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HOUSING ADVISORY COMMITTEE MINUTES

Monterey County Administration Building
Monterey Room
168 W. Alisal Street, Salinas, CA

Wednesday, May 27, 2015, 5:00 PM

Members Present: Karen Araujo, Ignacio “Mog” Cabatu, Sabino Lopez, Wayne Ross, Mark Trabing, and La’Quana Williams

Members Absent: Margaret Robbins

Staff Present: Jane Barr, Luke Connolly, John Ford, Anita Nachor, Luis Osorio, Wendy Strimling

Guests Present: Alfred Diaz-Infante, President-CEO CHISPA
Juan Uranga, CCA

1. Call to Order:

Mr. Cabatu called the meeting to order at 5:13 p.m. and noted that a quorum was established.

2. Mr. Cabatu asked for public comment on items not on agenda but there was none.

3. Approval of the April 8, 2015 Meeting Minutes:

Motion: Mr. Ross moved to approve the April 8, 2015 minutes. Ms. Araujo seconded the motion.

VOTES:

AYES: Araujo, Cabatu, Ross, Trabing, and Williams

NAYS: None

ABSTAINED: Sabino Lopez

4. Old Business:

a. (continued from April 8, 2015)

Make a recommendation to the Board of Supervisors on a request from CHISPA on behalf of 161 owners of single family homes in the Moro Cojo subdivision to reduce the duration of the affordability restriction on their homes from “permanent” to fifteen years.

Sabino Lopez recused himself and left the room due to a conflict of interest in regard to his employment with CCA.

Ms. Barr introduced staff: Mr. Connolly, Mr. Ford, and Mr. Osorio with the Planning Department; Ms. Strimling with County Counsel; and Ms. Nachor, new Senior Secretary with the Economic Development Department.

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Public Comments:

Alfred Diaz-Infante and Juan Uranga both spoke in their capacity as representatives of the applicants. Five Moro Cojo homeowners in favor of the reduction and one member of the public spoke against it. Discussion was held by the HAC members.

Motion: The deed restriction be modified from "permanent" to none on condition that CHISPA obtain entitlement, undertake new construction, and receive certificates of occupancy of at least 161 qualified replacement housing units located within the unincorporated area of the County within ten years from the date of approval of the modification. Qualifying units are defined as 80% of project units (100% less 20% required affordable units per the Inclusionary Ordinance) or 49% of project units if the County funds any portion of a project. Replacement units will be deed restricted for a minimum of 45 years for single family housing and 55 years for multifamily housing. The responsibility rests with CHISPA and its successors in interest to produce the replacement units. If the condition is met prior to ten years, the removal of the permanent restriction shall occur at the time of certification of occupancy of the 161st unit.

Motion: Mr. Ross made the motion and Mr. Trabing seconded it.

VOTES:

AYES: Cabatu, Ross, Trabing, and Williams

NAYS: Araujo

ABSTAINED: None

5) New Business:

None.

6) Updates:

Ms. Barr thanked members for completing Form 700 Interest Form. One person still needs to complete it.

7) Committee Members Reports:

There were none

8) Additions to Future Agendas:

a. Request code enforcement to review previous sales in regard to whether the affordability restrictions have been met and report back to HAC on this.

b. Request administration to confirm CHISPA's role in administering the affordability of the Moro Cojo units and report on how South County Housing administers it.

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c. Request more information from Alfred Diaz-Infante in regard to the affordability issues and the Administrative Handbook referred to by him.

9) Schedule of Upcoming Meetings

- June 10, 2014: Special meeting (**Cancelled**)
- July 8, 2015: Regular quarterly meeting
- October 14, 2015: Regular quarterly meeting

10) Adjournment:

Mr. Cabatu moved to adjourn the meeting and the motion was seconded by Ms. Araujo. The meeting was adjourned at 6:39 PM.

