

AMBAG Board of Directors Meeting

November 10, 2021



Item #1: Call To Order



Item #2: Roll Call



**Item #3: Oral Communications
from the Public on Item Not
on the Agenda
(A maximum of three minutes on any
subject not on the agenda)**



**Item #4: Oral Communications
from the Board on Item Not
on the Agenda
(A maximum of three minutes on any
subject not on the agenda)**



Item #5: Appointment of Nomination Committee

Recommended Action: Appoint



Item #6A: Executive/Finance Committee

Recommended Action: Information



Item #6B: Monterey Bay National Marine Sanctuary (MBNMS) Advisory Committee Advisory Council (SAC) Meeting

Recommended Action: Direct



Item #7: Executive Director's Report

Recommended Action: Information



Item #8: Consent Agenda (Items #8A – 8G)

Recommended Action: Approve



Item #9: Items Removed from Consent Calendar for Discussion and Possible Action



**Item #10A: Draft 2045
Metropolitan Transportation
Plan/Sustainable Communities
Strategy and Draft Environmental
Impact Report**

Recommended Action: Approve



Monterey Bay 2045
**Moving
Forward**

Sustainability.
Mobility.
Accessibility.
Economy.
Social Equity.



Draft 2045 MTP/SCS and Draft EIR

November 10, 2021

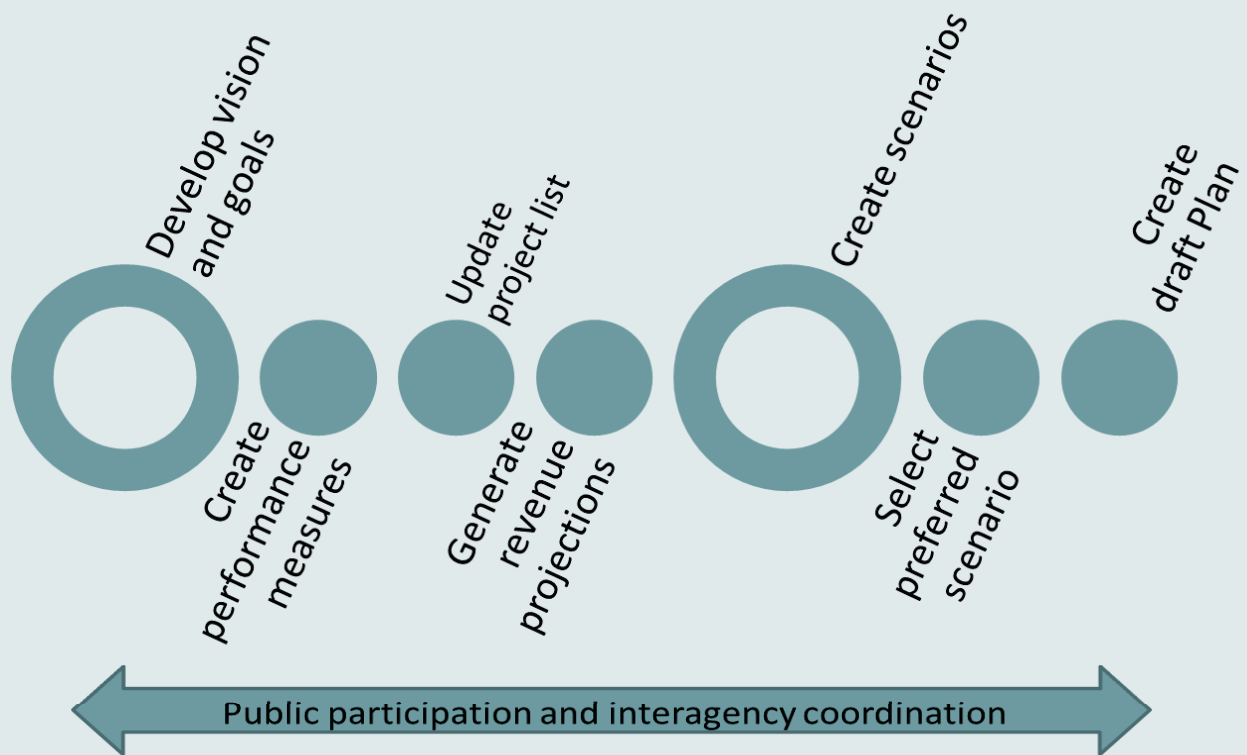
Overview

- Background
- Draft 2045 MTP/SCS
- Draft Environmental Impact Report
- Public hearings/ workshops
- Next steps

MTP/SCS Background

- Long range plan for transportation investments
- Federal and state law requires that an MTP/SCS be prepared every four years
- Must provide a 20+ year horizon planning period
- 2045 MTP/SCS scheduled for adoption in 2022

How is the MTP/SCS Developed?



Basis for MTP/SCS

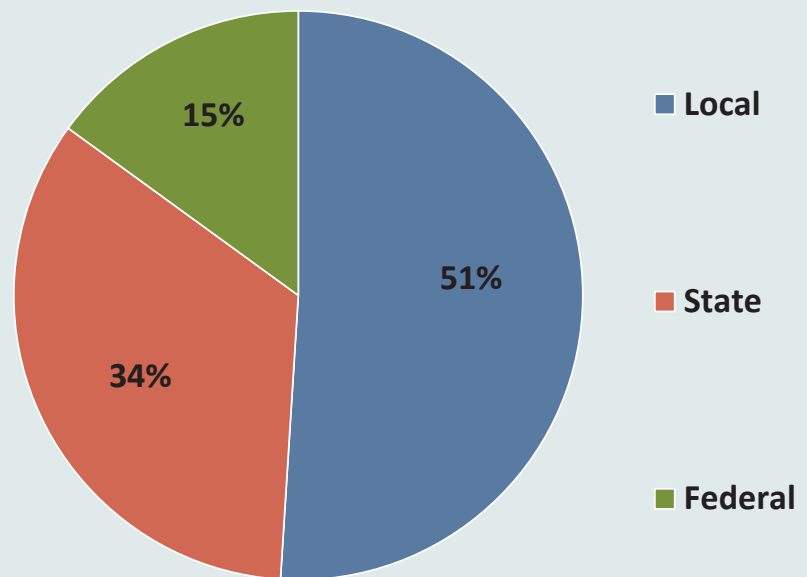
- Land use pattern
 - Population, jobs and housing
- Transportation improvements
 - Transit services and programs
 - Active transportation projects
 - Roadway improvements
 - Other transportation related strategies such as electric vehicles, telecommuting etc.

Draft 2045 MTP/SCS

- Includes \$13.3 billion in transportation improvements, programs and services
- Meets CARB's GHG reduction targets
 - -3% and -6% per capita for 2020 and 2035, respectively
- Implementation strategies

Financial Assumptions

- Local, state and federal funding reasonably available
- \$13.3 billion
 - \$6.7 billion (MC)
 - \$1.6 billion (SB)
 - \$5.0 billion (SC)

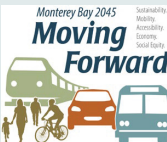


Draft EIR

- AMBAG is lead for developing the programmatic EIR, working with the RTPAs, to develop the joint EIR
- Draft EIR evaluates the impacts of the 2045 MTP/SCS on the physical environment at the program level
- The EIR also serves as the EIR for the each of the RTPA's 2045 Regional Transportation Plans
- The EIR analyzes a range of impacts resulting from future development and improvements to the regional transportation network

Public Involvement Program

- Continuing to implement the public involvement program for the 2045 MTP/SCS
- Public hearings/ workshops on the Draft 2045 MTP/SCS and Draft EIR
 - Wednesday, January 12, 2022 (Board mtg)
 - Wednesday, January 19, 2022
 - Monday, January 24, 2022
 - Thursday, January 27, 2022
- All public hearings/workshops start at 6:00pm



Next Steps

- Release Draft 2045 MTP/SCS and EIR in November 2021 for public review and comment
- Public workshops/hearings in January 2022
- Adoption scheduled for June 2022

Recommendation

- The Board of Directors is asked to approve the release the Draft 2045 MTP/SCS and Draft Environmental Impact Report for public review on November 22, 2021 through January 31, 2022 and schedule public hearings in January 2022

Questions??

Item #10B: 6th Cycle Regional Housing Needs Allocation Methodology

**Recommended Action: Public
Hearing/Approve**





6th Cycle RHNA Methodology

Heather Adamson, AICP
November 10, 2021

Overview

- ▶Background
- ▶Methodology development
- ▶Initial draft RHNA methodology
- ▶Revised draft RHNA methodology
- ▶Next steps
- ▶Recommendation
- ▶Public Hearing



RHNA Methodology Development

- ▶ COG responsible for developing a methodology appropriate for each region
- ▶ Must further and support 5 RHNA objectives
 - Increases housing supply & mix
 - Promotes infill, equity, and environment
 - Ensure jobs-housing balance/fit
 - Promote regional income parity
 - Affirmatively furthers fair housing
- ▶ Statute allows for flexibility but specifies what can and cannot be used as allocation factors



Initial Draft RHNA Methodology

	Draft Preferred	Units
Regional Growth Forecast	High	15,655
Employment	High (85%)	17,619
Transit	Low (5%)	
Resiliency	Low (10%)	
AFFH*	High	

*AFFH only affects the proportion of very low/low/moderate/above moderate. It does not affect the absolute number of housing units a jurisdiction is allocated.



Support Statutory RHNA Objectives

	Regional Growth Forecast	Jobs	Transit	Resilience (Wildfire and SLR)	AFFH (used for income distribution)
Increase Housing Supply and Mix of Housing Type					Further
Promote Infill, Equity, and Environment	Support				
Ensure Jobs Housing Balance and Fit					
Promote Regional Income Party					
Affirmatively Further Fair Housing					

RHNA Methodology Steps

- ▶ **1st Step - 2022 RGF (Base Unit Allocation)**
 - Distributes portion of RHNA based on 2025-2035 housing growth from the 2022 RGF
- ▶ **2nd Step - Jobs, Transit and Resiliency (Unit Allocation)**
 - Jurisdiction's share of 2020 jobs (85% weight)
 - Jurisdictions with existing (2020) transit routes with 15- and 30-minute headways (5% weight)
 - Jurisdictions who have the smallest percentages of high fire or high sea level risk (10% weight)
- ▶ **3rd Step – Income Allocation**
 - Redistributes a portion of V.L and L income units to jurisdictions with high/highest resource areas



October Follow-Up Items

- ▶ Concern that the HCD/TCAC Opportunity Maps data did not accurately capture the highest resources areas in the AMBAG region
 - Equity analysis for Racially Concentrated Areas of Affluence (RCAAs)
 - Allocation by equity
- ▶ Shifting Above Moderate/Moderate to Low/Very Low options
 - Two options evaluated in Attachment 4



What Are Racially Concentrated Areas of Affluence (RCAAs)?

	Affluent	Racially-Concentrated		RCAA	
	% Population Above 200% of Poverty Level	Higher Than Regional Avg.	% White	Higher Than Regional Avg.	Both Higher Income and Less Diverse
Region	67%		37%		
Monterey County					
Carmel	88%	yes	87%	yes	yes
Del Rey Oaks	87%	yes	68%	yes	yes
Gonzales	59%		5%		
Greenfield	56%		3%		
King City	45%		7%		
Marina	64%		33%		
Monterey	80%	yes	63%	yes	yes
Pacific Grove	85%	yes	71%	yes	yes
Salinas	58%		11%		
Sand City	66%		50%	yes	
Seaside	65%		29%		
Soledad	52%		8%		
Uninc. Monterey	72%	yes	45%	yes	yes
Santa Cruz County					
Capitola	72%	yes	65%	yes	yes
Santa Cruz	66%		58%	yes	
Scotts Valley	87%	yes	72%	yes	yes
Watsonville	53%		12%		
Uninc. Santa Cruz	79%	yes	66%	yes	yes

Note: Region crowding rate = 11%. Region 200% Poverty = 67%, % White = 37%

Sources: U.S. Census Bureau, American Community Survey (2015-2019) and 2020 Census

Comparing RCAAs and High/Highest Resource (TCAC)

	TCAC	RCAA
	% in High/Highest Resource (excl. rural)	Both Higher Income and Less Diverse
Region		
Monterey County		
Carmel	100%	yes
Del Rey Oaks		yes
Gonzales		
Greenfield		
King City		
Marina		
Monterey	73%	yes
Pacific Grove	100%	yes
Salinas		
Sand City		*
Seaside		
Soledad		
Uninc. Monterey	10%	yes
Santa Cruz County		
Capitola	97%	yes
Santa Cruz	22%	*
Scotts Valley		yes
Watsonville		
Uninc. Santa Cruz	34%	yes

* Meets less diverse criteria, but not higher income criteria.

Sources: TCAC/HCD Opportunity Area Maps database for Central Coast; U.S. Census Bureau, American Community Survey (2015-2019) and 2020 Census

AFFH Adjustment based on RCAAs

- ▶ Directs a higher share of lower income housing to RCAAs
 - RCAA list better represents high resource areas in the AMBAG region
 - New percent shift also directs a higher share of lower income housing to RCAAs
- ▶ AFFH for total compared with AFFH for income
 - Increasing allocation to higher income jurisdictions results in lower total units to areas that have high overcrowding and high need for farmworker housing
 - Increasing lower income units to RCAAs improves equity in distribution of affordable housing and directs housing to communities where housing is needed



Balancing RHNA Objectives and Factors

Areas of high housing need (overcrowding) are different from those with high resources

	Rate of overcrowding	Improving Equity	
	% Crowded	% Above 200% Pov.	% White
Carmel	6%	88%	87%
Del Rey Oaks	1%	87%	68%
Gonzales	18%	59%	5%
Greenfield	29%	56%	3%
King City	20%	45%	7%
Marina	12%	64%	33%
Monterey	4%	80%	63%
Pacific Grove	8%	85%	71%
Salinas	19%	58%	11%
Sand City	10%	66%	50%
Seaside	12%	65%	29%
Soledad	24%	52%	8%
Uninc. Monterey	10%	72%	45%
Capitola	7%	72%	65%
Santa Cruz	5%	66%	58%
Scotts Valley	3%	87%	72%
Watsonville	21%	53%	12%
Uninc. Santa Cruz	5%	79%	66%

Note: Region crowding rate = 11%. Region 200% Poverty = 67%, % White = 37%

Sources: U.S. Census Bureau, American Community Survey (2015-2019) and 2020 Census

Income Categories Shift

- ▶ Increased to 50 percent
- ▶ Two different options on how to shift affordable units
 - Option A
 - Shifts Moderate units to Very Low
 - Shifts Above Moderate units to Low
 - Option B
 - Shifts Above Moderate units to Very Low
 - Shifts Moderate units to Low
- ▶ Recommend Option B as it furthers the 4th RHNA objective more than Option A



Jobs Data

- ▶ Jobs data used for the draft RHNA methodology is from the 2022 RGF
- ▶ AMBAG met with each local jurisdiction multiple times to review all the jobs, population and housing data in 2019 and 2020. No concerns were identified with the jobs data at that time
- ▶ In November 2020, the AMBAG Board unanimously approved the use of the 2022 RGF for planning purposes



Jobs Data (cont.)

- ▶ Suggestion from one jurisdiction to use jobs data from other sources, such as the U.S. Census Bureau LODES data
- ▶ AMBAG staff feels that the 2022 RGF jobs data better reflects the actual jobs in the AMBAG region, however the Board could choose to use the LODES data
- ▶ The percent share for each jurisdiction would be relatively the same using the 2022 RGF or LODES data and would have little change to the RHNA allocations



Employment Data Comparison

LODES includes wage & salary jobs for workers employed for 2 consecutive quarters excludes military, self-employed headquartering issues

EDD includes wage & salary and military no restriction on quarters worked excludes self-employed headquartering issues

AMBAG includes EDD data plus self-employed resolves most HQ issues

Region	Jobs by Place of Work					
	LODES 2019	LODES %	EDD 2019	EDD %	AMBAG 2020	AMBAG %
Region	270,300		301,000		383,017	
Monterey Cty	169,602	62.7%	199,900	64.9%	243,015	63.4%
Carmel	2,730	1.0%	n/a		3,566	0.9%
Del Rey Oaks	282	0.1%	n/a		748	0.2%
Gonzales	2,662	1.0%	n/a		6,326	1.7%
Greenfield	3,715	1.4%	n/a		7,882	2.1%
King City	4,257	1.6%	n/a		8,195	2.1%
Marina	4,948	1.8%	n/a		6,548	1.7%
Monterey	24,926	9.2%	n/a		40,989	10.7%
Pacific Grove	5,193	1.9%	n/a		8,016	2.1%
Salinas	58,733	21.7%	n/a		78,874	20.6%
Sand City	1,377	0.5%	n/a		2,092	0.5%
Seaside	7,311	2.7%	n/a		10,476	2.7%
Soledad	6,547	2.4%	n/a		9,010	2.4%
Uninc. Monterey	46,921	17.4%	n/a		60,293	15.7%
Santa Cruz Cty	100,698	37.3%	101,100	35.1%	140,002	36.6%
Capitola	6,434	2.4%	n/a		12,250	3.2%
Santa Cruz	31,831	11.8%	n/a		43,865	11.5%
Scotts Valley	7,013	2.6%	n/a		10,109	2.6%
Watsonville	20,711	7.7%	n/a		28,514	7.4%
Uninc. Santa Cruz	34,709	12.8%	n/a		45,264	11.8%

HCD Proposed RHNA Metrics

- 1a. Higher percentage of RHNA as lower income units for jurisdictions with the highest housing costs
- 1b. Higher percentage of RHNA as lower income units for jurisdictions with highest percent of single-family homes
2. Higher percentage of RHNA total unit allocations to jurisdictions with highest percentage of the region's jobs
3. Higher percentage of RHNA as lower income units for jurisdictions with the highest ratio of low-wage jobs to housing units affordable to low-wage workers
- 4a. Lower percentage of RHNA as lower income units for jurisdictions with a higher share of lower-income households
- 4b. Higher percentage of RHNA as lower income units for jurisdictions with a higher share of higher-income households
5. Higher percentage of RHNA as lower income units for jurisdictions with the most households in High Resource/Highest Resource tracts



Revised Draft RHNA Methodology

- ▶ Staff recommendations:
 - ▶ Use RCAA equity analysis instead of HCD/TCAC Opportunity Map data
 - ▶ Use Option B for Income Allocation
- ▶ RHNA allocation estimates shown in Attachment 4
- ▶ Statutory adjustments would be made following methodology approval and included in draft RHNA Plan



Other Potential Modifications

- ▶ Comments received during the RHNA methodology development process (Attachment 9)
 - Allocate units by AFFH
 - Include allocation for partial RCAAs (*Sand City and Santa Cruz*)
- ▶ AMBAG discussed with Planning Directors at November 1st meeting
 - ▶ Did not receive feedback to make these modifications



Draft Methodology

Allocate by AFFH

RGF
Jobs 50%
Transit 5%
Resilience 10%
RCAA 35%

Allocate by AFFH, RCAA+

RGF
Jobs 50%
Transit 5%
Resilience 10%
RCAA+ 35%
**Includes Sand City and Santa Cruz as 50% RCAA*

	RHNA Total Unit Allocation		
	Draft Methodology	Allocate by AFFH	Allocate by AFFH, RCAA+
Region	33,274	33,274	33,274
Monterey County			
Carmel	154	217	203
Del Rey Oaks	193	206	204
Gonzales	2,261	2,159	2,159
Greenfield	1,085	958	958
King City	1,009	877	877
Marina	1,432	1,327	1,327
Monterey	2,221	2,956	2,799
Pacific Grove	451	595	564
Salinas	9,353	8,083	8,083
Sand City	308	274	306
Seaside	1,376	1,207	1,207
Soledad	1,017	872	872
Uninc. Monterey	3,083	4,165	3,934
Santa Cruz County			
Capitola	726	946	899
Santa Cruz	2,870	2,164	2,826
Scotts Valley	544	725	686
Watsonville	2,624	2,165	2,165
Uninc. Santa Cruz	2,567	3,378	3,205

Methodology Modifications for the Board to Consider

- ▶ Using HCD/TCAC Opportunity data vs. RCAAs for AFFH equity analysis
 - AMBAG staff recommends using RCAA
- ▶ Income allocation shift
 - Option A or Option B
 - AMBAG staff recommends Option B
- ▶ 2022 RGF employment data or LODES data?
 - ▶ AMBAG staff recommends using 2022 RGF data
- ▶ Include AFFH as an allocation factor in methodology?
- ▶ Include allocation for partial RCAA jurisdictions (Sand City and Santa Cruz)?



Next Steps

- ▶ Board of Directors to hold a public hearing on RHNA methodology
- ▶ Hold a special Board meeting on December 8, 2021 to consider accepting the draft RHNA methodology
- ▶ Submit draft methodology for formal HCD review
- ▶ Following HCD review, AMBAG Board will be asked to approval the final methodology and direct staff to issue draft RHNA Plan with jurisdiction allocations in 2022



Recommendation

- A. Conduct a public hearing to receive public comment on the draft Regional RHNA methodology for allocation of housing need to the region's jurisdictions consistent with the objectives of Government Code § 65584(d) and factors of Government Code § 65584.04(e)
- B. Continue the public hearing and methodology to a special AMBAG Board meeting on December 8, 2021 at 6pm



Questions



Item #11: Adjournment

