

**Stanislaus County
Public Facilities Fees Committee
Meeting Minutes**

Thursday, February 17, 2022
2 p.m.

Tower Conference Room (6825)

Voting Members Present:

David Leamon (Chair, Public Works); Tera Chumley (CEO); Dan Wirtz (GSA-Capital Facilities Alternate); Todd James (County Counsel); Denny Ferreira (Planning/Building); Chris Barnes (Auditor/Controller)

Absent:

Kristin Doud (Planning/Building); Andy Johnson (GSA-Capital Facilities); Patrick Cavanah (CEO Alternate); Tracie Madison (Public Works Alternate)

Also Present:

William Shirley (Recorder); Angelina Souther (Auditor/Controller-Alternate); Guest: Rick Gonzales (Self-Help Enterprises)

Meeting called to order at 2:01 p.m. by Chair, David Leamon.

Public Comment – No public comments.

Roll call: A quorum of membership was established.

Note: Members were informed this meeting is being recorded.

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **December 16, 2021**

Minutes may be voted on by those Members in attendance at the date of the Meeting. Voting Members Present: David Leamon (Chair, Public Works); Todd James (County Counsel); Denny Ferreira (Planning/Building); Angelina Souther (Auditor Controller)

A Motion was made to approve the PFF Committee Meeting Minutes of **December 16, 2021**.

Motion: Todd James | Second: Angelina Souther | Unanimous (7 | 0) | Abstain: None

2. Consider the Request for Fee Waiver/Deferral for Affordable Housing from Self Help Enterprises, for the Montana Estates Development, at the southwest corner of Montana Avenue and West Avenue in the City of Turlock.

Rick Gonzales, Program Director from Self Help Enterprises, presented the request for a PFF fee waiver/deferral for the Montana Estates Development. This project is a mutual self help

program. Two groups of eleven (11) families will be recruited for this program. They will be required to perform 40 hours per week of labor towards the building of their future home. The families will perform approximately 65% of the construction labor of their home.

The program is for low and very-low income families. There is a Cal Home Grant lined up for this project. Self Help Enterprises is also requesting additional home funds from the City of Turlock. Self Help is requesting the same waiver & deferral that the Committee approved for their Patterson development, where they have 40 lots (20 lots are completed, 20 are under construction). Out of the 40 lots, 5 were very low income and received a fee waiver. The balance are low income and fees were deferred.

Based on the current housing market, Mr. Gonzales is concerned that they will face difficulty getting very low income families approved, but is hoping secondary funding will assist. They intend to begin recruiting families the first week of March. Each home is taking 10-12 months to be fully built, due to current costs. The impact fee waivers/deferrals would assist in reducing costs for the families.

Chair Leamon inquired as to the guidelines for a deferral/waiver. Member Chumley noted that the Committee's administrative guidelines allow for a waiver of the fee for those that fall under 50% of the Area Median Income (AMI), and those at 50-120% of the AMI are allowed a fee deferral. Prior to the closing of each home, Self Help will provide the County with information as to the homeowner's qualifications.

Member Ferreira inquired as to the length of time the deferral is in effect. Member Chumley advised that the deferral is in effect, so long as the homeowner remains within the AMI thresholds. If the homeowner were to sell the home, the County verifies that the home would remain within the AMI threshold, and if not, the PFF fees would be due at the time of sale.

A motion was made to approve the fee waiver/deferral for this project.

Motion: Chumley | Second: Ferreira | Unanimous (7 | 0) | Abstain: None

B. Discussion Items

1. Senior Housing Discussion

- Committee discussed the Mable Avenue Development which had requested a PFF reduction. The Mable Avenue Senior Living Center is a 90 unit residential project that is not considered affordable housing, but rather a premier facility. The requestors were advised that a traffic study would need to be completed, which would be costly. Committee members concluded that they would not consider a reduction of PFF fees for this project, as this project did not provide affordable senior housing.
- Review Senior Housing rate at the next Comprehensive Update.
- Chair Leamon inquired as to when the next inflationary adjustment would take place. Member Chumley noted that it is on her radar.

2. Auditor's Report

- Auditor/Controller Representative, Angelina Souther, reviewed the following reports as of January 31, 2022:

Unobligated Cash Balances Report – Current Unobligated Cash Balances Report: Cash balances \$6,920,373.24.

Reported distributions are the Claribel Road project, a library payment and some admin fees.

Member Chumley noted that the Large Industrial Program Audit fund could be closed out, as the audit was presented at the December 16, 2021 PFF Committee Meeting.

C. Next Regular Meeting:

- Thursday, March 17, 2022 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 6825 (Tower Conference Room) or TBD.

Meeting adjourned at 2:28 p.m.

Submitted from recording by: William Shirley, Confidential Assistant IV