



League of Women Voters of Monterey County



The

VOTER



Celebrating the Merger of LWVMP & LWVSV since 2013 / March 2016, Volume 88, Number 6

Wednesday, March 9, 2016
"Monterey County Mismanagement: Highway 68 Corridor"

How many developments do you think are making headway along the Highway 68 corridor? Between Salinas and the Monterey Peninsula? Two? Three? Four? More? Guest Speaker Michael Weaver will provide background and opinions about the multiple efforts to change these roadways. He is the Highway 68 Coalition Chair, whose mission is to protect the rural character of the Toro area, including water quantity and quality, traffic, development, and "Scenic Highway" status.

Mike is a longtime development watchdog and activist for land use decisions by the County Board of Supervisors. He is also: the Toro Area Land Use Advisory Committee Chair; has chaired and served on the Fort Ord Community Advisory Group and the Transportation Agency of Monterey County (TAMC) Citizen's Advisory Committee; is on a statewide citizens group promoting laws to support orderly growth, reduce sprawl, and protect farmland; and has participated in various citizen efforts for the County General Plan revisions and ballot measures to promote sensible development. Mike has consistently followed transportation planning and been active in subsequent TAMC sales tax initiatives, mainly to oppose provisions that support excessive development. Mike is a graduate of UC Santa Barbara (History and Economics), and lives with his wife in Corral de Tierra.

Having presented his findings to the LWVMC Natural Resources Committee, we highly recommended Mike's research be presented to a wider audience. He will update us on plans to take advantage of the rural character of Highway 68, explain its appeal to developers, and advise us on caution needed to rein in excesses. His key issues will be based on facts learned from extensive research. This will be very informative, potentially useful to us all, and certain to be a conversation piece for the future.

George Riley, georgetriley@gmail.com

LWVMC March 9, 2016 General Meeting

Lunch 12 noon / Presentation 12:30 / \$17 per person for lunch (main course, salad, beverages, and dessert provided by Café Athena)

Reservations are a must for lunch!

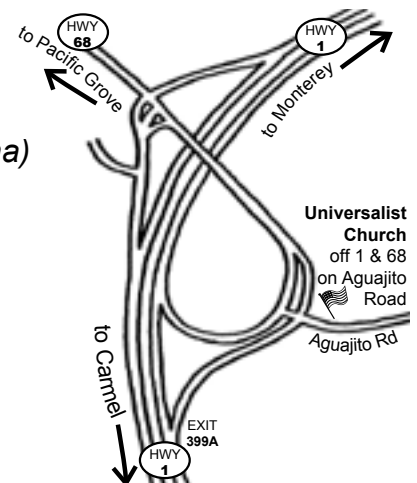
Contact Lorita Fisher by Saturday, March 5.

(phone 375-8301 or e-mail GLFisher@redshift.com)

Pay at the door for lunch: meeting/presentation is FREE.

L&L meets at: Unitarian Universalist Church http://uucmp.org

490 Aguajito Road / Carmel CA 93923 (831) 624-7404



The League of Women Voters has been actively involved in current water supply issues since 2007. In 2009 we initiated an effort to address a water supply alternative based on our water positions. The result was the **Hybrid Regional Plan** developed in cooperation and supported by **LandWatch Monterey County, Carmel Valley Association, Sierra Club, Prunedale Neighbors Group,** and the **League.**

The Hybrid Plan called for water to meet existing needs relying on a "portfolio" of projects including water conservation, groundwater replenishment, aquifer storage and recovery, improved maintenance of pipelines, and a small desalination plant. This approach was not met with enthusiasm by supporters of the Regional Project. Ultimately, the Regional Project ended in a flurry of conflict of interest issues.



Fast forward to today where the portfolio approach has been adopted as part of the current **CalAm** proposal. Replenishment of groundwater to the **Seaside Basin** is moving forward using vegetable wash water, storm water runoff and industrial drain water from the Salinas Valley. This water will receive advanced treatment and be injected into the Seaside Basin where it will mix with existing groundwater, then extracted and treated again prior to entering our water system.

This project, while providing about 3,500 acre feet per year to the Peninsula, will also have significant environmental benefits by cleaning up polluted water which now enters Monterey Bay. **Aquifer Storage and Recovery**, also part of the portfolio, takes water from the Carmel River during high

stream flows and injects it into the Seaside Basin for future use.

Some significant issues remain. The amount of water being conserved by residents has declined over recent months. Based on information in **Keith Vandevere's** blog (XasáuanToday.com), in November 2014 we used 41.4 gallons per person per day and were the 6th best water conservationists in the state. But in November 2015, in more favorable conditions, water use increased to 50.5 gallons per person per day placing us 40th statewide.

Increasingly high costs, technological issues related to slant wells and brine disposal, adequate data to determine impacts on seawater intrusion in the Salinas Valley, and water rights are some of the challenges facing the CalAm desalination plant.

A revised environmental impact report which will also address federal environmental review requirements is scheduled for release in late spring or early summer. Because federal environmental review requires that the document address alternative water supply projects on an equal footing, the public will now have access to information for non-CalAm desalination proposals such as **Deep Water Desal** (www.deepwaterdesal.com) and **The People's Moss Landing Water Desal Project** (thepeopleswater.com).

In the meantime, the **California Public Utilities Commission** is scheduled to act on the project in December 2016. This schedule and the numerous challenges described above will keep the project in the news throughout the year.

Janet Brennan, JanetB@montereybay.com

YES ON PROPOSITION 50

At the January 31st meeting the LWVC board voted to support **Proposition 50** (SCA 17 of 2013-2014) on the June ballot.

This measure will allow, but not require, legislators to forfeit salary, benefits, and privileges of office when suspended. Legislative accountability and combating corruption are both important parts of restoring public trust in government.

It is currently possible to suspend legislators with

a two-thirds vote, but not to suspend their salary or benefits.

Such actions are highly unusual: the three senators suspended in 2014 were the first suspended in the 164 years of the Legislature. Over the years, five senators have been expelled, and several senators accused of corruption resigned in 1985. The Assembly has never suspended or expelled a member.

Janet Brennan, janetb@montereybay.com

PROPERTY TAX FAIRNESS AMENDMENT: CLOSING UNFAIR LOOPHOLES

On June 10, **Senators Loni Hancock** (D-Oakland) and **Holly Mitchell** (D-Los Angeles) joined the **"Make It Fair"** movement and introduced the **Property Tax Fairness Amendment** (SCA 5)—a constitutional amendment that will close corporate property tax loopholes created by **Proposition 13.**

The amendment would:

- \$ **Generate an estimated \$9 billion in new revenues** for schools, community colleges and local neighborhood services
- \$ **Protect** all homeowners, renters and agricultural land from any property tax increases
- \$ **Level the playing field** for local businesses by ending tax loopholes that provide an unfair advantage to corporations and wealthy property owners
- \$ **Provide tax relief** to small businesses by eliminating most personal property taxes on business equipment and fixtures.
- \$ **Allow for a phase-in of reform** so that

under-assessed property owners can adjust gradually to paying their fair share

\$ **Require government agencies to conduct audits** and provide full public disclosure on the how the new revenues are spent



Passing this amendment would give voters the opportunity to go to the polls to make our tax system fair and raise \$9 billion to restore years of cuts to education and local services. Senators Hancock and Mitchell know that it is time to bring this issue into the public debate.

We can't continue to allow Prop 13 to be the "third rail" of California politics. **The amendment is supported by the LWV of California.**

For more information see the **LWVC Members Only web pages** under "Action" at <http://archive.lwvc.org/lwvonly/action/makeitfair.html>, <http://archive.lwvc.org/lwvonly/action/makeitfair-update.html>, or <http://archive.lwvc.org/lwvonly>.

Trudy Schafer, Senior Director for Program, LWVC, tschafer@lwvc.org, (916) 442-7215

Sherry Mermis, who has served as the board member in charge of Public Relations since last year, joined LWVMC in 2013 at the urging of board member Lynn Santos. Sherry originally joined the **League of Women Voters in Wichita, Kansas**, "in the late '70s. The issue the group there was dealing with was strip mining coal. Most of the League members were against it," she explains.



she was young, her family lived outside **Great Bend, Kansas**, where she attended the **Little Red Brick Schoolhouse**—a one-room school. "It was a very different experience than most of my friends have had," she says. Soon a new school was built with separate classrooms for grades 1-4 and 5-8. "We went into the grades 5-8 room. There were only a few students in each grade and my class had only three students—

Before taking on the PR job, Sherry participated in our local agriculture study. "I figured that, coming from Kansas, I might be able to contribute something to that."

Although Sherry was born in California, her family moved to Kansas when she, her twin brother, **Jerry**, and older brother, **Howard**, were quite young. She didn't move back to California until 2013, when she and her husband, **Bernie**, both retired, explaining, "We agreed we would only want to live someplace in retirement where we didn't need to scrape any ice or shovel any snow." Their daughter and her family live in Redwood City, so an added bonus of moving to Salinas is being close to them.

Handling public relations for our League chapter includes sending information about the "**Lunch & Learn**" luncheons to local newspapers, television and radio stations as well as attempting to identify additional groups and organizations whose members might be interested in the various topics.

Sherry has added two senior retirement facilities to the PR contact list and participated in a "**Senior Resource Fair**" at one of the facilities. She hopes to see some new people as a result of these additions and would appreciate LWVMC members' suggestions for groups she could add to the current PR email list.

Before returning to California in retirement, Sherry lived in numerous places. For a few years when

me, my twin brother and another boy. One of the advantages was being able to listen in on upper grade subjects. We had wonderful teachers and got lots of attention."

Her first job after college graduation was the difficult post of **Juvenile Probation Officer** in Wichita. "It's a really hard job," Sherry says. "You see what needs to happen, but there's just no way to make it happen." After a fairly short tenure there, she and husband Bernie moved to Tennessee, where he earned his Doctorate and began a career as a Medical Rehabilitation Psychologist.

"When Bernie was getting his Doctorate, I went through a training program at **Eastern State Psychiatric Hospital** to learn to be a **Psychiatric Coordinator**," Sherry says. "The idea was that we worked in every department in the hospital as part of our training." Over the years, she worked in many different jobs in a variety of locations.

In addition to attracting local seniors as new members, Sherry says she would like to find ways to attract younger members to the League. She understands, however, that it's difficult for young people to attend luncheons on weekdays, when they're likely to be working or caring for their children. Still, she'll continue to do her best to let locals know about the many advantages of membership in LWVMC.

Nancy Baker Jacobs,
Nancy@NancyBakerJacobs.com

This article, written by Kemay Eoyang with contributions from Jane Barr (Economic Development Committee, County of Monterey), Janet Brennan, Resa Foss, Lynn Santos, and Robin Tokmakian, was originally published in *The Voter*, March 2014. Though some statistics and project forecasts could use updating, the basic fact that our County has a severe shortage of affordable housing remains sadly the same. We provide this excellent summary ahead of next month's Lunch & Learn which will provide an Update on Affordable Housing (see back page for details).

Beautiful but Unaffordable

Monterey County is famous for its beautiful coast, fertile fields, temperate climate, numerous golf courses, and historic sites. Visitors envy those of us who are fortunate enough to live here. But Monterey County has become increasingly unaffordable to either rent or buy a home. So what happens to the people who work here but cannot afford to live here?



"WHO NEEDS AFFORDABLE HOUSING? MORE PEOPLE THAN YOU MIGHT REALIZE."

US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

According to the **Monterey County Economic Development Department's** report, "**Analysis of Impediments to Fair Housing Choice**" (May 2013), a single person earning \$14,550 a year is considered "very low income" and would not be able to rent or buy anywhere in Monterey County. A single person earning \$24,250 a year (or slightly above minimum wage), is considered "low income" and would have difficulty finding housing.

A single person earning \$38,750 is considered "moderate income" and would also have difficulty finding housing. A single person earning \$48,100 a year is considered "median income" in Monterey County, and could possibly afford to buy a lower priced house in unincorporated areas of the County, or rent in most of Monterey County.

As of 2010, the median income of households in Monterey County was \$59,271 (which includes single persons and families of all sizes). While 70 percent of households are middle to upper income, 7.8 percent are very low income, 8.7 percent are low income, and 13.5 percent are moderate

income (www.co.monterey.ca.us/EconomicDevelopment/pdf/HAC%20Uploads/Public%20Review%20Draft%20AI%20-%20Monterey%20County.pdf)

How Low or Moderate Income People Cope

Low or moderate income people often move in with family, friends, or roommates. If this is not an option, some services are available:

The **Housing Authority of the County of Monterey** (HACM) (www.hamonterey.org) develops and manages 486 units of public housing in Monterey County—mostly in Salinas, Gonzales, Greenfield, and one very small project in Monterey. The Housing Authority also operates 215 units of farm labor housing, 56 units of transitional housing, and 64 units of elderly **Housing and Urban Development** (HUD) multi-family housing in Monterey County. **Monterey County Housing Authority Development Corporation** is a sister organization of HACM. Since 2005, it has developed and manages 6 housing projects and presently has 393 units at affordable rates in Salinas, Gonzales, and Soledad (www.montereycountydevelopmentcorporation.com).

Once a public housing unit is secured, tenants are not required to move out if their income increases and exceeds the income limits, so long as they comply with the lease. However, most tenants find private affordable housing when their families' income increases. There is a public housing

waiting list of 6,900 families as of January 2014.

HACM also subsidizes rent for lower income families and seniors through housing vouchers. The renter pays a maximum of 40 percent of their income to rent and HACM pays the remainder up to the fair market rent. To qualify a single person can earn a maximum of \$25,000 a year. Once a voucher is obtained, the renter signs a year lease and pays the first month's rent. They may be required to pay a security deposit. So long as the renter complies with the lease, the renter retains the voucher and may move anywhere in the United States (for example because new employment has been found) so long as HACM is notified in advance and the renter has followed the rules for transfer of the voucher.

The federal government sets many of the regulations for housing vouchers. It also funds the housing vouchers. According to a HUD report, **"Housing Choice Voucher Program CY 2013 Renewal Implementation,"** fiscal year 2013 funding will decrease by just under 5 percent (www.portal.hud.gov)—Monterey County does not make up the difference. There is a voucher waiting list of 3,154 families as of January 2014 and the waiting list is closed (www.hamonterey.org).

Additional Affordable Housing Assistance

HACM is not the only organization providing affordable housing to low and moderate income persons. The following are the major providers:

South County Housing is a non-profit corporation which develops affordable housing through construction or rehabilitation in 4 counties. At present they have 454 houses or apartments for low income families and farmworkers in Monterey County. The family affordable housing is in Marina, and Pajaro. The farmworker housing is in Pajaro and Salinas. The senior affordable housing consists of 49 units in Pacific Grove (www.scounty.org)



Community Housing Improvement Systems and Planning Association, Inc. (CHISPA)

claims to be the largest private non-profit housing developer in Monterey County, having built 2300 affordable single family homes and multi-family and senior apartments since 1980. CHISPA operates 5 apartment buildings in Salinas, Marina and Monterey providing affordable rental units to low and very low income individuals, families, and seniors. (www.chispahousing.org) Most recently, in a joint project with the City of Salinas, CHISPA built 10 affordable rental units for low income farmworker families at the corner of Fremont Street and Carr Avenue. (www.ci.salinas.ca.us/services/commdev/affordable_housing.cfm)

Mid-Peninsula Housing (which was started with seed funding from **David Packard**), has developed and own over 100 properties and 6,600 units of rental housing for families, seniors, farmworkers, singles, and disabled in ten counties in Northern California. Developments in Monterey County include **Manzanita Place** (East Garrison) as well as **Cynara Court** (Castroville, 58 units). Mid-Peninsula is currently in pre-development on two new projects in Salinas and South County (www.midpen-housing.org).

The City of Monterey provides low income rentals however they are overwhelmingly for low income seniors (176 units). In addition, there are 10 units set aside for families, 6 studios for persons who work or live in Monterey City, and 9 units with no such restrictions. Monterey City also provides a few moderate income rentals: 36 units for persons who live or live in Monterey City and 8 with no such restrictions. Interestingly Sunrise of Monterey Assisted Living has a few basic care assisted living



units for low and moderate income seniors (www.monterey.org).

The City of Marina has 802 affordable rental units for very low to low income households, seniors, and section 8 voucher holders. The city does not manage these sites but has turned the management over to Alliance Residential and CHISPA. (www.ci.marina.ca.us)

In the **City of Carmel, The Carmel Foundation**, a non-profit organization, provides affordable housing for seniors 65 years and older who have limited financial resources. There are 50 apartments in the heart of Carmel which are affordable rental units for senior low income citizens (www.carmelfoundation.org).

More Affordable Housing Projects in the Pipeline

Given the need for affordable housing for low and moderate income persons, more projects are being planned:

HACM Development Corporation plans to add on to its **Haciendas Project** in central Salinas. There were 76 public housing units on the site which were demolished. At the end of January 2014, the HACM announced that 99 units were completed. In the final phase another 52 units will be constructed.

On the Monterey Peninsula, **South County Housing** is building **University Villages Apartments** on the former Fort Ord and plans to complete 108 units in 2014. South County Housing also has three more projects in development, hopefully to be completed some time in 2015.

CHISPA plans to build 35 to 40 affordable units for seniors in Marina near the Post Office.

The City of Marina has long range plans for the development of housing on the former Fort Ord. Marina plans 4 large projects. Out of 925 rental units, 250 units will be set aside for very low income households. And 273 units will be set aside for low income households. Houses will also be for sale: 2,204 at market rate, 94 for low income, 282 for moderate income, and 355 for the local workforce.



"THE LACK OF AFFORDABLE HOUSING IS A SIGNIFICANT HARDSHIP FOR LOW-INCOME HOUSEHOLDS PREVENTING THEM FROM MEETING THEIR OTHER BASIC NEEDS, SUCH AS NUTRITION AND HEALTH CARE, OR SAVING FOR THEIR FUTURE AND THAT OF THEIR FAMILIES."

US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

However, at this time no developer has been selected for the **Cypress Knolls Senior Citizens Community**, the **Marina Heights** project, nor the **Marina Station** project. Only the **Dunes on Monterey Bay**

have construction companies under contract and it is not expected to be completed until 2020.

Finally, **The Pebble Beach Company** is

applying for 24 affordable rental townhouses to be set aside for its very low, its low, and its moderate income employees. Despite opposition from residents near the project, it was approved by the **County Housing Advisory Committee** and will now go before the **Monterey County Planning Commission** after an environmental impact report is done.

In total, fewer than 1,600 units will be added to the affordable housing stock in Monterey County. However, people will still be on the waiting list for affordable housing.

No Help from the State Expected

In 2011 the new State of California budget dissolved all redevelopment agencies in the state including those in Monterey County. Now property taxes that used to go to the redevelopment

agencies will instead go to pay existing bonds and other debts and pass-through moneys will go to local governments. Any money remaining goes to local governments, school and community college districts (www.dof.ca.gov/redevelopment).

By February 2012, the **California Supreme Court** upheld the dissolution of the redevelopment agencies. By March 2012, the **Monterey County Board of Supervisors** proceeded with dissolving the **Redevelopment Agency of the County of Monterey** (www.co.monterey.ca.us/cob/Supplemental_Addendum%202012/March%2027%202012/18.1/18.1%30Board%20Report.pdf). The effect has been less money for economic development projects including affordable housing projects, as well as staff cutbacks (HACM, Marina and Soledad for example).

Impossible Dreams?

In summary, affordable housing tends not to be located along the coastline. A person seeking affordable housing within Monterey County is competing with many others for ready-built housing. Getting on a waiting list for affordable housing does not guarantee public housing or a voucher in the future. It is the responsibility of the applicant to go from agency to agency, and project to project, to ask if a unit is available. There is no central site, either in a physical location or on the web, listing affordable housing in Monterey County.

More equity is needed to make living in our beautiful county more affordable.

Kemay Eoyang, ckeoyang@msn.com

MEMBERSHIP MEMO

Welcome New Member

Please add to your LWVMC

Member's Handbook:

Kathleen Ball

707 Mermaid Avenue, PG 93950

(803) 445-4860, katie.erin.ball@gmail.com

Lisa Hoivik, lhoivik@comcast.net



Any person of voting age, male or female, may be a member of the League!

Renew Your LWVMC Membership.

If your membership has lapsed, please use the form below, or go to <http://lwvmryco.org>. Timely responses are appreciated as they help keep our local chapter strong.

Renewal letter and form gone astray?
Uncertain of your membership due date?
Wish to make a donation?
Want to become a new member?

Use the form below or contact:
Lisa Hoivik, Membership Director
LHoivik@comcast.net or 375-7765

Checks payable to LWVMC
Mail to LWVMC PO Box 1995
Monterey, CA 93942

Membership Levels

- \$250+ Carrie Chapman Catt
- \$200 Sojourner Truth
- \$150 Elizabeth Cady Stanton
- \$100 Susan B. Anthony
- \$ 95 Household (2 persons, 1 address)
- \$ 65 Single membership

Name(s) _____
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- Send e-mail reminders for luncheons
- Call to remind me of luncheons
- Scholarship requested

Membership dues & contributions to LWVMC are not tax deductible, nor are donations to the Florence Curlee Scholarship Fund. However, donations to the League of Women Voters of California Education Fund (LWVCEF) are tax deductible.



Monterey County Supervisor, District 5

(Carmel, Carmel Valley, Big Sur, Pacific Grove, Pebble Beach, Monterey, Hwy 68, Las Palmas)

Sunday, 20 March, 2 to 4pm

Host: **Carmel Valley Association / LWVMC**
Venue: **Hacienda Carmel, Casa Fiesta Room**
(on Carmel Valley Road east of Rancho Canada, across bridge at end of Via Mallorca Road)

CVA General Meeting starts at 2pm, followed by Candidate Forum with **Mary Adams** and **Dave Potter**, approximately 2:30pm

For more information contact: **Jeanne Turner**, jturner215@comcast.net, 373-7671

Congress, 20th District

(Santa Cruz, Monterey Counties)

Wednesday, March 23rd 5:30-8:00

and **Monterey County Supervisor, District 5**

Host: **PG Chamber of Commerce / LWVMC**

Venue: **Pacific Grove Community Center**, 515 Junipero Avenue, PG, CA 93950

Meet & Greet 5:30-6pm; 6pm Congress Forum with **Casey Lucius**, **Jimmy Panetta**, and others to be announced; 10-minute break;

Monterey County Supervisor Forum, with **Mary Adams** and **Dave Potter**



Office / Board Meetings Mariposa Hall, 801 Lighthouse Avenue (corner of Irving), New Monterey CA 93940

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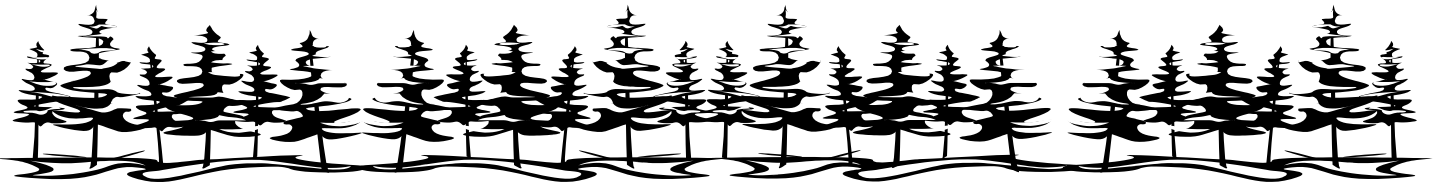
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LWVMC 2016 Calendar
MARCH



**California Higher Public Education
Study Committee Meeting**
Wednesday, 2 March, 5:30pm
Diane Cotton's Home

Contact: **Diane Cotton**, 521-7416
*(discussion of Consensus Questions
presented by the LWVC preparatory to
13 April meeting)*

LWVMC Board Meeting
Monday, 14 March, 5:00pm
*(Note: to be held on 2nd Monday,
this month only)*

Mariposa Hall, 801 Lighthouse, Monterey
Contact: **Janet Brennan**, 659-2090
JanetB@montereybay.com

Lunch & Learn with the League
Wednesday, 9 March, 12 noon
*"Monterey County Mismanagement:
Highway 68 Corridor"*

Guest Speaker: **Mike Weaver**
(details on front page)

Natural Resources Committee Meeting
Thursday, 10 March, 12 noon
Mariposa Hall, 801 Lighthouse, Monterey
Contact: **George Riley**, 645-9914
GeorgeTRiley@gmail.com

APRIL

(The below programs will be held in sequence on the same date)

**Lunch & Learn: Update on
Affordable Housing**
Wednesday, 13 April 2016, 12 noon
Contact: **Kalah Bumba**, 424-7976
kalahplans@aol.com

**LWVC Higher Education
Study Consensus Questions Rating**
Wednesday, 13 April 2016, following L&L
Contact: **Diane Cotton**, 521-7416
onceandroas@gmail.com