

AMBAG Board of Directors Meeting

April 13, 2022



Item #1: Call To Order



Item #2: Roll Call



Item #3: Oral Communications from the Public on Items Not on the Agenda

**(A maximum of three minutes on any
subject not on the agenda)**



Item #4: Oral Communications from the Board on Items Not on the Agenda

**(A maximum of three minutes on any
subject not on the agenda)**



Item #5A: Executive/Finance Committee

Recommended Action: Information



Item #5B: Monterey Bay National Marine Sanctuary (MBNMS) Advisory Committee Advisory Council (SAC) Meeting

Recommended Action: Direct



Item #6: Executive Director's Report

Recommended Action: Information



Item #7: Consent Agenda (Items #7A – 7K)

Recommended Action: Approve



Item #8: Items Removed from Consent Calendar for Discussion and Possible Action



Item #9A: 6th Cycle Regional Housing Needs Allocation Methodology

**Recommended Action: Public
Hearing/Approve**





6th Cycle RHNA Methodology

Heather Adamson, AICP
April 13, 2022

RHNA Schedule

TARGET SCHEDULE	TASK
Spring to Fall 2021	
Summer to Fall 2021	
September 8, 2021	
January 12, 2022	
January – March 2022	
April 13, 2022	
April 22, 2022	
April 22 – June 6, 2022	
May 2022	
June 7 – July 22, 2022	
August 10, 2022	
August 10, 2022	
September 23, 2022	
October 12, 2022	
December 2023	

RHNA Methodology Overview

- ▶ 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



Draft RHNA Methodology Process

- ▶ Developed & evaluated various RHNA methodology options with extensive public input over a 9-month period
- ▶ Board approved draft RHNA methodology at its January 12, 2022 meeting and directed staff to submit draft methodology to HCD
- ▶ HCD completed its review of the methodology and found that the draft RHNA methodology furthers the statutory objectives described in Government Code 65584(d)



Final RHNA Methodology Steps

- ▶ 1st Step - *2022 RGF (Base Unit Allocation)*
 - Distributes portion of RHNA based on four-year housing growth from the 2022 RGF
- ▶ 2nd Step - *Jobs, Transit, Resiliency, and AFFH (Unit Allocation)*
 - Jurisdiction's share of 2020 jobs (15%)
 - Jobs/housing ratio (31%)
 - Jurisdictions with existing (2020) transit routes with 15- and 30-minute headways (4%)
 - Jurisdictions who have the smallest percentages of high fire or high sea level risk (8%)
 - Jurisdictions full or partial RCAAs and TCAC based on households (42%)
- ▶ 3rd Step – Income Allocation
 - Redistributes a portion of V.L and L income units to RCAA jurisdictions



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

Final RHNA Methodology

RHNA Total Units

	Very Low	Low	Moderate	Above Moderate	Total Units
Region	7,868	5,146	6,167	14,093	33,274
Monterey	4,412	2,883	4,028	8,972	20,295
Carmel	113	74	44	118	349
Del Rey Oaks	60	38	24	62	184
Gonzales	173	115	321	657	1,266
Greenfield	101	66	184	379	730
King City	97	63	178	364	702
Marina	94	62	173	356	685
Monterey	1,177	769	462	1,246	3,654
Pacific Grove	362	237	142	384	1,125
Salinas	920	600	1,692	3,462	6,674
Sand City	59	39	49	113	260
Seaside	86	55	156	319	616
Soledad	100	65	183	376	724
Uninc. Monterey	1,070	700	420	1,136	3,326
Santa Cruz	3,456	2,263	2,139	5,121	12,979
Capitola	430	282	169	455	1,336
Santa Cruz	859	562	709	1,606	3,736
Scotts Valley	392	257	154	417	1,220
Watsonville	283	186	521	1,063	2,053
Uninc. Santa Cruz	1,492	976	586	1,580	4,634

Next Steps

- ▶ Upon approval and direction from the Board of Directors...
 - AMBAG staff will release the Draft RHNA Plan allocating shares of the regional housing need to AMBAG's member jurisdictions
 - The release of the Draft RHNA Plan initiates a 45-day appeal period allowing a member jurisdiction or HCD to appeal for a revision of the share of the regional housing need proposed to be allocated (Gov. Code, § 65584.05(b).)
 - Draft RHNA Plan scheduled for release on April 22, 2022



Recommendation

- A. Hold public hearing to receive public comment on the final 6th Cycle Regional Housing Needs Allocation (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. Approve the final RHNA methodology and authorize AMBAG staff to release the Draft RHNA Plan for a 45-day public review period



Questions



Item #9B: Regional Early Action Planning Grants 2.0 Program

Recommended Action: Information



Regional Early Action Planning Grants (REAP 2.0) Program

Heather Adamson, AICP

April 13, 2022



Background

- Builds on the success of 2019's REAP program but expands the focus by integrating housing and climate goals
 - Allowing for broader planning and implementation investments, including infrastructure investments that support future housing development
- REAP 2.0 is intended to meet multiple objectives
 - Infill development
 - Housing for all incomes
 - Vehicle miles traveled (VMT) reduction
 - Affirmatively furthering fair housing (AFFH) goals

REAP 2.0 Program Objectives

- REAP 2.0 provides funds to accelerate housing production and facilitate compliance with the 6th Cycle of the housing element, including RHNA allocations
- In addition, REAP 2.0 provides MPOs with tools and resources to help implement and advance the SCS
- The REAP 2.0 objectives are:
 - Accelerate infill development that facilitates housing supply, choice and affordability
 - Affirmatively furthering fair housing
 - Coronavirus Economic Recovery
 - VMT reduction

REAP 2.0 Funding

- Funded with \$500 million from the Coronavirus State and Local Fiscal Recovery Funds of 2021 and \$100 million from the State General Fund
- The REAP 2.0 Program will be administered by HCD in collaboration with OPR, SGC and CARB
- Most of the funds (85%) will be allocated directly to the MPOs; remaining funds to be split between non-MPO, regions, Tribal entities, as well as statewide competitive pot for Higher Impact Transformative Projects
- AMBAG's formula share of the MPO funding is \$10,133,742

REAP 2.0 Draft Guidelines

- HCD released the REAP 2.0 draft guidelines for public review & comment on March 24, 2022
- Public comments are due on April 15, 2022
- AMBAG staff is reviewing the guidelines and will submit comments to HCD
- The final guidelines and the notice of funding availability (NOFA) is expected to be released in late April/early May 2022

Initial Thoughts on the REAP 2.0 Draft Guidelines

- AMBAG staff is concerned that most of the funding is federal funding and eligible uses are extremely restricted
- In addition, the REAP 2.0 draft guidelines require that the funding be spent on communities negatively impacted by COVID-19 which also limits how AMBAG can spend the funding

AMBAG's REAP 2.0 Program Development

- The REAP 2.0 Program can be used for transformative and implementation activities
- After the final guidelines and NOFA are released, AMBAG will work with the Board, partners, stakeholders and the public to develop:
 - Priorities and proposed uses
 - Funding amounts and the appropriate blend of planning and implementation
 - Various other program components

REAP 2.0 Program Timeline

- March 24, 2022 – HCD releases draft guidelines
- April 15, 2022 – Comments due on the draft REAP 2.0 Program Guidelines
- Late April/early May 2022 – HCD releases final guidelines and NOFA
- Summer 2022 – December 2022 – AMBAG develops regional approach and submits REAP 2.0 application to HCD
- December 31, 2022 – Deadline to submit application for REAP 2.0 Program funds and include a budget, amounts retained by the regional agency and any sub-allocations, and an education and outreach strategy
- June 30, 2024 – Deadline for REAP 2.0 recipient to encumber funds
- June 30, 2026 – Deadline for REAP 2.0 funds to be expended

Next Steps

- AMBAG will submit comments on the draft guidelines for the REAP 2.0 Program
- Staff will begin work on developing the AMBAG regional REAP 2.0 Program

Questions?



Item #10: Adjournment

