

Drew Tipton

Candidate for: Greenfield City Council – District 1 **Email:** andrewwtipton@gmail.com

Occupation: Engineer/City Councilmember

Years in the Area: 17

Education: Master's Degree in Engineering

HOUSING POLICY

What is your position on affordable housing? Please be specific with regards to policies you support or oppose

Affordable Housing is part of a well-structured housing element--necessary for growth of any city. However, affordable housing by itself is not the solution. There needs to be a mix of all levels of housing in order to plan for effective growth. In fact, even HCD makes this clear, as they state that there needs to be a mix and that all levels of income need to be included in housing elements.

Do you support modifying city policies or regulations to make it easier and cheaper to build housing? If so, what specific policy changes do you support?

City policies are currently designed to allow housing to be built that meets requirements and allows for the city infrastructure to be grown and developed as additional housing comes into the city. I am not opposed to making changes to policy and regulation, but would definitely need to see the possible benefits and drawbacks to any changes that are proposed.

Do you support requiring that “inclusionary housing” units be made permanently affordable, even upon resale? If not, please explain.

I'm of mixed mind on this -- while I understand the need and desire to keep these housing units permanently affordable, I also understand that we need to encourage homeowners to continue building their capital. I have heard the stories out of Castroville where people didn't understand that the affordability continued with resale, and they were only allowed to sell their units for a fraction of what the market price had risen to, precluding them from being able to buy a new house somewhere else. I think there needs to be a balance to encourage homeowners while not blocking them out.

Do you support requiring developers of hospitality, commercial and industrial projects that significantly increase demand for already scarce housing resources to pay housing impact fees to finance workforce housing or to build such housing themselves?

I believe that is a lose-lose scenario. If you force commercial, hospitality, and industrial project owners to buy and develop additional parcels to build workforce housing or force them to pay impact fees (which would be substantial!) to finance workforce housing, I believe you find a lot more of those project owners choosing to build elsewhere, where they don't have the additional costs and fees put on them. Not having these new projects will stagnate smaller cities, much like ours, and will prevent the growth that we

need. That being said, I do understand that larger projects will increase the demand for scarce housing resources, but those housing resources still do need to be developed. Perhaps partnerships need to be developed instead of forcing the issue.

How should local governments finance affordable housing?

I do not believe the local governments should be in the business of financing affordable housing. I believe we should work with the project owners to help them find financing and work with them on the various fees. However, with the financial predicament that quite a lot of cities are finding themselves in, we are not banks. We are not here to make any money, but by the same token, we are not here to hand out money to others.

Throughout Monterey County, local governments have approved ~21,000 single family homes that haven't been built, and another ~13,000 are proposed. The median home price in Monterey County is ~\$850,000. Do you support adding more single family homes to the unbuilt pipeline or zoning for more affordable apartments, condominiums, and townhouses?

I believe effective housing plans consist of a combination of single family homes, apartments, townhomes, and condos. I have heard from some of the larger builder unions that, even if construction were to begin again immediately, there are simply not enough builders to build the amount of housing needed in our state. I believe we should be finding an appropriate mix of home types based upon the demographics and the needs of the individual cities and counties, and not try to force a 'one size fits all' agenda on the pipeline. The General Assembly consists of 80 seats, 24 of which are from LA County, and 17 of which are from the Bay Area. It is hard to see how rural California gets anything done in the Assembly.

What other housing policies do you support or oppose?

I believe that housing needs to be provided and available for all levels of society, not just particular ones. I believe that there needs to be a path to homeownership for all those who make the effort to do so, however, I also understand that that path may not be available in all areas.

WATER POLICY

What specific proposals do you support to ensure your community can meet its water demands without increasing the overdraft of the County's groundwater aquifers or violating the SWRCB's Cease and Desist Order regarding taking water from the Carmel River?

I don't believe the City of Greenfield has any issues with this. We have our own Groundwater Sustainability Agency and Plan, and the Arroyo Seco Aquifer will be vigorously defended by South County.

For Peninsula Candidates:

Do you support expansion of Pure Water Monterey as an alternative to building the desalination plant approved by the CPUC in 2018 but now stalled before the Coastal Commission? Why or why not? On what estimate of water demand is your position based, the estimate made by MPWMD or by Cal-Am? If you support the Cal-Am desalination project, how large should it be? Who should pay for the excess capacity from the desalination project until demand materializes for its water, Cal-Am shareholders, business ratepayers, or residential ratepayers?

N/A - Not on the peninsula

GROWTH POLICIES

Do you support the creation of “urban growth boundaries” or expansion of the existing boundary as a way to prevent urban sprawl, and to insure that future growth is compact, efficient, and protective of the environment? If not, what measures would you support to prevent urban sprawl? If yes, will you sponsor an urban growth boundary in the upcoming year, and make it one of your top three priorities?

Living in South County, and surrounded by agriculture -- I believe that the City of Greenfield already has a sphere of influence with appropriately set boundaries to prevent sprawl. I do believe we need to work more on infill opportunities, and will work towards making that happen.

Poorly planned, non-infill commercial developments and hotels create more trips and additional vehicle miles traveled on already overcrowded roads and highways. Both residents and visitors pay the price of delay and increased pollution. What specific traffic congestion relief solutions do you support?

Provide south county with additional congestion relief solutions, and I will work to ensure that they are incorporated. Monterey County is more than just Salinas and the Peninsula. South County has a population of 75k and growing -- we need to be taken more seriously.

TRANSPORTATION POLICIES

Do you support roundabouts on Highway 68 and other roads? What other transportation policies or practices have you seen that local governments should incorporate?

Provided that appropriate education is put into place, I believe that roundabouts can be effective. However, I also know from experience that they are not as effective as they should be because education does not occur -- we need to be teaching people how to use them correctly and not just assuming that they do. I would like to see the promised MST bus loop through Greenfield as well -- I believe that would be a big help, not just to our growing senior population, but also as a pollution control solution as well.

CANDIDATE PRIORITIES

If you are elected, what will be your top three priorities?

My top three priorities are, as they were in the beginning, Public Safety, Rebuilding City Infrastructure, and Bringing Growth Opportunities to the City and to South County.

What land use policies would you champion for the community?

I believe that our current land use policies are effective, but I also understand that we have a Housing Element revision coming up in the next 12-18 months. Based on that, I would definitely like to see what we can do to further encourage city growth.

CANDIDATE QUALIFICATIONS

What accomplishments in your career or public service are you most proud of?

Currently -- the accomplishment that I'm most proud of is the integration of the Greenfield Fire District with the City of Greenfield. I was on the Fire District Board of Directors when that happened, but worked closely with the City Manager to make sure that everything was handled. Now that I'm on the Council, I have worked tirelessly for our Police and Fire Departments to ensure that Public Safety is one of the highest priorities for our city.

Experience

8 years on City of Greenfield Planning Commissioner -- 7 of those as Chair; finishing up my 4th year as City Council Member, and running for re-election; 6 years on Greenfield Fire Protection District Board of Directors, 7 years volunteer firefighter/EMT.