

**MINUTES OF THE PROCEEDINGS
OF THE BOARD OF DIRECTORS OF THE
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS**

June 10, 2020

1. CALL TO ORDER

The Board of Directors of the Association of Monterey Bay Area Governments, President, Steve McShane presiding, convened at 6:02 p.m. Wednesday, June 10, 2020 via GoToWebinar.

2. ROLL CALL

<u>AMBAG Board of Directors</u>			
PRESENT:			
Agency	Representative	Agency	Representative
Capitola	Kristen Petersen	County of Monterey	Mary Adams
Carmel-by-the-Sea	Bobby Richards	County of Monterey	John Phillips
Del Rey Oaks	Louise Goetzelt	County of Santa Cruz	Greg Caput
Gonzales	Scott Funk	County of Santa Cruz	Bruce McPherson
Greenfield	Lance Walker	County of San Benito	Jim Gillio
Hollister	Carol Lenior	County of San Benito	Mark Medina
King City	Carlos Victoria		
Monterey	Ed Smith		
Pacific Grove	Jenny McAdams	<u>Ex-Officio Members:</u>	
Salinas	Steve McShane	Caltrans, District 5	Aileen Loe
San Juan Bautista	John Freeman	MBARD	Richard Stedman
Seaside	Jon Wizard	MBCP	JR Killigrew
Soledad	Marisela Lara	MST	Lisa Rheinheimer
Watsonville	Felipe Hernandez	SBtCOG	Mary Gilbert
		TAMC	Debbie Hale
ABSENT:			
Marina	Lisa Berkley	<u>Ex-Officio Members:</u>	
Sand City	Mary Ann Carbone	MPAD	Michael La Pier
Scotts Valley	Derek Timm	SCCRTC	Guy Preston
		SC METRO	Alex Clifford

Others Present: Heather Adamson, Director of Planning; Amaury Berteaud, Assistant Special Projects Manager; Bhupendra Patel, Director of Modeling; Bobbie Grant, Office Assistant; Will Condon, Planner; Gina Schmidt, GIS Coordinator; Maura Twomey, Executive Director; and Ana Flores, Senior Executive Assistant.

3. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Ana Flores, Senior Executive Assistant stated that no written comments submitted.

JR Killigrew, MBCP reported that they launched a multi-unit Dwelling Electrification Grant Program and were oversubscribed within the first five hours. MBCP is looking forward to help electrify 300-400 affordable housing units in the Monterey region. MBCP is partnering with MBARD to launch a School Bus Electrification Program on June 17, 2020. The program provides a no cost all electric school buses to schools in the region. This program will support six school buses as well as provide infrastructure dollars.

4. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA

None.

5. COMMITTEE REPORTS

A. Executive/Finance Committee

President McShane reported that the Executive/Finance Committee approved the consent agenda that included 1) the minutes of the May 13, 2020 meeting; 2) list of warrants as of April 30, 2020; and 3) accounts receivable as of April 30, 2020. The Executive/Finance Committee also received 1) the financial update report from Maura Twomey, Executive Director; and 2) a report on the Central Coast Highway 1 Climate Resiliency Study from Heather Adamson, Director of Planning.

B. Monterey Bay National Marine Sanctuary (MBNMS) Advisory Council (SAC)

President McShane reported that the SAC meeting is scheduled on June 19, 2020. The focus of the meeting will be on the draft MBNMS Management Plan.

6. EXECUTIVE DIRECTOR'S REPORT

Maura Twomey, Executive Director reported that AMBAG launched its new website. The newly redesigned website is fully ADA compliant and meets all State and Federal Section 508 accessibility compliance guidelines. The website is mobile optimized and is compatible with all devices and low vision reader software. The website redesign was finished on time and on budget. Ms. Twomey also reported that AMBAG staff is continuing to telework through the month of June. We are currently working on developing reopening procedures in consultation with MBARD.

7. CONSENT AGENDA

A. Draft Minutes of the May 13, 2020 AMBAG Board of Directors Meeting

The draft minutes of the May 13, 2020 AMBAG Board of Directors meeting were approved.

B. AMBAG Regional Clearinghouse Monthly Newsletter

The AMBAG Regional Clearinghouse Monthly Newsletter was accepted.

C. AMBAG Energy Watch Update Report

The AMBAG Energy Watch Update report was accepted.

D. Memorandum of Understanding (MOU) between AMBAG and Monterey Bay Community Power (MBCP) for the Development of Annual Community-Wide GHG Inventories for MBCP Member Agencies

The Memorandum of Understanding (MOU) between AMBAG and Monterey Bay Community Power (MBCP) for the Development of Annual Community-Wide GHG Inventories for MBCP Member Agencies was approved.

E. Memorandum of Understanding (MOU) between AMBAG, San Luis Obispo Air Control Pollution District, and San Luis Obispo Council of Governments for the Development of 2018 Community-Wide GHG Inventories for six San Luis Obispo Jurisdictions

The Memorandum of Understanding (MOU) between AMBAG, San Luis Obispo Air Control Pollution District, and San Luis Obispo Council of Governments for the Development of 2018 Community-Wide GHG Inventories for six San Luis Obispo Jurisdictions was approved.

F. Draft Amendment No. 4 to the FY 2019-20 Monterey Bay Region Overall Work Program (OWP) and Budget

The Draft Amendment No. 4 to the FY 2019-20 Monterey Bay Region Overall Work Program (OWP) and Budget.

G. Financial Update Report

The financial update report was accepted.

Motion made by Director Goetzelt, seconded by Director Petersen to approve the consent agenda. The motion passed unanimously.

8. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION AND POSSIBLE ACTION

None.

9. PLANNING

A. Draft Approach for the Allocation of Regional Early Action Planning Funding

Heather Adamson, Director of Planning reported that AMBAG staff presented a draft REAP fund suballocation approach in cooperation with our regional COG partners to the Central Coast Housing Working Group (CCHWG) at their January 31, 2020 meeting. The CCHWG directed staff to proceed developing the funding approach and the regional REAP approach was approved at their April 24, 2020 meeting. The approach for allocating regional housing funding is 1) three percent of the funds which is \$237,939, will be allocated to the fiscal agent to administer the grant for the Central coast from 2020-2024. It will be used for housing planning best practices toolkit, outreach and education, coordination and compliance with HCD, financial oversight and auditing, invoicing and reporting, and

contract management; 2) \$7693,372 will be allocated to the four COG's. The amounts allocated are based on the proportion of each COG's population within the Central Coast megaregion to maintain geographic equity. COG's may use some funds to develop an improved methodology for 6th Cycle RHNA. AMBAG is allocated \$3,651,516; SBtCOG is allocated \$315,812; SLOCOG is allocated \$1,421,465; and SBCAG is allocated \$2,304,579. 3) COG's allocate remaining funding to jurisdictions or other subregional entities for housing planning; and 4) COG's may suballocate funding to their jurisdictions using geographic equity or other processes at their discretion. Ms. Adamson added that AMBAG's proposed approach is to allocate \$3,300,000 to the local jurisdictions within Monterey and Santa Cruz counties according to jurisdiction size, consistent with thresholds in HCD's LEAP Program. The remaining funds of \$351,516 would be used to prepare the 6th Cycle RHNA methodology and allocation updates and other regional planning activities. This approach was discussed with Planning Directors and there is general support for this approach. SBtCOG is currently discussing its approach with its three jurisdictions. For Monterey and Santa Cruz counties the maximum grant amounts are to be set as follows, according to 2019 population estimates: 1) Less than 20,000 will receive a maximum award amount of \$65,000; 2) 20,000 to 59,999 will receive a maximum award amount of \$165,000; 3) 60,000 to 99,999 will receive a maximum award amount of \$300,000; and 4) 100,000 to 199,999 will receive a maximum award amount of \$530,000. Examples of eligible uses of REAP funds are 1) infrastructure planning to support new housing and new residents; 2) technical assistance in improving housing permitting processes, tracking systems and planning tools; 3) feasibility studies to identify the best housing sites; 4) establishing housing trust funds for affordable housing; 5) temporary staffing or consultants for housing planning activities; 6) 6th Cycle Housing elements; and 7) other actions which accelerate housing production.

The next steps are 1) each of the four COGs will finalize their funding approach; 2) AMBAG will continue to work on executing agreements for REAP funding; 3) draft REAP application for suballocation to the Central Coast local jurisdictions is under development; and 4) funding is expected to be available in early summer 2020. Lengthy discussion followed.

Director Cummings asked that since funding will be available in July, have requests for applications been sent to the jurisdictions?

Heather Adamson, Director of Planning reported that the as soon as the contract with HCD is executed and the AMBAG Board approves the REAP approach, a Request for Funding application will be sent to all jurisdictions in July. The agreement will be between AMBAG, as the fiscal agent, and the local jurisdiction. Once AMBAG receives the application, the jurisdiction can start work.

Director Lara asked that in terms of population for the City of Soledad, would the prison population be included?

Heather Adamson, Director of Planning stated that under this formula, the prison population will be included and the City of Soledad would qualify for the Jurisdiction size of 20,000 – 59,999 with a max award amount of \$165,000.

Director Wizard stated that he fully supports the City of Soledad getting the larger allocation because the prison is housed in their community and they should be counted. Director Wizard asked how many cities are in each of the "Jurisdiction Size" category.

Heather Adamson, Director of Planning reported that under the Jurisdiction Size category 1) 9 jurisdictions are categorized under the “Less than 20,000”; 2) 5 jurisdictions are categorized under the “20,000 – 59,999”; 3) 1 jurisdiction is categorized under the “60,000 – 99,999”; and 4) 3 jurisdictions are categorized under the “100,000 – 199,999”.

Director Wizard stated that under this approach, nine jurisdictions with a population less than 20,000 would be allocated approximately \$600,000 and three jurisdictions would be getting \$530,000 each. How was it decided that this would be the best way to distribute the funding amounts?

Heather Adamson, Director of Planning reported that after receiving feedback from the Planning Directors in January and March 2020, the approach would be combining each of the smaller jurisdictions under the Local Early Action Program (LEAP). If the jurisdiction’s population was less than 20,000 then they would receive \$65,000 directly from HCD. The REAP would then supplement an additional \$65,000. The smaller jurisdictions would then receive approximately \$130,000 to fund their new 6th cycle housing element. As a regional approach, we thought it was important to provide enough funds between the LEAP and the REAP for each of the smaller jurisdictions to complete their housing element. Ms. Adamson that for some of the larger jurisdictions their housing element may cost more than \$130,000 so additional funds would help toward that. Larger jurisdictions also have a number of other planning activities that the additional funds can go towards.

Maura Twomey, Executive Director stated that they looked at a variety of options and also talked with the Planning Directors. The approach was that all jurisdictions get a reasonable amount of funds to help complete their housing element. There are some very large jurisdictions in our region that have additional needs and their housing elements will cost substantially more. The larger jurisdictions are not the majority in number; however, they represent more than half of the population in Monterey County and Santa Cruz County.

Director Wizard stated that Ms. Adamson discussed covering the costs of the housing element of the smaller jurisdiction but when discussing the larger jurisdictions, it was more about extra planning costs. Are these funds meant to do more than to help the jurisdictions complete their housing elements?

Maura Twomey, Executive Director reported that the funds can be used for more than just the housing element. We wanted to ensure that all of our jurisdictions at least got enough to do their housing element because that is the key statutory requirement. The cost of completing a housing element is a lot greater for the larger jurisdictions. We were trying to balance the use of population only vs. some sort of stratification that provided a substantial minimum to the smallest jurisdictions in our region.

Director Goetzelt stated that she agrees with Director Wizard’s statement. The funds can be better distributed.

Director Lara stated that she also agrees with Director Wizard’s statement. Director Lara suggested changing the “Jurisdiction Size” from Less an 20,000 to 20,000 – 59,999 with a max award amount of \$165,000.

Heather Adamson, Director of Planning stated that if the direction of the Board is not to approve the approach, staff can come back with options and modifications to the maximum grant amounts. This would mean that the jurisdictions of Watsonville, Unincorporated Monterey County, Unincorporated Santa Cruz County, and the City of Salinas maximum grant amounts would decrease substantially. Also the cities of Marina, Monterey, Seaside, and Soledad would be affected. Staff would bring this item back for approval in August 2020, however, would not be able to issue a request for funds to the local jurisdictions until the Fall 2020. Brief discussion followed.

Motion made by Director Smith, seconded by Director Medina to approve the approach for the allocation of the AMBAG Regional Housing Planning Funding. Motion passed unanimously.

B. Central Coast Highway 1 Climate Resiliency Study

Heather Adamson, Director of Planning, gave an overview of the Central Coast Highway 1 Climate Resiliency Study. The Study was funded by Caltrans SB 1 Adaptation Planning Grant and State Rail funds with local match. The study will develop a transportation corridor concept and sea level rise adaptation approaches that 1) improve transportation safety and efficiency; 2) promote healthy coastal habitats; and 3) provide economic security and benefits to the community. The Steering Committee is made up of 1) AMBAG; 2) Caltrans; 3) The Nature Conservancy; 4) Environmental Science Associates; 5) TAMC; 6) Center for the Blue Economy; 7) County of Monterey; 8) Ocean Protection Council; 9) California Coastal Commission; 10) Elkhorn Slough Foundation; 11) Elkhorn Slough National Estuarine Research Reserve; 12) U.S. Fish & Wildlife; 13) Central Coast Wetlands Group; 14) Coastal Conservancy; and 15) Moss Landing Harbor District. Public workshops were held in August 2019 and February 2020. The Steering Committee identified existing conditions, developed adaptation concepts and scenarios, and evaluated the adaptation scenarios and benefit-cost analysis. The No Action Scenario shows 1) flood projections show inundation of the Moss Landing Harbor, Highway 1, rail corridor and adjacent areas; 2) without action, we will lose ~50% of marsh and mudflat; and 3) without action, transportation infrastructure will be severely impacted. The proposed railway improvements and adaptation actions are 1) elevating the rail corridor on trestle; 2) the railway would be single track through the Slough; 3) the marsh restoration to support marsh habitat as sea level rises; and 4) existing railway embankment maintained to encourage sediment retention. The key transportation findings are 1) with a 4-lane Highway 1 there will be less vehicle and freight delay, congestion relief, improved safety, and has the most multimodal trips. This will negatively impact natural resources and farmland; 2) with 2-lane Highway 1, there will be high congestion and the least multimodal trips; and 3) with a G12 corridor it won't serve disadvantaged communities. It will also negatively impact natural resources and farmland. The habitat key findings are 1) no action or delays will result in habitat loss (~85% of estuarine marsh); 2) the benefit of restoration is greater if it occurs before habitat conversion (~2030s); 3) the marsh restoration east of railway and ecotone creation at Highway 1 slow the rate of habitat loss; and 4) transportation adaptation is one of the several strategies needed to maintain habitat in the face of sea level rise. Without restoration, estuarine marsh converts to mudflat habitat, becoming permanently submerged by 2100. With marsh restoration the restored areas persist until the end of the century, producing an additional 290 acres of estuarine marsh habitat at 2100. The cost benefit analysis key findings are 1) the no action scenario costs far exceed benefits; 2) the only 4-lane Highway 1 marsh restoration has benefits that exceed costs; 3) traffic delay and safety costs of 2-lane Highway 1 or

G12 widening result in a negative net present value; 4) the benefits of reducing delays in 4-lane option offset the costs of marsh restoration; and 5) beginning implementation by early 2040s will avoid negative impacts from sea level rise. Ms. Adamson reported that the draft study report was released for public comment and the comment period ends on June 11, 2020. The report will be brought back to the August AMBAG Board of Directors meeting. Brief discussion followed.

10. ADJOURNMENT

The Board of Directors meeting adjourned at 7:27 p.m.

AMBAG BOARD OF DIRECTORS MEETING ATTENDANCE & VOTING RECORD
BOARD MEETING DATE: June 10, 2020

Attendance (Y= Present; AB= Absent) Voting (Y= Yes; N=No; A=Abstain)				
MEMBER	AMBAG REP	Attendance	Item# 7	Item# 9.A
Capitola	Kristen Petersen	Y	Y	Y
Carmel-by-the-Sea	Bobby Richards	Y	Y	Y
Del Rey Oaks	Louise Goetzelt	Y	Y	Y
Gonzales	Scott Funk	Y	Y	Y
Greenfield	Lance Walker	Y	Y	Y
Hollister	Carol Lenoir	Y	Y	Y
King City	Carlos Victoria	Y	Y	Y
Marina	Lisa Berkley	AB	N/A	N/A
Monterey	Ed Smith	Y	Y	Y
Pacific Grove	Jenny McAdams	Y	Y	Y
Salinas	Steve McShane	Y	Y	Y
San Juan Bautista	John Freeman	Y	Y	Y
Sand City	Mary Ann Carbone	AB	N/A	N/A
Santa Cruz	Justin Cummings	Y	Y	Y
Scotts Valley	Derek Timm	AB	N/A	N/A
Seaside	Jon Wizard	Y	Y	Y
Soledad	Marisela Lara	Y	Y	Y
Watsonville	Felipe Hernandez	Y	Y	Y
County-Monterey	Mary Adams	Y	Y	Y
County-Monterey	John Phillips	Y	N/A	N/A
County-Santa Cruz	Bruce McPherson	Y	Y	Y
County-Santa Cruz	Greg Caput	Y	Y	Y
County-San Benito	Jim Gillio	Y	Y	Y
County-San Benito	Mark Medina	Y	Y	Y

(* = Board Member(s) arrived late or left early, therefore, did not vote on the item. Please refer the minutes)