



Planning Directors Forum

Monday, April 25, 2022

10:00 – 11:30 a.m.

Go To Webinar

AGENDA

<https://attendee.gotowebinar.com/register/4306177236935576590>

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1. Welcome/Roll Call (5 mins)

2. AMBAG Regional Housing Needs Allocation Update (20 mins)

AMBAG staff will provide an update on recent Regional Housing Needs Allocation (RHNA) activities including the Draft RHNA Plan.

3. Regional Early Action Planning (REAP) 2.0 Program (Heather Adamson, AMBAG) (20 mins)

AMBAG staff will provide an update on the REAP 2.0 Program.

4. 2022 Coordinated Public Transit Human Services Transportation Plan (Miranda Taylor, AMBAG) (15 mins)

AMBAG staff will provide an overview of the development of the 2022 Coordinated Public Transit Human Services Transportation Plan (Coordinated Plan). Planning Directors are asked to provide input on the process to develop the Coordinated Plan.

5. GIS Suitability Tool (Paul Hierling, AMBAG) (10 mins)

AMBAG staff will provide a brief overview on the development of the GIS Suitability tool in partnership with the California Department of Housing & Community Development (HCD) and PlaceWorks. This tool will be available to assist local jurisdictions in the preparation of the 6th Cycle Housing Elements.

6. Other Items (5 mins)

7. Next Steps/Adjourn

Staff Contact

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MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Heather Adamson, Director of Planning

SUBJECT: 6th Cycle Regional Housing Needs Allocation Methodology

MEETING DATE: April 13, 2022

RECOMMENDATION:

A. Hold public hearing to receive public comment on the draft 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 Association of Monterey Area Governments (AMBAG) staff to release the Draft RHNA Plan for a 45-day public review period.

BACKGROUND:

California State Housing Element Law governs the process for local governments to adequately plan to meet the housing needs of everyone within their communities. The RHNA process is used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element to meet the housing needs of households of all income levels.

The Housing Element Law requires AMBAG, acting in the capacity of Council of Governments (COG), to develop a methodology for allocating existing and projected housing needs to local jurisdictions within the AMBAG region, located in Monterey and Santa Cruz Counties. The Housing Element Law sets forth a process, schedule, objectives, and factors to use in developing the RHNA methodology. The methodology must address

allocation of housing units by jurisdiction, housing units by income group, and must further all five statutory objectives and include consideration of 13 factors to develop the methodology that allocates regional housing needs (Attachment 1). The Council of San Benito County Governments (SBtCOG) performs this same function for San Benito County.

RHNA is an estimate of additional housing units needed for all income levels in the region from the start until the end date of the projection period. RHNA is not a prediction of building permits, construction, or housing activity, nor is it limited due to existing land use capacity or growth. A community is not obligated to provide housing to all in need. RHNA is a distribution of housing development capacity that each city and county must zone for in a planning period and is not a construction need allocation.

As part of the RHNA process, State law (Government Code 65584 et seq.) requires AMBAG to develop a methodology to allocate a portion of the Regional Housing Need Determination (RHND) to every local government in the AMBAG Region. AMBAG received its 6th Cycle RHND of 33,274 units from HCD in late August 2021 for the planning period beginning June 30, 2023 and ending December 15, 2031.

AMBAG is responsible for developing a methodology to allocate 33,274 units amongst all the jurisdictions within the COG region. Throughout this process, the Planning Directors Forum (PDF) representatives from member jurisdictions in Monterey and Santa Cruz counties serve as a technical working group and assisted in the development of the 2023-2031 RHNA methodology and plan, similar to the process used for the 2014-2023 RHNA Plan.

RHNA methodologies are unique to every region throughout the state in response to each region's unique housing situation and needs. The AMBAG region is predominately a suburban/rural region and has unique demographic and housing issues, such as a predominance of rural jurisdictions and significant farmworker housing needs.

Revised RHNA Schedule

AMBAG has revised the RHNA schedule as shown in Figure 1.

Figure 1: Revised RHNA Schedule

TARGET SCHEDULE	TASK
Spring - Fall 2021	Discussions with Planning Directors Forum on potential RHNA methodology options and factors
Summer – 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 jurisdiction
April 22 – June 6, 2022	Local jurisdictions and HCD may appeal RHNA allocation within 45 days of release of the draft RHNA plan/allocations
May 2022	AMBAG releases final 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) accommodating RHNA
June 7 – July 22, 2022	Local jurisdictions and HCD may comment on appeals within 45 days of the close of the appeal period (if appeal(s) are received)
June 8, 2022	Adoption of Final 2045 MTP/SCS AMBAG Board
August 10, 2022	Adoption of Final 2023-31 RHNA Plan with RHNA allocations by AMBAG Board (if no appeal(s) are received)
August 10, 2022	AMBAG to hold public hearing on appeals (if appeals are received)
September 23, 2022	AMBAG makes final determination that accepts, rejects, modifies appeals and issues final proposed allocation plan
October 12, 2022	Adoption of Final 2023-31 RHNA Plan with RHNA allocations by AMBAG Board (if appeal(s) are received)
December 2023	Jurisdiction's 6th Cycle Housing Elements are due to HCD

AMBAG RHNA Methodology Development Process

The methodology used for the RHNA distribution was developed by AMBAG staff with direction from the AMBAG Board of Directors and input from local jurisdictions through the Planning Directors Forum (PDF) as well as input from the public, stakeholders and interested parties. The AMBAG Board met seven (7) times between June 2021 and January 2022 to provide direction on the RHNA methodology. AMBAG invited the region's community development directors and planning directors to serve on the PDF to provide input on the RHNA process. The PDF met seven (7) times between May and November 2021 to advise on the RHNA methodology. HCD staff presented the Regional Housing Need Determination (RHND) on September 8, 2021 AMBAG Board meetings. In addition, AMBAG

staff met eight (8) times with HCD staff to advise on the development of the RHNA methodology and data coordination.

AMBAG also met with and/or received input from advocacy organizations Monterey Bay Regional Economic Partnership (MBEP), Santa Cruz YIMBY/YIMBY Law, and LandWatch Monterey County, who attended and participated in a number of PDF and Board meetings. In addition, AMBAG made presentations to several individual City Councils and Planning Commissions during 2021 and 2022 on the RHNA process. AMBAG diligently solicited participation in the development of the methodology and in the process of drafting and adopting the draft RHNA to achieve public participation of all economic segments of the community as well as members of protected classes. AMBAG incorporated numerous suggestions received from stakeholders and the public during the methodology development process into the draft 6th Cycle RHNA methodology.

RHNA Draft Methodology

This section describes the draft methodology that the AMBAG Board of Directors approved on January 12, 2022. Attachment 2 provides the RHNA unit and income allocation estimates based on the approved draft methodology.

To satisfy the requirements of Government Code section 65584.04(a) AMBAG, in consultation with HCD staff, elected to pursue a three-step methodology. The first and second steps allocates the total number of units for the AMBAG region. The third step allocates by income category.

First Step in RHNA Methodology: 2022 Regional Growth Forecast Base Allocation

This RHNA methodology allocates a portion of housing units (6,260) based on data for projected housing growth for the four-year RHNA planning period from the 2022 Regional Growth Forecast (RGF). The 2022 RGF was used in the 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). The use the 2022 RGF data is important to meeting the RHNA plan statutory objectives of protecting environmental and agricultural resources and achieving the region's greenhouse gas reduction targets. (Gov. Code, § 65584(d)(2).) Use of the 2022 RGF ensures that this RHNA methodology would be consistent with the 2045 MTP/SCS, which was released for public review and comment in November 2021.

The 2022 RGF is the most accurate growth forecast available for the region, is more granular than any other available projections, included significant quality control, was

reviewed and approved by executive planning staff in all jurisdictions for accuracy, and was accepted by the AMBAG Board. This supports the furtherance of a RHNA plan statutory objective, which focuses on promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets. (Gov. Code, § 65584.04(d)(2).)

The 2022 RGF allocation step is just one element in the RHNA methodology; jobs, jobs/housing balance, transit, resiliency, and affirmatively furthering fair housing are all used to allocate housing units, which go above and beyond existing jurisdictions' general plans. In fact, HCD's 6th Cycle RHND of 33,274 units is higher than the number of units that jurisdictions within the AMBAG region have planned for through 2050, so general plan changes will be necessary and are not precluded by using the 2022 RGF as a part of the allocation.

Data sources for this factor is described below:

- 2022 RGF: Housing growth from 4-year RHNA period from the AMBAG 2022 RGF (accepted for planning purposes by the AMBAG Board in November 2020), based on California Department of Finance (2020)
 - The full RGF can be found at the following location:
[https://ambag.org/sites/default/files/2021-11/PDFAAppendix%20A 2022%20RGF.pdf](https://ambag.org/sites/default/files/2021-11/PDFAAppendix%20A%202022%20RGF.pdf) and
<https://www.ambag.org/plans/regional-growth-forecast>

Second Step in RHNA Methodology: Jobs, Jobs/Housing Balance, Transit, Resiliency, and AFFH Unit Allocation

The second step in the RHNA methodology allocates the remaining units (27,014) for the AMBAG region by the following categories: 15% jobs (4,000 units), 31% jobs/housing (8,449 units), 4% transit (1,038 units), 8% resilience (2,075 units), and 42% Affirmatively Furthering Fair Housing (AFFH) (11,452 units). The higher weighting for jobs/housing reflects direction from both the AMBAG Board as well as suggestions from public comment and HCD staff. The methodology normalizes the resiliency factor by 2020 households. This reflects HCD's request to reduce the weight of the 2022 RGF as well as guidance from the Board and public comment to reduce allocations in the unincorporated areas.

In addition, both the California State Treasurer's Tax Credit Allocation Committee (TCAC) and Racially Concentrated Areas of Affluence (RCAA) data is used to calculate the AFFH allocation factor for incorporated jurisdictions, and TCAC alone is used for unincorporated areas. Given the size of the unincorporated areas, TCAC better reflects the diversity of high- and low-income communities within the unincorporated areas. Jurisdictions qualifying as RCAAs, partial RCAAs, or TCAC Opportunity Areas are shown in Attachment 3.

Data sources used for this second step in the RHNA methodology are described below.

- Employment: AMBAG 2022 RGF, based on InfoUSA and California Employment Development Department (2020)
 - Jobs data reflects the pre-pandemic distribution of employment opportunities throughout the AMBAG region. Future job growth in Monterey and Santa Cruz Counties is expected to be concentrated in the same areas. Since such a large share of the region's jobs are agricultural, allocating based on jobs helps the region address the housing needs of farmworkers. (Gov. Code, § 65584.04(e)(8).)
 - Focusing a significant share of the RHNA allocation on jobs helps to correct existing jobs/housing imbalances.
- Jobs-Housing Ratio: Number of jobs in 2020 divided by number of housing units, both jobs and housing data are from AMBAG 2022 RGF, based on InfoUSA and California Employment Development Department, and California Department of Finance (2020).
- Transit: Existing (2020) transit routes with 15- and 30-minutes headways, based on existing transit routes and stops from transit operators
 - While the AMBAG region does not have the kind of extensive transit system found in larger urban areas, transit access is important for the sustainability of future growth.
 - Focusing future developing in areas with the region's highest quality transit promotes infill development and encourages efficient development patterns. (Gov. Code, § 65584(d)(2).)
- Resiliency: Percent not in high fire risk or 2' sea level rise risk, CALFIRE, California Public Utilities Commission (CPUC), and National Oceanic and Atmospheric Administration (NOAA)
 - The AMBAG region includes areas at great risk due to climate change, including areas at high risk of wildfire and areas at risk of inundation due to sea level rise. These constraints to development must be considered as the region plans for climate change.

- This factor furthers the objective of promoting infill development, protecting environmental resources, and encourages efficient development patterns. (Gov. Code, § 65584(d)(2).)
- Affirmatively Furthering Fair Housing Unit Allocation: Jurisdictions with higher than the regional average for percentage above 200% of the poverty level and percentage white are defined as RCAAs. Jurisdictions that qualify under one category receive a partial allocation. Data was utilized from the U.S. Census Bureau, American Community Survey (2015-2019) and 2020 Census. Jurisdictions are also evaluated based on their share of households in high/highest resource areas. Data was used from the TCAC Opportunity Map Database (2021) and U.S. Census Bureau, American Community Survey (2015-2019). The AFFH factor is the average of their RCAA and TCAC score for incorporated jurisdictions. For unincorporated areas the AFFH factor is the TCAC score alone and does not include RCAA. This is to address the wide diversity of communities within the unincorporated areas.

Third Step in RHNA Methodology: Income Allocation

Addressing the income equity disparities of the AMBAG region's member jurisdictions was a key focus of the income allocation methodology. Though jurisdiction level disparities cannot be completely corrected within a single RHNA cycle, PDF and AMBAG Board members recommended allocating a high weight to this factor.

AMBAG developed a local measure of Racially Concentrated Areas of Affluence (RCAA), based on data from the U.S. Census Bureau and a framework described by the U.S. Department of Housing and Urban Development. Consensus from the PDF was that the RCAAs analysis better reflected the AMBAG region's areas of opportunity than the HCD/TCAC Opportunity Map data. The RHNA methodology option shifts Above Moderate units to Very Low and Moderate units to Low.

In addition to incorporating the RCAA data, the percentage of units shifted from Above Moderate/Moderate units to Low/Very Low units is 40%. This results in RCAAs getting a higher share of their RHNA in the lower income categories. Under the 40% shift, in RCAA jurisdictions, more than 50% of the RHNA allocation is Very Low or Low income. In partial RCAA jurisdictions, approximately 40% of the RHNA allocation is Very Low or Low income. The comparable share for non-RCAA jurisdictions is less than 25%.

The data source consulted for this factor is described below.

- AFFH Income Allocation: Redistribute a portion of very low and low income units out of non-RCAA jurisdictions and shift those units to RCAA jurisdictions. U.S. Census Bureau, American Community Survey (2015-2019) and 2020 Census

The City of Monterey sent a letter to the AMBAG Board of Directors on March 17, 2022 regarding an update on its immediate need for water in order to meet its RHNA allocation. (Attachment 4).

HCD Review of Draft RHNA Methodology

AMBAG staff submitted the AMBAG draft RHNA methodology and requested supporting data to HCD for its 60-day review on January 21, 2022. Additionally, AMBAG and HCD staff met on February 28, 2022 to respond to any questions regarding the methodology submittal. HCD has completed its review of the methodology and finds that the draft AMBAG RHNA Methodology furthers the statutory objectives described in Government Code 65584(d) as shown in Attachment 5.

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).)

ALTERNATIVES:

The Board of Directors may modify the final methodology, however any modifications would require to resubmit for additional HCD review. This would further delay the scheduled release of the Draft RHNA Plan and approval of the Final RHNA Plan, which in turn will reduce the amount of time local jurisdictions have to complete their 6th Cycle Housing Element, which must be completed by December 15, 2023. Any further delay to approving a final RHNA methodology puts AMBAG at serious risk of not meeting statutory deadlines for preparing a RHNA Plan.

FINANCIAL IMPACT:

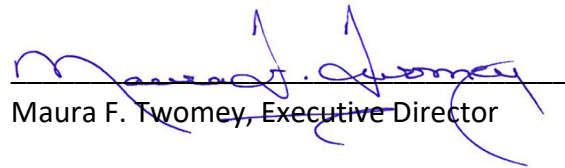
Planning activities for RHNA are funded with Regional Early Access Planning and Senate Bill 1 planning funds and are programmed in the Fiscal Year 2021-22 Overall Work Program and Budget.

COORDINATION:

All RHNA planning activities are coordinated with the HCD, SBtCOG, and the Planning Directors Forum, which includes all the local jurisdictions within the AMBAG region.

ATTACHMENTS:

1. Regional Housing Needs Allocation Objectives and Factors
2. AMBAG Draft RHNA Methodology as approved at the January 12, 2022 Board meeting
3. Defining Racially Concentrated Areas of Affluence and Tax Credit Allocation Committee Areas for the AMBGA Region
4. City of Monterey Letter, dated March 17, 2022
5. HCD Letter, Review of Draft Regional Housing Need Allocation (RHNA) Methodology, dated March 16, 2022

APPROVED BY:

Maura F. Twomey, Executive Director

ATTACHMENT 1
REGIONAL HOUSING NEEDS ALLOCATION OBJECTIVES AND FACTORS (§65584.04.E)

This section describes the Regional Housing Needs Allocation (RHNA) objectives and factors identified in state statute which AMBAG must consider. Objectives must be met in all RHNA methodologies. Factors must be considered to the extent sufficient data is available when developing its RHNA methodology.

RHNA Plan Objectives, Government Code 65584(d)

The regional housing needs allocation plan shall further all of the following objectives:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very-low-income households.
2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.
3. Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
5. Affirmatively furthering fair housing.

RHNA Plan Factors, Government Code 65584(e)

1. Jobs and housing relationship

"Each member jurisdiction's existing and projected jobs and housing relationship. This shall include an estimate based on readily available data on the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period." - §65584.04(e)

2. Opportunities and constraints to development of additional housing (see below)

2a. Capacity for sewer and water service

"Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period." - §65584.04(e)

2b. Availability of land suitable for urban development

"The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding." - §65584.04(e)

2c. Lands preserved or protected from urban development

"Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to non-agricultural uses." - §65584.04(e)

2d. County policies to preserve prime agricultural land

"County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to non-agricultural uses." - §65584.04(e)

3. Opportunities to maximize transit and existing transportation infrastructure

"The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure." - §65584.04(e)

4. Policies directing growth toward incorporated areas

"Agreements between a county and cities in a county to direct growth toward incorporated areas of the county and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to non-agricultural uses." - §65584.04(e)

5. Loss of units contained in assisted housing developments

"The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions." - §65584.04(e)

6. High housing cost burdens

"The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent."

7. Rate of Overcrowding

Factor undefined. - §65584.04(e)

8. Housing needs of farmworkers

Factor undefined. - §65584.04(e)

9. Housing needs of UC and Cal State students

"The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction." - §65584.04(e)

10. Individuals and families experiencing homelessness

Factor undefined. - §65584.04(e)

11. Loss of units during an emergency

"The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis." - §65584.04(e)

12. SB 375 Greenhouse Gas Reduction Targets

"The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080." - §65584.04(e)

13. Other factors adopted by Council of Governments

"Any other factors adopted by the council of governments, that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions." - §65584.04(e)

AMBAG RHNA Methodology
Allocation Units

April 13, 2022

RHNA Total 33,274	Housing Change	Jobs 15%			Jobs/Housing Ratio 31%			Transit 4%		Resiliency (Wildfire & Sea Level Rise) 8%				AFFH 42%		Normalize (Avg. x 2020 HHs)				Units		
		Jobs		Units	Jobs		Units	Transit		High Risk		Normalize (% Area x Unit Chg)		RCAA	TCAC	Avg.	% Reg.	Units				
		2020	% Reg.		J/H	2020	% Reg.	Score	% Reg.	Zone	% Area x Unit Chg	% Reg.										
Region	6,260			4,000			8,449	1,038					2,075						11,452	33,274		
Monterey County	Carmel	5	3,566	0.9%	37	1.0	0	0.0%	0	0	0%	64%	3	0.1%	1	100%	100%	100%	2,129	2.7%	306	349
	Del Rey Oaks	34	748	0.2%	8	1.0	0	0.0%	0	1	8%	44%	15	0.3%	6	100%	0%	50%	342	0.4%	49	184
	Gonzales	713	6,326	1.7%	66	3.2	6,326	2.5%	215	0	0%	100%	713	13.1%	272	0%	0%	0	0.0%	0	1,266	
	Greenfield	275	7,882	2.1%	82	2.0	7,882	3.2%	268	0	0%	100%	275	5.1%	105	0%	0%	0	0.0%	0	730	
	King City	244	8,195	2.1%	86	2.4	8,195	3.3%	279	0	0%	100%	244	4.5%	93	0%	0%	0	0.0%	0	702	
	Marina	395	6,548	1.7%	68	0.8	0	0.0%	0	1	8%	89%	353	6.5%	135	0%	0%	0	0.0%	0	685	
	Monterey	202	40,989	10.7%	428	3.0	40,989	16.5%	1,396	1	8%	63%	126	2.3%	48	100%	73%	87%	10,386	13.0%	1,493	3,654
	Pacific Grove	49	8,016	2.1%	84	1.0	0	0.0%	0	0	0%	95%	46	0.9%	18	100%	100%	100%	6,779	8.5%	974	1,125
	Salinas	2,166	78,874	20.6%	824	1.8	78,874	31.8%	2,687	2	17%	100%	2,166	39.9%	829	0%	0%	0%	0	0.0%	0	6,674
	Sand City	54	2,092	0.5%	22	11.1	2,092	0.8%	71	1	8%	100%	54	1.0%	21	50%	0%	25%	36	0.0%	5	260
Unincorporated Monterey	Seaside	324	10,476	2.7%	109	1.0	0	0.0%	0	1	8%	77%	251	4.6%	96	0%	0%	0%	0	0.0%	0	616
	Soledad	236	9,010	2.4%	94	2.2	9,010	3.6%	307	0	0%	96%	227	4.2%	87	0%	0%	0%	0	0.0%	0	724
		255	60,293	15.7%	629	1.5	0	0.0%	0	1	8%	19%	48	0.9%	18	n/a	48%	48%	16,268	20.4%	2,337	3,326
	Santa Cruz County																					
	Capitola	89	12,250	3.2%	128	2.2	12,250	4.9%	417	0	0%	83%	74	1.4%	28	100%	97%	98%	4,691	5.9%	674	1,336
	Santa Cruz	394	43,865	11.5%	458	1.8	43,865	17.7%	1,494	1	8%	75%	296	5.5%	113	50%	23%	37%	8,279	10.4%	1,190	3,736
	Scotts Valley	28	10,109	2.6%	106	2.1	10,109	4.1%	344	1	8%	50%	14	0.3%	5	100%	100%	100%	4,522	5.7%	650	1,220
	Watsonville	512	28,514	7.4%	298	2.0	28,514	11.5%	971	1	8%	95%	485	8.9%	185	0%	0%	0%	0	0.0%	0	2,053
	Unincorporated Santa Cruz	285	45,264	11.8%	473	0.8	0	0.0%	0	1	8%	13%	38	0.7%	15	n/a	50%	50%	26,259	33.0%	3,774	4,634

Calculations are performed on unrounded numbers. Numbers shown here are rounded to the nearest whole number.

Jobs/housing ratio is the 2020 number of jobs divided by the 2020 number of housing units. A higher number reflects a larger imbalance between jobs and housing.

Transit Score: 1 = has transit service with 30-minute headways. 2 = has transit service with both 15- and 30-minute headways.

RCAA = Racially Concentrated Areas of Affluence.

TCAC = California Tax Credit Allocation Committee

AMBAG RHNA Methodology

Income Shift: Shifts 40% Units Between Above Moderate and Very Low and Between Moderate and Low

April 13, 2022

Region	Baseline Income Allocation				RCAA		Raw RCAA Adjustments				Rebalance to Income Group				RHNA
	V.L.		A.M.		40%		40%		Totals						
	Low	Mod.	Low	Mod.	Shift	40%	Shift	40%	Very Low	Low	Mod.	Above Mod.			
Monterey County	7,868	5,146	6,167	14,093											
Carmel-By-The-Sea	83	54	65	148	100%	33	22								
Del Rey Oaks	44	28	34	78	100%	18	11								
Gonzales	299	196	235	536	0%	-120	-78								
Greenfield	173	113	135	309	0%	-69	-45								
King City	166	109	130	297	0%	-66	-44								
Marina	162	106	127	290	0%	-65	-42								
Monterey	864	565	677	1,548	100%	346	226								
Pacific Grove	266	174	209	476	100%	106	70								
Salinas	1,579	1,031	1,237	2,826	0%	-632	-412								
Sand City	61	40	48	110	50%	0	0								
Seaside	146	95	114	261	0%	-58	-38								
Soledad	171	112	134	307	0%	-68	-45								
Unincorporated Monterey	786	514	616	1,409	100%	314	206								
Santa Cruz County															
Capitola	316	207	248	566	100%	126	83								
Santa Cruz	883	578	692	1,582	50%	0	0								
Scotts Valley	288	189	226	517	100%	115	76								
Watsonville	485	318	381	870	0%	-194	-127								
Unincorporated Santa Cruz	1,096	717	859	1,963	100%	438	287								

Calculations are performed on unrounded numbers. Numbers shown here are rounded to the nearest whole number.
RCAA = Racially Concentrated Areas of Affluence.

**Defining Racially Concentrated Areas of Affluence (RCAs) and
Tax Credit Allocation Committee (TCAC) for the AMBAG Region**

Region	Affluent	Concentrated		RCAA		TCAC
	% Above 200% of Poverty	Above Reg. Avg.	% White	Above Reg. Avg.	Higher Income & Less Diverse	% HHs in High/Highest Resource Areas (including rural)
Region	67%		37%			
Monterey County						
Carmel-By-The-Sea	88%	yes	87%	yes	full	100%
Del Rey Oaks	87%	yes	68%	yes	full	0%
Gonzales	59%		5%			0%
Greenfield	56%		3%			0%
King City	45%		7%			0%
Marina	64%		33%			0%
Monterey	80%	yes	63%	yes	full	73%
Pacific Grove	85%	yes	71%	yes	full	100%
Salinas	58%		11%			0%
Sand City	66%		50%	yes	partial	0%
Seaside	65%		29%			0%
Soledad	52%		8%			0%
Uninc. Monterey	72%	yes	45%	yes	full	48%
Santa Cruz County						
Capitola	72%	yes	65%	yes	full	97%
Santa Cruz	66%		58%	yes	partial	23%
Scotts Valley	87%	yes	72%	yes	full	100%
Watsonville	53%		12%			0%
Uninc. Santa Cruz	79%	yes	66%	yes	full	50%

Data sources: U.S. Census Bureau, American Community Survey (2015-2019), 2020 Census,
and California Tax Credit Allocation Committee



Attachment 4
MAR 21 2022

Mayor:
CLYDE ROBERSON

Councilmembers:
DAN ALBERT
ALAN HAFKA
ED SMITH
TYLER WILLIAMSON

City Manager:
HANS USLAR

March 17, 2022

Association of Monterey Bay Area Governments

Board of Directors

Kristen Peterson, City of Capitola
Karen Ferlito, City of Carmel-by-the-Sea
Kim Shirley, City of Del Rey Oaks
Scott Funk, City of Gonzales
Lance Walker, City of Greenfield
Rick Perez, City of Hollister
Carlos Victoria, City of King City
Lisa Berkley, City of Marina
Ed Smith, City of Monterey
Jenny McAdams, City of Pacific Grove
Steve McShane, City of Salinas
John Freeman, City of San Juan Bautista
Mary Ann Carbone, City of Sand City
Justin Cummings, City of Santa Cruz
Derek Timm, City of Scotts Valley
Jon Wizard, City of Seaside
Ana Velazquez, City of Soledad
Eduardo Montesino, City of Watsonville
Mary Adams, County of Monterey
John Phillips, County of Monterey
Betsy Dirks, County of San Benito
Bea Gonzales, County of San Benito
Manu Koenig, County of Santa Cruz
Greg Caput, County of Santa Cruz

RE: City of Monterey Regional Housing Needs Allocation

Dear Board of Directors,

The City of Monterey wanted to update the Association of Monterey Bay Area Governments (AMBAG) on the immediate need for water by 2023.

AMBAG recently completed its State-mandated task of designating the number of housing units that will need to be planned for in each jurisdiction from 2023 to 2031. The State's goal is for those units to be constructed during this timeframe as well.

The City of Monterey wants to build the expected housing units that are ultimately assigned by our fellow jurisdictions through the AMBAG RHNA process.

Monterey was assigned 3,654 housing units (1,177 very low income, 769 low income, 462 moderate-income, and 1,246 market-rate) to place housing closer to jobs and address equity metrics such as placing more housing in communities that are predominately white with higher incomes. The aspirational goal to address these issues is impossible without an immediate water supply.

The City has reviewed with MPWMD staff the water credits needed per residential type. The City estimates needing between **367 to 406 acre-feet by 2023** to meet the regionally and State required RHNA.

The City also wanted to update the Board on its efforts to construct housing. In terms of upcoming development, the City continues to lose out on housing development opportunities. While the City's implementation of new policies is working and have attracted experienced and solvent developers, the inability of the SWRCB to respond to requests made by the City and the Monterey Peninsula Water Management District has led to a significant reduction in the scopes of the projects. Stated differently, while the State's legislature and the Governor have repeatedly prioritized increasing the supply of affordable housing opportunities, the SWRCB remains tone-deaf to the requests expressed by the City, the Monterey Peninsula Water Management District, Senator Laird, and housing advocates.

The following example demonstrates what our rental community is losing:

The Garden Road area allows 405 new housing units. The City received applications to construct housing at four sites along Garden Road. The original anticipated unit count was 298 units if the City could obtain additional water from the Water District's reserve category. The District conditionally allocated reserve water; however, the State Water Resources Control Staff indicated it would violate the Cease and Desist Order unless the project used no more water than it did before rezoning. As a result, this opportunity was lost, and projects were reduced to 180 units consistent with the onsite water credits/use. A loss of 118 units could have housed between 300 and 400 residents.

Table 1
Garden Road Housing Opportunities

Address	Original Application - # of Units	Downsized Projects due to Water	Project Status
2000 Garden Road	72	34	AR Preliminary and Final Permit Approved
2300 Garden Road	99	64	ARC Review Scheduled 3/15
2560 Garden Road	63	25	Application Incomplete 2/2022
2600 Garden Road	64		ARC Preliminary Review Approved
Total	298	180	

Source: City of Monterey Community Development Department

There is no quick fix to reverse this fate. The projects were re-scoped, and plans were redrawn. Costs borne by the developers have been incurred.

The City has also inventoried its properties for affordable housing projects. Four sites were identified for 100% affordable housing projects, and a Request for Proposal was released. The City has selected two affordable housing developers for Exclusive Negotiating Agreement (ENA) discussions. These developers can potentially build 150 units that are 100% affordable housing. However, these sites do not have adequate-sized water meters or supply for the housing to be constructed.

In sum, there have been 118 affordable housing units lost as a result of water unavailability for the Garden Road area, and 150 low-income units are in abeyance.

The City of Monterey wanted the AMBAG Board of Directors to understand from our perspective the quandary of meeting State-mandated housing requirements, being designated additional housing units to be constructed between 2023-2031, and the need for water supply to be available in 2023 to meet the City and region's housing targets. The City would appreciate the support from AMBAG in obtaining water through its various partners so that the City can build the RHNA housing allocation. The City requests that the AMBAG Board request an update from the various groups (Monterey One Water, Monterey Peninsula Water Management District, and California American Water) about the water supply and the ability for the region to obtain this water by 2023. Furthermore, the City requests that the AMBAG Board pass a resolution requesting these agencies provide this water by 2023 and that the State Water Resources Control Board immediately lift the Cease and Desist Order since the illegal diversions have ceased. If the CDO is lifted, developers could set new water meters and work within the Monterey Peninsula Water Management District credit system.

Sincerely,



Clyde Roberson,
Mayor

cc.e Maura F. Twomey, Executive Director, AMBAG (mtwomey@ambag.org)
Senator John Laird, 17th Senate District
Assemblymember Mark Stone, 29th Assembly District

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



March 16, 2022

Maura F. Twomey, Executive Director
Association of Monterey Bay Area Governments
24580 Silver Cloud Court
Monterey, CA 93940

Dear Maura F. Twomey:

RE: Review of Draft Regional Housing Need Allocation (RHNA) Methodology

Thank you for submitting the draft Association of Monterey Bay Area Government's (AMBAG) Sixth Cycle Regional Housing Need Allocation (RHNA) Methodology. Pursuant to Government Code Section 65584.04(i), the California Department of Housing and Community Development (HCD) is required to review draft RHNA methodologies to determine whether a methodology furthers the statutory objectives described in Government Code Section 65584(d).

The draft AMBAG RHNA methodology begins with the total regional determination provided by HCD of 33,274 units. The methodology first distributes 6,260 units through a base allocation to each jurisdiction based on its anticipated household growth in the RTP/SCS over a four-year planning period. Next, the methodology allocates the remaining 27,014 units by applying five factors to establish each jurisdiction's total RHNA allocation:

- **Jobs (weighted at 14.8 percent)** – This factor allocates units based on each jurisdiction's percent share of regional jobs using data from AMBAG's 2022 Regional Growth Forecast, InfoUSA, and the California Employment Development Department.
- **Jobs-housing Ratio (31.3 percent)** – Similar to the jobs factor, this factor allocates units based on a jurisdiction's percent of regional jobs. This adjustment increases the allocation for jurisdictions with jobs-housing ratios that are above the regional average.
- **Transit (3.8 percent)** – This factor upwardly adjusts allocations for jurisdictions with 30-minute headways and includes a slightly larger adjustment for jurisdictions with 15-minute headways based on existing transit routes and stops.
- **Resiliency (7.7 percent)** – This factor increases allocations to jurisdictions with the smallest percent of area that has high fire risk or two-foot sea level rise risk. This is based on data from Cal Fire, the California Public Utilities Commission and the National Oceanic and Atmospheric Administration.
- **Affirmatively Furthering Fair Housing (AFFH) (42.4 percent)** – This factor uses both HCD/TCAC Opportunity data and AMBAG's own measure of Racially Concentrated Areas of Affluence (RCAs). This factor is used to upwardly adjust units to jurisdictions meeting RCA criteria with areas designated as high and higher opportunity on the HCD/TCAC Opportunity Map.

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Lastly, in order to distribute each jurisdiction's RHNA across the four income categories, the methodology uses AMBAG's RCAA measure to apply a 40 percent income adjustment. AMBAG's RCAA measure considers what percentage of a jurisdiction's population is white and above 200% the poverty level. The income adjustment results in a 40 percent increase in the low- and very low-income RHNA allocated to RCAA jurisdictions. Partial RCAAs receive no upward adjustment to their lower income RHNA allocations while non-RCAAs receive a downward adjustment.

HCD has completed its review of the methodology and finds that the draft AMBAG RHNA Methodology furthers the statutory objectives described in Government Code 65584(d).¹ AMBAG's draft methodology directs RHNA units – including more lower income units – into high income jurisdictions with lower VMT and more jobs and transit access. The draft methodology also makes adjustments that increase the number of lower income units going to RCAAs as a percentage of their total allocation. The RCAA jurisdictions align closely with the higher resourced areas identified by the HCD/TCAC Opportunity Map. HCD commends AMBAG for including factors in the draft methodology linked to the statutory objectives such as jobs-housing ratio, transit, and AFFH.

Below is a brief summary of findings related to each statutory objective described within Government Code Section 65584(d):

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.

On a per household basis, the methodology generally allocates more shares of RHNA to jurisdictions with more high-income households. Additionally, due to the income adjustment, these higher income jurisdictions receive much higher lower income RHNA allocations relative to their existing share of households. Lastly, jurisdictions with higher percentages of owners and single-family units receive a higher percentage of lower income RHNA relative to their total allocation.

2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

The draft methodology encourages a more efficient development pattern by including a combination of tools, such as including the RTP/SCS in the base allocation, two jobs-related factors, and a transit factor. Jurisdictions with access to more jobs via a 30-minute commute receive more RHNA both in terms of RHNA per household and total RHNA. Jurisdictions with access to more jobs via a 45-minute transit commute and lower VMT also receive more RHNA.

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¹ While HCD finds this methodology furthers statutory objectives, applying this methodology to another region or cycle may not necessarily further the statutory objectives as housing conditions and circumstances may differ.

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3. Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

Most cities in AMBAG have a jobs-housing fit (lower wage jobs to lower cost housing) that is imbalanced (over 1.5 low-wage jobs for every affordable housing unit). The draft methodology allocates more total RHNA and lower income RHNA per household share to the jurisdictions with the worst imbalances (over 5.0). The draft methodology allocates slightly less RHNA relative to household share to jurisdictions with a jobs-housing fit ratio between 2.0 and 5.0, while jurisdictions with jobs housing balance ratios below 2.0 receive the smallest RHNA allocations relative to household share. The overall jobs-housing ratio (total jobs to housing units) is more balanced for the region although there are several jurisdictions with a ratio over 1.5. The methodology allocates more total RHNA and lower income RHNA per household share to the jurisdictions with the worst imbalances (jobs-housing ratio over 1.5).

4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

On average, cities with a larger existing share of lower income households receive smaller allocations of low- and very low-income units as a percentage of their total RHNA. For cities with higher shares of lower income households, the average lower income allocation is 28 percent of total RHNA. The average lower income allocation for cities with smaller percentages of lower income households is 48 percent.

5. Affirmatively furthering fair housing, which means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Jurisdictions with more access to opportunity receive larger lower income RHNA allocations on a per household basis. Further, low resource jurisdictions with segregated areas of poverty receive less total RHNA and lower income RHNA per household share.

For instance, jurisdictions with low-resource and high-segregation/poverty areas receive a share of the lower income RHNA that is, on average, 99 percent of their share of households, compared to roughly 200 percent for higher resourced jurisdictions.

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HCD appreciates the active role of AMBAG staff – particularly Heather Adamson, Maura Twomey, and Paul Hierling – and Beth Jarosz in providing data and input throughout the draft AMBAG RHNA methodology development and review period.

HCD looks forward to continuing our partnership with AMBAG to help its member jurisdictions meet and exceed the planning and production of the region’s housing need. Support opportunities available for the AMBAG region this cycle include, but are not limited to:

- Regional Early Action Planning (REAP) 2.0 – \$600 million in state and federal investment to advance implementation of adopted regional plans. REAP 2.0 funding may be used for planning and implementation that accelerate infill housing development and reduce per capita vehicle miles traveled. <https://hcd.ca.gov/grants-funding/active-funding/reap2.shtml>.
- Prohousing Designation Program – Ongoing awards distributed over-the-counter to local jurisdictions with compliant Housing Elements and prohousing policies. Those awarded receive additional points or preference when applying to housing and non-housing funding programs including the Affordable Housing & Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), and Transformative Climate Communities (TCC).
- HCD also encourages all AMBAG local governments to consider the many other affordable housing and community development resources available to local governments, including the Permanent Local Housing Allocation program. HCD’s programs can be found at <https://www.hcd.ca.gov/grants-funding/nofas.shtml>.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Annelise Osterberg, Housing Policy Specialist at (916) 776-7540 or annelise.osterberg@hcd.ca.gov.

Sincerely,



Tyrone Buckley
Assistant Deputy Director of Fair Housing



MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Heather Adamson, Director of Planning

SUBJECT: Regional Early Action Planning Grants 2.0 Program

MEETING DATE: April 13, 2022

RECOMMENDATION:

Staff will provide an update on the Regional Early Action Program (REAP) 2.0 Program.

BACKGROUND/ DISCUSSION:

Regional Early Action Planning Grants of 2021 (REAP 2.0) builds on the success of 2019's REAP program but expands the focus by integrating housing and climate goals, and allowing for broader planning and implementation investments, including infrastructure investments that support future housing development. REAP 2.0 is explicitly intended to meet multiple objectives – infill development, housing for all incomes, Vehicle Miles Traveled (VMT) reduction, and affirmatively furthering fair housing (AFFH) in ways that lead to transformative outcomes and accelerate the implementation of regional and local plans to achieve these goals.

The REAP 2.0 Program provides funds to regional governments to accelerate housing production and facilitate compliance with the 6th Cycle of the housing element, including regional housing need allocations. In addition, REAP 2.0 is specifically designed to provide Metropolitan Planning Organizations (MPO) and other Eligible Entities with tools and resources to help implement and advance plans, primarily including Sustainable Communities Strategies (SCS) as part of Regional Transportation Plans to pursue greenhouse gas emission reduction targets through land use and transportation changes. The REAP 2.0 objectives are:

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
- Affirmatively Furthering Fair Housing

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- Coronavirus Economic Recovery
- Reducing Vehicle Miles Traveled

The REAP 2.0 Program is funded with \$500 million from the Coronavirus State and Local Fiscal Recovery Funds of 2021 (SLFRF) and \$100 million from the State General Fund. The REAP 2.0 Program will be administered by the California Department of Housing and Community Development (HCD) (Department), in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

Most of the funds (85 percent) will be allocated directly to the MPOs. The remaining funds are split into a set aside for non-MPO regions for smaller counties and Tribal Entities, as well as a Higher Impact Transformative Allocation for all Eligible Entities. AMBAG's formula share of the MPO funding is \$10,133,742.41.

HCD released the [draft guidelines](#) for the REAP 2.0 for public review and comment on March 24, 2022. Public comments are due on April 15, 2022. AMBAG staff is reviewing the guidelines and will submit comments. The final guidelines and the notice of funding availability (NOFA) is expected to be released in late April/early May 2022. Unlike the REAP 1.0 Program, the REAP 2.0 Program can be used for transformative and implementation activities. After the final guidelines and NOFA have been released, AMBAG will conduct outreach to develop priorities, proposed uses, funding amounts and the appropriate blend of planning and implementation, how much AMBAG will retain versus suballocations, and various other program components. AMBAG staff is concerned that most of the funding is federal CARES Act 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.

Timeline

REAP 2.0 Program

- March 24, 2022 – HCD releases draft guidelines for public review and comment
- April 15, 2022 – Comments due on the draft REAP 2.0 Program Guidelines
- Late April/early May 2022 – HCD releases final guidelines and notice of funding availability
- 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

ALTERNATIVES:

N/A

FINANCIAL IMPACT:

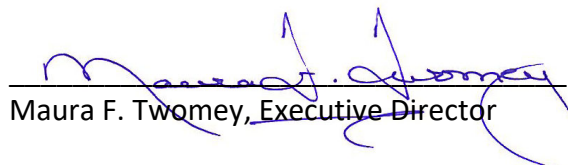
REAP 2.0 Program funds are programmed in the Draft FY 2022-23 Overall Work Program and Budget.

COORDINATION:

REAP 2.0 Program activities will be coordinated with the AMBAG Executive Steering Committee and Staff Working Group which includes participation from Caltrans District 5, Monterey Salinas Transit, Santa Cruz Metropolitan Transit District, Santa Cruz County Regional Transportation Commission, San Benito County Council of Governments, and the Transportation Agency for Monterey County, as well as the Planning Directors Forum and the RTPAs Technical Advisory Committees which includes the local jurisdictions.

ATTACHMENTS:

N/A

APPROVED BY:

Maura F. Twomey, Executive Director



MEMORANDUM

TO: AMBAG Planning Directors Forum

FROM: Miranda Taylor, Planner

SUBJECT: 2022 Coordinated Public Transit-Human Services Transportation Plan Development Process

MEETING DATE: April 25, 2022

Staff will provide an overview of the 2022 Coordinated Public Transit-Human Services Transportation Plan (Coordinated Plan) development process. Planning Director are asked to provide feedback on the development of the Draft 2022 Coordinated Plan.

BACKGROUND:

AMBAG is required to develop a Coordinated Plan for the tri-county region. Under the Fixing America's Surface Transportation Act (FAST Act) legislation, this plan must be completed and used in developing grant applications for the Federal Transit Administration (FTA) Transportation for Elderly Persons and Persons with Disabilities (Section 5310) grant program. The plan identifies local transportation needs of individuals with disabilities, older adults, and persons with low incomes, and facilitates applications for the Federal Transit Administration (FTA) Section 5310 grant program.

The 5310 program provides formula funding to assist private non-profit groups and transit operators in meeting the transportation needs of the elderly and persons with disabilities when the transportation service provided is unavailable, insufficient, or inappropriate to meeting these needs. The funds are apportioned based on each State's share of population for these groups of people and are awarded to projects through a statewide competitive selection process. Funds may be used for capital or operating expenses. The Coordinated Plan, as required by the 2015 FAST Act, must include the following elements:

- An assessment of available services and current transportation providers (public, private, and non-profit);
- An assessment of transportation needs for seniors and persons with disabilities. This assessment can be based on the experiences and perceptions of the planning partners or on more sophisticated data collection efforts, and gaps in service;

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- Strategies, activities, and/or projects to address the identified gaps between current services and needs, as well as opportunities to achieve efficiencies in service delivery; and
- Priorities for implementation based on resources (from multiple program sources), time, and feasibility for implementing specific strategies and/or activities.

DISCUSSION:

The purpose of the Coordinated Plan is to create a plan to improve transit for individuals that are elderly, disabled, and/or low-income. This is accomplished through identifying where the transit system can better meet these individual's needs, and then identifying projects or changes which would help alleviate these shortcomings. The plan also includes a list of transit services that serves the elderly, disabled, and low-income populations.

The projects and changes identified in this plan are made eligible for Federal funding through the Federal Transit Administration (FTA) Transportation for Elderly Persons and Persons with Disabilities (Section 5310) grant program. In the past, this funding source has been used by transit agencies to replace or purchase new paratransit vehicles, as well as for operating expenses.

Below are key dates for developing the 2022 Coordinated Plan:

- **March – May 2022:** Present an overview of the 2022 Coordinated Plan development process to regional Advisory Committees/Councils, Planning Directors Forum, and to the AMBAG Board of Directors
- **April – August 2022:** Develop the Draft Coordinated Plan
- **August – October 2022:** Present the Draft 2022 Coordinated Plan to regional Advisory Committees/Councils, Planning Directors Forum, and to the AMBAG Board of Directors
- **September 15 – October 17, 2022:** 30-Day Public Comment Period
- **October 2022:** Prepare the Final 2022 Coordinated Plan
- **November 9, 2022:** AMBAG Board of Directors will be asked to adopt the Final 2022 Coordinated Plan

ALTERNATIVES:

N/A

FINANCIAL IMPACT:

Preparation of the 2022 Coordinated Plan is included in the AMBAG FY 21-22 and FY 22-23 Overall Work Program and Budget.

COORDINATION:

All MTP/SCS planning activities are coordinated with Caltrans, San Benito County Local Transportation Authority, Monterey – Salinas Transit, Santa Cruz METRO, Santa Cruz County Regional Transportation Commission, San Benito County Council of Governments, and the Transportation Agency for Monterey County, as well as the Planning Directors Forum which includes the local jurisdictions.

ATTACHMENT:

1. 2022 Coordinated Plan Update Timeline

Attachment 1

2022 Coordinated Public Transit-Human Services Transportation Plan Schedule

January 2022 – Prepare update schedule and meet with RTPA reps to go over timelines

February 2022 – Prepare draft outline/staff report for TAC and Board mtgs. Reach out to agency staff for staff report submission deadlines.

March/April 2022 – Present 2022 CPTP development, including schedule and key tasks to Technical Advisory Committees & AMBAG Planning Directors Forum (information item)

- March 17, 2022 – SCCRTC ITAC
- April 7, 2022 – TAMC TAC
- May 5, 2022 – SBtCOG TAC
- April 25, 2022 –AMBAG PDF

March – May 2022 – Present 2022 CPTP development, including schedule and key tasks to Local Committees- SSTAC & Mobility Advisory Committees (information item)

- March 25, 2022 – SBtCOG SSTAC
- March 30, 2022—MST MAC
- May 10, 2022 – SCCRTC E&D TAC

April – August 2022 – Prepare Draft 2022 CPTP (including updating any tables/figures)

April 2022 – Prepare staff report for AMBAG’s May Board of Director’s Meeting

May 2022 – 2022 CPTP agenda item, including purpose, schedule, expectations to AMBAG Board of Directors

- May 11, 2022 – AMBAG Board Mtg

May/June 2022 – RTPAs take Unmet Transit Needs Assessments to their Boards for finalization

- May 2022 – TAMC Board Mtg
- May 2022 – SCCRTC Board Mtg
- June 2022 – SBtCOG Board Mtg

August 2022– Present Draft CPTP Plan to AMBAG Planning Directors Forum (Overview of Draft plan and notice of upcoming public comment period)

- August 29, 2022 – AMBAG PDF

September 2022 – Present Draft 2022 CPTP Plan and ask Board to release for a 30-day public comment period (Planning report item)

- September 14, 2022 – AMBAG Board Mtg

September 2022 – Present Draft 2022 CPTP to Committees (overview of Draft plan and notice of upcoming public comment period)

- September 15, 2022 – SCCRTC ITAC
- September 23, 2022 –SBtCOG SSTAC
- September 28, 2022 –MST MAC
- October 6, 2022 – TAMC TAC
- October 6, 2022 – SBtCOG TAC
- October 11, 2022—SCCRTC E&D TAC

September 15 – October 17, 2022 – 30-day public comment period

October 2022 – Prepare Final 2022 CPTP, incorporating comments received and other changes

November 2022 – Present Final 2022 CPTP to AMBAG Board for Approval

- November 9, 2022 – AMBAG Board Mtg



MEMORANDUM

TO: AMBAG Planning Directors Forum

FROM: Paul Hierling, Senior Planner

SUBJECT: Geographic Information System (GIS) Site Suitability Tool

MEETING DATE: April 25, 2022

Receive and update on the GIS Site Suitability Tool.

BACKGROUND/DISCUSSION:

Following the adoption of the Regional Housing Needs Allocation Plans (RHNA) by the Association of Monterey Bay Area of Governments (AMBAG) and the County of San Benito County Governments (SBtCOG), the 21 cities and counties in the AMBAG region must complete their housing elements by December 2023. A key component of each housing element is the statutorily required site inventory analysis that requires the jurisdiction produce maps showing specific parcels that can accommodate their RHNA allocation by income category. Most jurisdictions in the AMBAG region are very small and do not have GIS mapping capacity or staff to complete this portion of the housing element. In the past, many AMBAG jurisdictions have hired consultants to update their housing elements to make up for this lack of capacity. This has caused duplication of services with the region's 21 jurisdictions hiring various consultants to complete the same mapping tasks.

To address this need, AMBAG in conjunction with the California Department of Housing and Community Development (HCD) have tentatively agreed to have an HCD consultant, PlaceWorks, provide technical assistance to the AMBAG region to assist jurisdictions with RHNA compliance. This project would be funded through HCD technical assistance. The project would create a GIS mapping tool for the AMBAG region to facilitate the mapping portion of the housing element process. Specifically, the GIS tool would assist jurisdictions in selecting parcels that are suitable for residential development in order to compare the local government's RHNA allocation with its residential development capacity. The tool would help jurisdictions determine whether there are sufficient sites to accommodate the regional housing need in total, and by income category.

Next Steps

Final project approval from HCD is expected in Spring 2022. AMBAG meets with HCD and PlaceWorks monthly to receive updates on the project approval process and to provide feedback to the project consultant. AMBAG will continue to provide updates to the Planning Directors Forum on this effort.