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**HOUSING ADVISORY COMMITTEE  
MEETING MINUTES**

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Monterey County Administration Building  
Monterey Room  
168 W. Alisal Street, Salinas, CA  
**Wednesday, January 8, 2014**

**Members Present:** Karen Araujo, Linda English, Jim Felton, Sabino Lopez, Wayne Ross

**Members Absent:** Margaret Robbins, Mog Cabatu

**Staff Present:** Jane Barr and Vanessa Calderon

**1) Call to order:**

Ms. English called the meeting to order at 5:15pm. A quorum was established.

**2) Public Comment:**

None

**3) Approval of the October 9, 2013 meeting minutes**

A motion was made by Ms. English and seconded by Mr. Lopez to approve the meeting minutes for October 9, 2013.

**VOTE:**

**AYES:** Araujo, English, Felton, Lopez, Ross

**NAYS:** None

**ABSENT:** Robbins, Cabatu

**4) New Business:**

**a. Consider approving the rental of an Inclusionary home**

Ms. Barr presented the request from the homeowner to rent their unit based upon hardship.

Committee members asked for clarification and made suggestions regarding the requirements, agreement, qualification to rent, and monitoring.

A motion was made by Araujo and seconded by Lopez to approve the rental of an inclusionary home for a period of two years to allow the owner to gain control of his finances with the following additional requirements: 1) submit quarterly loan statements to monitor that rent is being applied to the payment of debt service; and 2) perform annual home visits every 6 months.

**VOTE:**

**AYES:** Araujo, English, Felton, Lopez, Ross

**NAYS:** None.

**ABSENT:** Robbins, Cabatu

**b. Consider making a recommendation to the Board of Supervisors in regard to a loan for the Camphora Farmlabor project**

Ms. Barr presented a proposal to make a long term loan to Camphora for the redevelopment of the labor camp. The loan would replace the short term loan that is due in 2015. Ms. Barr outlined the past support for the Camphora Farm Labor Camp and reiterated that this is a project that the County wholeheartedly supports.

Seth Capron with South County Housing spoke about the project and solicited support for the loan.

A motion was made by Lopez and seconded by Araujo to approve a recommendation to the Board of Supervisors in regard to a provision of a long term loan for the Camphora Farmlabor project.

**VOTE:**

**AYES:** Araujo, English, Felton, Lopez, Ross

**NAYS:** None

**ABSENT:** Robbins, Cabatu

**c. Consider making a recommendation to the Board of Supervisors in regard to a proposed affordable housing project by the Pebble Beach Company**

Ms. Barr presented the project including a correction to the agenda to make the recommendation to the Planning Commission. Mark Stillwell, Executive Vice-President, Pebble Beach Company, made a brief presentation and cited a cost of development of \$7 million. Correspondence from ten individuals was distributed to HAC members. There were 25 speakers to the item; 16 were in favor of the project, eight opposed it, and one was neutral.

HAC members asked questions in regard to the zoning, level of employee wages as they related to the very low income AMI, parking for visitors, lack of a community center for families, other sites considered, and the allowable density versus that proposed.

A motion was made by Lopez to approve the project and add parking and a community center. The motion failed for lack of a second. A motion was then made by Ross and seconded by Lopez to recommend the project to the Planning Commission conditioned upon an EIR and giving consideration to additional parking spaces and recreation areas.

**VOTE:**

**AYES:** Araujo, English, Felton, Lopez, Ross

**NAYS:** None.

**ABSENT:** Robbins, Cabatu

**5) Old Business:**

None

**6) Updates, Staff Comments, and Items of General Interest:**

a. Barr provided verbal updates on the following grants:

- First Time Home Buyer (FTHB) Program
- NSP1
- NSP3
- CDBG State grant
- Urban County grant (HUD direct Entitlement)

**7) Adjournment: Meeting was adjourned at 7:20pm**