

December 15, 2016

CEDAC members,

In October and again on a conference call December 8, 2016, CEDAC Ad Hoc Subcommittee members David Orr, Charlie Downs, and Noah Briel met to discuss the County's moderate housing needs, especially as it relates to concerns for keeping and attracting Millennials.

It was determined that a full discussion at the December CEDAC meeting is warranted. Direction by CEDAC following a discussion may include the preparation of a letter from CEDAC to the Board in support of the following:

Goal: To Link the following policies that have yet to be implemented in the General Plan to the housing needs as it relates to attracting and retaining Millennials in support of current and future County business development and workforce needs, and in parallel with the Board of Supervisor's 5 year General Plan review and Strategic Plan.

1. Mixed Use Development [GP Policies 2.1.1.3, 2.1.2.5, 2.2.1.2]
2. Infill Development [GP Policy 2.4.1.5] and Infill Incentive Ordinance [Measure HO-2013-4]
3. Community Identification [GP Policy 2.4.1.2]
4. Opportunity Areas [GP Policies 2.1.4.1 - 2.1.4.4]

The subcommittee's proposed action is for CEDAC to prepare a letter advising the Board to prioritize these policies, and to work in concert with CEDAC and other affected Board advisory committees/commissions (e.g. Commission on Aging, Youth Commission, etc.) in a comprehensive fashion to ensure the above stated goal may be achieved.

In addition, CEDAC should participate in defining what the benefits are and what appropriate parameters are needed for identifying and designating "Opportunity Areas" to ensure these areas will support the above stated goal.

It is our understanding that Long Range Planning will be requesting direction from the BOS in February, and that the policies outlined above are included within a Community Based Planning task. CEDAC's letter should be completed and approved by CEDAC in time to accompany this item, and should request that Long Range Planning work with CEDAC on this task.

Sincerely,

CEDAC Moderate Housing/ Millennial Ad Hoc Subcommittee