRAC meeting, committee members received a report from Dr. Lynn Reiser and Cathy L. Gallagher, Fermenian Business and Economic Institute at Point Loma Nazarene University.

Dr. Reiser and Ms. Gallagher presented their report, "Opening San Diego's Door to Lower Housing Costs." PRAC members expressed interest that a similar study be conducted for the cities of Marina, Seaside, Monterey, Del Rey Oaks, Sand City and County of Monterey.

Attached is a proposal to prepare a report that would quantify regional costs of housing affordability, housing supply, and the total economy (**Attachment A**)

### **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

**Fermanian Business & Economic Institute**  
**Point Loma Nazarene University**  
**Draft - 1 30 16**

**Fort Ord Reuse Authority (FORA) Proposal**

**Study Purpose:** To quantify the difference in cost between home development on former Fort Ord lands with offsite areas and to determine the drivers of those cost differences. To recommend policies that could reduce those costs and determine the resulting impact on housing affordability, housing supply, and the total economy.

**Scope:** The total cost of homebuilding (encompassing all phases of development and construction) on former Fort Ord lands would be compared to the cost in each of the following areas: Marina; Seaside; Monterey; Monterey County; Salinas; Del Rey Oaks; and Sand City.

**Project Phases:**

1a) Compute the total impact of regulatory costs and determine their share of the average price of housing on former Fort Ord land and in each of the seven jurisdictions listed above. Determine the role of each regulatory factor (e.g., statutory fees, time, set aside requirements for vacant land; affordable housing unit requirements; prevailing wage rules; energy efficiency stipulations, etc.)

1b) Develop a set of recommendations based on a cost/benefit analysis, which also incorporates “best practices,” to mitigate the impact of those regulations driving up costs.

2) Develop housing affordability models for former Fort Ord lands and each of the seven jurisdictions. These models will show how many households can currently afford a new home; how many are priced out by regulations; and how many could be housed with a reduction in regulatory costs in the different areas.

3) Determine the impact on the broader economy of a reduction in housing costs. This assessment would determine the impact on population growth, household formation, housing supply, gross regional product (GRP), total personal income, employment and business formation.

**Methodology**

- 1) Collect data all sales and rental units of newly constructed housing for 2015 on former Fort Order lands and in each of the seven jurisdictions.
- 2) Collect data on all statutory fees (e.g., water, sewers, habitat management, storm drain improvements, schools, etc.) in each of the areas.
- 3) Collect information on all requirements regarding the provision of affordable housing, open space, building codes, road standards, etc. for each of the areas.
- 4) Survey and interview builders and developers to determine time required for each phase of the building process (e.g., entitlement, mapping, infrastructure building, permit review, and construction) for each of the areas. Discover other monetary costs (e.g., engineering studies)

- 5) Develop cost models for each of the regulatory factors.
- 6) Develop affordability model or tool for each of the areas to determine the number of households priced in or out of the market with and without various regulatory costs.
- 7) Develop models to measure the economic impact of changes in housing regulatory costs on population, number of households, housing permits, GRP, employment, personal income, and business formation.
- 8) Develop a set of practical recommendations to alleviate the impact of various regulations, increase the supply of housing, and improve affordability on the former Fort Ord land area and in each of the seven jurisdictions.

**Costs:**

Costs for the study are broken down below per each phase mentioned in the Project Phases section above. A full study cost is also included. Please note that a 15% discount has been attributed to the full study costs shown below should you elect the full study option.

**Phase 1a & b = \$68,115**

**Phase 2 = \$37,154**

**Phase 3 = \$18,577**

**Full Study (includes phases 1 – 3) = \$ 105,268**

**Due Date: June 30, 2016**

# FORT ORD REUSE AUTHORITY COMMITTEE REPORT

## POST REASSESSMENT ADVISORY COMMITTEE

<b>Subject:</b>	Draft Trails Map Blueprint	
<b>Meeting Date:</b>	February 10, 2016	<b>ACTION</b>
<b>Agenda Number:</b>	5c	

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

PRAC members review a Draft Trails Map Blueprint and recommend that the FORA Board adopt a resolution in support of the Trails Blueprint.

### **BACKGROUND/DISCUSSION:**

At the February 10, 2016 PRAC meeting, FORA staff will presenting a Draft Trails Map Blueprint.

FORA staff is requesting PRAC members review the draft Trails Map Blueprint and recommend that the Board adopt a resolution in support of the blueprint document map.

### **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:** 2016 PRAC Calendar Meeting Schedule

**Meeting Date:** February 10, 2016

**Agenda Number:** 5d

**INFORMATION**

### RECOMMENDATION(S):

PRAC members accept the 2016 PRAC Calendar Meeting Schedule.

### BACKGROUND/DISCUSSION:

At the January 21, 2016 PRAC meeting, FORA staff presented committee members with three proposals to conduct monthly meetings: the second Monday, second Wednesday and second Thursday, of each month. The 9:00 am meeting time would not change.

PRAC members agreed to schedule monthly meetings on the second Wednesday of every month. In the event a scheduled PRAC meeting is in conflict with another FORA committee meeting, the PRAC would be scheduled on the second Thursday.

The 2016 PRAC Calendar Meeting Schedule is as follows:

**Second Wednesday at 9:00 am:** March 9, May 11, June 8, July 6, August 10, September 7, October 12, November 9 and December 7.

**Second Thursday at 9:00 am:** April 14.

### 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