

AMBAG Board of Directors Meeting

October 12, 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 #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 – 8E)

Recommended Action: Approve

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

Item #10A: Final 6th Cycle Regional Housing Needs Allocation Plan

**Recommended Action:
Public Hearing/Approve**



Final 2023-2031 6th Cycle Regional Housing Needs Allocation Plan

Heather Adamson, AICP
October 12, 2022

RHNA Schedule

TARGET SCHEDULE	TASK
Spring to Fall 2021	Discussion with PDF on potential RHNA methodology options
Summer to Fall 2021	Potential RHNA methodology options discussed by AMBAG Board
September 8, 2021	HCD presents at AMBAG Board Meeting
January 12, 2022	Approval of draft RHNA methodology by AMBAG Board
January – March 2022	HCD reviews Draft Methodology
April 13, 2022	Approval of final RHNA methodology by AMBAG Board
April 22, 2022	Release draft RHNA plan with RHNA allocations by jurisdictions
April 22 – June 6, 2022	Local jurisdictions may appeal RHNA allocation within 45 days of release of the draft RHNA plan/allocations
May 2022	AMBAG releases final 2045 MTP/SCS accommodating RHNA
June 7 – July 22, 2022	Local jurisdictions and HCD may comment on appeals during this period
August 10, 2022	AMBAG to hold public hearings on appeals and make initial determination to accept, rejects or modify appeals
September 14, 2022	AMBAG makes final written determination that rejects appeals and issues final proposed allocation plan
September 23, 2022	Release of Final RHNA Plan with RHNA allocations
October 12, 2022	Adoption of Final 2023-31 RHNA Plan with RHNA allocations by AMBAG Board
December 15, 2023	Jurisdiction's 6 th Cycle Housing Elements are due to HCD

RHNA Development Process

- ▶ HCD issued RHND on August 31, 2021
- ▶ AMBAG approved draft RHNA methodology on January 12, 2022
- ▶ AMBAG approved final RHNA methodology on April 13, 2022
- ▶ Draft 2023-2031 6th Cycle Plan was released on April 22, 2022
 - Initiated a 45-day appeal period allowing a jurisdiction or HCD to appeal for a revision of the share of the regional housing need proposed to be allocated
 - Close of the appeal period was June 6, 2002



RHNA Appeal Process

- ▶ AMBAG conducted a public hearing on August 10, 2022 to consider all appeals filed and comments received on the appeals
- ▶ Each appeal was heard individually before the AMBAG Board of Directors
- ▶ The AMBAG Board of Directors considered all appeals and all comments received on the appeals, discussed and provided direction on each appeal
- ▶ AMBAG Board of Directors voted to reject both appeals at its meeting on August 10, 2022



Final Written Determination

- ▶ The AMBAG Board of Directors approved the final written determination rejecting both appeals at its meeting on September 14, 2022 meeting
- ▶ The Board also authorized staff to issue the Final 2023-2031 6th Cycle RHNA Plan



Final 2023-2031 6th Cycle RHNA Plan

- ▶ The Final 2023-2031 6th Cycle RHNA Plan was released on September 23, 2022
- ▶ A public notice was included in local newspapers, posted online and sent out to local jurisdictions, agency partners, key stakeholders and members of the public
- ▶ Final 2023-2031 6th Cycle RHNA Plan is included as a separate enclosure to the Board agenda and online at: www.ambag.org



Next Steps

- ▶ Following the adoption of the Final 2023-31 6th Cycle RHNA Plan with RHNA allocations by AMBAG Board, staff will submit the Final Plan to HCD for approval



Recommendation

- ▶ The AMBAG Board of Directors is asked to:
 - (1) hold a public hearing; and
 - (2) approve Resolution 2022-24 adopting the Final 2023-2031 6th Cycle Regional Housing Needs Allocation Plan



Questions



Item #10B: Regional Early Action Planning Grants 2.0 Program – Draft Program Framework

**Recommended Action:
Information**

Regional Early Action Planning Grants (REAP 2.0) Program – Draft Program Framework

Heather Adamson, AICP

October 12, 2022

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 is intended to advance the SCS
- The REAP 2.0 objectives are:
 - Accelerate infill development that facilitates housing supply, choice and affordability
 - Affirmatively furthering fair housing
 - VMT reduction (especially transit/multimodal project elements)

REAP 2.0 Funding & Guidelines

- Funded with \$600 million from the State General Fund
- Administered by HCD in collaboration with OPR, SGC, CARB
- AMBAG's allocation of the MPO funding is \$10,133,742
- Emphasis: Transformative, implementation, competitive
- Obligation by June 2024, spent by June 2026
- Two Part MPO application: (1) Advance Application for 10% and (2) Final application for 90%

REAP 2.0 Eligible Uses

- Outlined in REAP 2.0 Final Guidelines
- Eligible uses should meet one or more of the following categories of allowable uses:
 - Accelerating infill development that facilitates housing supply, choice, and affordability through various planning programs, services, or capital expenditures
 - Realizing multimodal communities through programs, plans, and implementation actions
 - Shifting travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms, and ;
 - Increasing transit ridership through funding, implementation actions, and planning

AMBAG's REAP 2.0 Outreach Activities

- Gather input and feedback on the development of the REAP 2.0 program
- July 2022 – Public outreach survey
- August 2022 – Agency/stakeholder survey
- August to November 2022 – More stakeholder outreach
- Work with the Board, partners, stakeholders and the public to develop final application
 - Priorities and proposed uses
 - Funding amounts and the appropriate blend of planning and implementation
 - Various other program components

REAP 2.0 Revised Draft Framework

Regional Competitive Grant Program

Local Suballocation Grant Program

Regional SCS Implementation,
Admin, Technical Assistance

REAP 2.0 Revised Draft Framework

1. Regional Competitive Grant Program developed and administered by AMBAG that supports all REAP 2.0 objectives (60%)
 - Proposed recipients to include to local jurisdictions, transit agencies, regional transportation planning agencies, universities, etc.
 - Priority focus on implementation projects
 - Competitive grant program guidelines, application, criteria, etc. will be developed in 2023

REAP 2.0 Revised Draft Framework (cont.)

2. Local Suballocation Grant Program to cities and counties to implement 6th Cycle Housing Elements with a specific focus on infill development and SCS implementation activities that meets all the REAP 2.0 objectives (25%)
 - Rezoning and guiding development by updating planning documents, development standards, and zoning ordinances
 - Revamping local planning processes to accelerate infill development
 - Completing environmental clearance to eliminate the need for project-specific review for infill development
 - Performing infrastructure planning to support infill development
 - SCS implementation that increases transit ridership and reduces VMT

REAP 2.0 Revised Draft Framework (cont.)

3. AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration (15%)

- Regional planning activities that support infill development and implement the SCS such as pricing studies, transit-oriented development and Opportunity Area planning and implementation
- Technical assistance
- Development of the REAP 2.0 Program, including outreach activities
- REAP 2.0 administration

Next Steps

Fall 2022

Stakeholder outreach
Consultation with HCD
and other state partners

December 31, 2022

AMBAG submits
application to HCD
with final framework

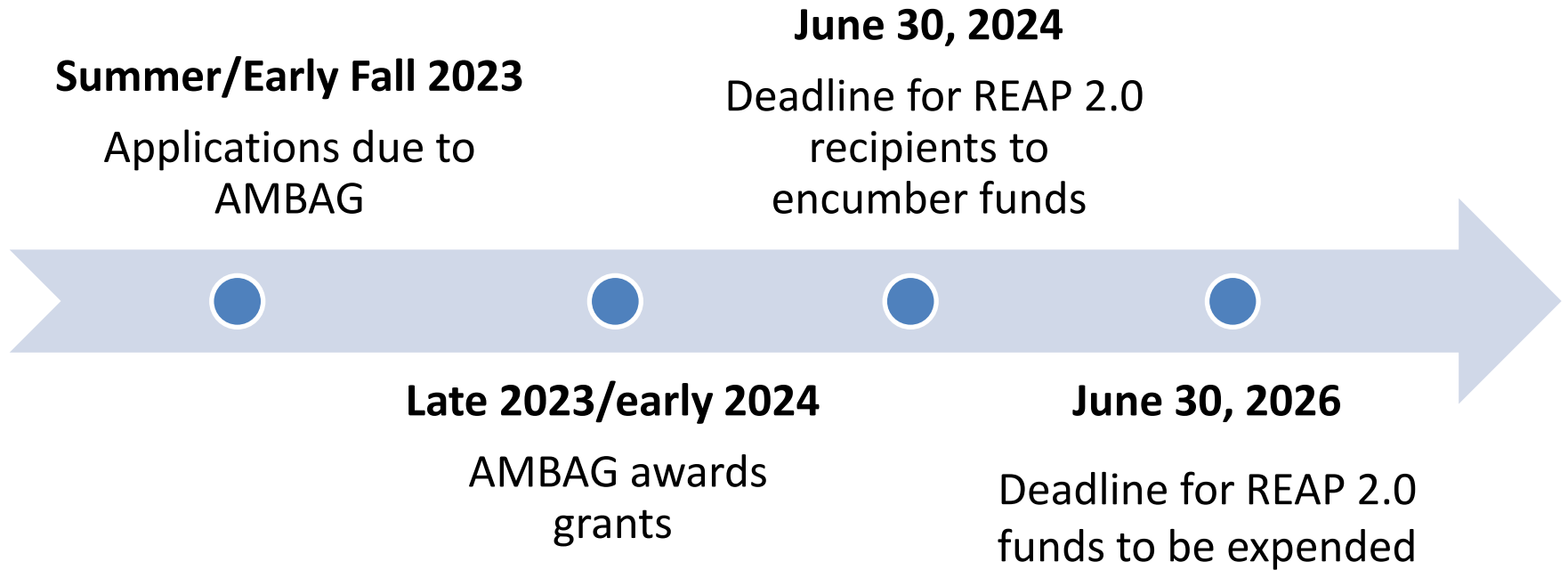
October/November 2022

Board review and
approval of proposed
framework

Spring/Summer 2023

Suballocation and
competitive grant
program development
and application period

Next Steps (cont.)



Feedback/Questions?

Item #11: Closed Session



Item #12: Adjournment

Next meeting: November 9, 2022

