



AMBAG Board of Directors Agenda

Association of Monterey Bay Area Governments

P.O. Box 2453, Seaside, California 93955-2453

Phone: (831) 883-3750

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Email: info@ambag.org

Voting members must attend the physical meeting to count toward quorum.

DATE: June 14, 2023

Time: 6:00 PM

**LOCATION: Monterey Bay Air Resources District , Board Room, 3rd Floor
24580 Silver Cloud Court
Monterey, CA 93940**

**Members of the public and non-voting members may use the following link to join the
AMBAG Board of Directors meeting online:**

<https://us06web.zoom.us/j/83984695375?pwd=cWNReGxRMWZlUHZSeIJTRThRbFZKQT09>

Or Telephone: US: +1 669 900 6833

Webinar ID: 839 8469 5375

Passcode: 986282

On September 13, 2022, California Governor Gavin Newsom signed into law Assembly Bill (AB) 2449 (Rubio). The new amendments to the Brown Act go into effect on January 1, 2023. AB 2449 provides alternative teleconference procedures to allow members of the AMBAG Board of Directors to participate remotely under very limited circumstances.

Persons who wish to address the AMBAG Board of Directors on an item to be considered at this meeting are encouraged to submit comments in writing at info@ambag.org by Wednesday, June 14, 2023 at 5 PM. The subject line should read "Public Comment for the June 14, 2023 Board of Directors Meeting." The agency clerk will read up to 3 minutes of any public comment submitted. If you have any questions, please contact Ana Flores, Clerk of the Board at aflores@ambag.org or at 831-883-3750 Ext. 300.

AMBAG Board Member(s) Meeting Remotely:

Manu Koenig:

5200 Soquel Ave, Santa Cruz, CA 95062

831-234-3922

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. AB 2449 VOTE ON “JUST “ AND “EMERGENCY” CAUSE

Recommended Action: APPROVE

- Maura Twomey, Executive Director

Receive oral report.

4. ROLL CALL

**5. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA
(A maximum of three minutes on any subject not on the agenda)**

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

7. COMMITTEE REPORTS

A. Executive/Finance Committee

Recommended Action: INFORMATION

- President Freeman

Receive oral report.

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

Recommended Action: DIRECT

- Director Brown

The next meeting is scheduled on August 18, 2023.

8. EXECUTIVE DIRECTOR’S REPORT

Recommended Action: INFORMATION

- Maura Twomey, Executive Director

Receive a report from Maura Twomey, AMBAG Executive Director.

9. CONSENT AGENDA

Recommended Action: APPROVE

Note: Actions listed for each item represents staff recommendation. The Board of Directors may, at its discretion, take any action on the items listed in the consent agenda.

-
- A. Draft Minutes of the May 10, 2023 AMBAG Board of Directors Meeting**
 - Ana Flores, Clerk of the Board

Approve the draft minutes of the May 10, 2023 AMBAG Board of Directors meeting. (Page 5)
 - B. AMBAG Regional Clearinghouse Monthly Newsletter**
 - Amaury Berteaud, Sustainability Program Manager

Accept the clearinghouse monthly newsletter. (Page 11)
 - C. AMBAG Sustainability Program Update**
 - Amaury Berteaud, Sustainability Program Manager

Accept the AMBAG Sustainability Program update. (Page 19)
 - D. Extension of Legal Services Contract**
 - Errol Osteraa, Director of Finance & Administration

Approve a one year extension of the current contract for legal services and authorize the Executive Director to negotiate and execute the contract. (Page 21)
 - E. Financial Update Report**
 - Errol Osteraa, Director of Finance & Administration

Accept the financial update report which provides an update on AMBAG’s current financial position and accompanying financial statements. (Page 27)

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

11. ADMINISTRATION

A. Revised Draft of AMBAG Administrative Policy No. 01 – Official Travel

Recommended Action: APPROVE

- Maura Twomey, Executive Director

Approve the revised draft of AMBAG Administrative Policy No. 01 - Official Travel (Page 33)

12. PLANNING

A. Release of the Draft 2023 Public Participation Plan (PPP)

Recommended Action: APPROVE

- Heather Adamson, Director of Planning

Approve the release of the Draft 2023 PPP for a 70-day public review period. The Final 2023 PPP is scheduled to be adopted by the Board of Directors in October 2023 (Page 41)

B. Regional Early Action Planning Grants 2.0 Program: AMBAG’s Final Guidelines
Recommended Action: APPROVE

- Heather Adamson, Director of Planning

The Board of Directors is asked to approve the Regional Early Action Planning (REAP) 2.0 Final Guidelines for the AMBAG’s Regional Competitive and the Local Suballocation Grant Programs and direct staff to issue a Notice of Funding Availability. (Page 45)

13. ADJOURNMENT

REFERENCE ITEMS:

- A. 2023 Meeting Schedule (Page 87)
- B. Acronym Guide (Page 89)

NEXT MEETING:

Date: August 9, 2023

Location: MBARD Board Room, 24580 Silver Cloud Court, Monterey, CA 93940

Executive/Finance Committee Meeting: 5:00 PM

Board of Directors Meeting: 6:00 PM

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132), and the federal rules and regulations adopted in implementation thereof. If you have a request for disability-related modification or accommodation, including auxiliary aids or services, contact Ana Flores, AMBAG, 831-883-3750, or email aflores@ambag.org at least 48 hours prior to the meeting date.

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

May 10, 2023

1. CALL TO ORDER

The Board of Directors of the Association of Monterey Bay Area Governments, President, John Freeman presiding, convened at 6:02 p.m. Wednesday, May 10, 2023 at the MBARD Board Room, 24580 Silver Cloud Court, Monterey, CA 93940.

2. PLEDGE OF ALLEGIANCE

3. AB 2449 VOTE ON ‘EMERGENCY’ CAUSE

None.

4. ROLL CALL

<u>AMBAG Board of Directors</u>			
PRESENT:			
Agency	Representative	Agency	Representative
Carmel	Karen Ferlito	County of Monterey	Mary Adams
Del Rey Oaks	John Uy	County of Monterey	Glenn Church
Gonzales	Scott Funk	County of San Benito	Kollin Kosmicki
Greenfield	Robert White	County of Santa Cruz	Felipe Hernandez
King City	Carlos Victoria	County of Santa Cruz	Manu Koenig
Marina	Brian McCarthy		
Monterey	Alan Haffa	<u>Ex-Officio Members:</u>	
Salinas	Steve McShane	3CE	Jon Griesser
San Juan Bautista	John Freeman	Caltrans, District 5	Scott Eades
Sand City	Mary Ann Carbone	MBARD	David Frisby
Scotts Valley	Derek Timm	MPAD	Carl Miller
Seaside	Alex Miller	TAMC	Christina Watson
ABSENT:			
Capitola	Kristen Brown	<u>Ex-Officio Members:</u>	
Hollister	Rick Perez	MST	Lisa Rheinheimer
Pacific Grove	Nick Smith	SBtCOG	Binu Abraham
Santa Cruz	Sandy Brown	SCCRTC	Guy Preston
Soledad	Anna Velazquez	SC Metro	Michael Tree
Watsonville	Eduardo Montesino		
County of San Benito	Dom Zanger		

Others Present: Jim Damkowitch, DKS; Amaury Berteaud, Sustainability Program Manager; Heather Adamson, Director of Planning; Paul Hierling, Senior Planner; Bhupendra Patel, Director of Modeling; Diane Eidam, Retired Annuitant; Chris Duymich, Senior Planner; Errol Osteraa, Director of Finance and Administration; Liz Hurtado-Espinosa, Principal Accountant; Gina Schmidt, GIS Coordinator; Will Condon, Associate Planner; Maura Twomey, Executive Director; and Ana Flores, Clerk of the Board.

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

None.

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

Director Ferlito requested that a FAQ's on RHNA be provided to the Board.

7. COMMITTEE REPORTS

A. Executive/Finance Committee

President Brown reported that the Executive/Finance Committee approved the consent agenda that included 1) Minutes of the April 12, 2023 meeting 2) list of warrants as of February 28, 2023; and 3) accounts receivable as of February 28, 2023. The Executive/Finance Committee also received a report on the financials from Maura Twomey, Executive Director.

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

Director Brown reported that the next meeting is scheduled on May 19, 2023.

7. EXECUTIVE DIRECTOR'S REPORT

Maura Twomey, Executive Director reported that AMBAG staff are monitoring several new federal discretionary grant programs under the Infrastructure Investment and Jobs Act (IIJA). One is the PROTECT Program, which focuses on improving the resiliency of transportation infrastructure and addresses vulnerabilities due to weather, natural disasters, and climate change. The PROTECT Program provides funding for both planning and implementation grants and the deadline for applications is August 2023. AMBAG is interested in potentially applying for some grants with the Pajaro Regional Flood Management Agency for planning projects related to the flooding issues that occurred in the Pajaro region this past winter.

8. CONSENT AGENDA

A. Draft Minutes of the April 12, 2023 AMBAG Board of Directors Meeting

The draft minutes of the April 12, 2023 AMBAG Board of Directors meeting were approved.

B. AMBAG Regional Clearinghouse Monthly Newsletter

The AMBAG Clearinghouse monthly newsletter was accepted.

C. AMBAG Sustainability Program Update

The Sustainability Program update was accepted.

D. Financial Update Report

The financial update report was accepted.

Motion made by Director Funk seconded by Director White to approve the consent agenda. The motion passed unanimously.

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

None.

11. ADMINISTRATION

A. Draft FY 2023-24 Monterey Bay Region Overall Work Program (OWP) and Budget

Bhupendra Patel, Director of Modeling gave a presentation on the draft FY 2023-24 OWP and Budget. The FY 2023-2024 OWP is 1) a federally required document to receive federal funds; 2) covers all AMBAG work programs and activities; 3) used as a project management tool by staff; 4) implements Federal Planning Emphasis Areas; and 5) implements the AMBAG Board adopted priorities; a) Modeling and Research, b) Planning and Forecasts; c) Sustainable Development Strategies; and d) Collaborative Planning and Implementation. After adoption by the AMBAG Board, the State is expected to approve the FY 2023-24 OWP and budget on May 31, 2023 and the expected Federal approval date is on June 30, 2023. The FY 2023-24 funding highlights are 1) balanced budget pursuant to AMBAG by-laws; 2) no change to the total member dues; 3) revenues by source are (a) Federal: \$2,802,246; (b) State: \$12,712,040; and (c) Local: \$962,360; (d) total is \$16,476,646. The draft FY 2023-24 expenditure highlights include 1) maintaining current year staff level; 2) includes a 3% COLA; 3) increase in professional services due to REAP; 4) one new grant funded project and continuation of current grant funded projects; 5) General Fund expenditures include costs that are not eligible for Federal reimbursement (a) interests and fees; and (b) cash match to meet federal/state grant requirements; and 6) use of toll credits to match federal funds, preserves General Fund. Brief discussion followed.

Motion made by Director Timm, seconded by Director McShane to approve the FY 2023-24 OWP and Budget. Motion passed unanimously.

12 PLANNING

A. Draft Central Coast Zero Emissions Vehicle Strategy Update

Amaury Berteaud, Sustainability Program Manager gave a presentation on the draft Central Coast Zero Emissions Vehicle Strategy. The Project Partners are the Santa Barbara County Association of Governments (SBCAG), San Luis Obispo Council of Governments (SLOCOG), and AMBAG. The Project consultant team is composed of DKS, Stantec, and Frontier Energy. The Project's objectives are 1) assess existing ZEV infrastructure with a focus on unincorporated areas and interregional travel; 2) identify equity issues relating to EV charging; 3) identify key challenges, gaps, and barriers to EV adoption; 4) recommended EV charging infrastructure improvements to support interregional travel; and 5) recommend policies and strategies to promote EV infrastructure buildout. Stakeholder input included 1) infrastructure gaps; 2) concerns about electrical grid capacity; 3) equity, serving multifamily housing and disadvantaged communities; and 4) permitting, regulation and incentives. The barriers and gaps to ZEV adoption are 1) lack of charging infrastructure; 2) lack of awareness; 3) complexity of using public EV charging infrastructure; 4) equity concerns; 5) electrical grid capacity; and 6) climate vulnerability of EV charging infrastructure. The siting analysis of the Central Coast ZEV Strategy 1) uses existing conditions data, public engagement, and big data; 2) evaluates where DC

Fast Charging is most needed to support interregional travel; and 3) focuses on unincorporated highway interchanges. The infrastructure recommendations are 1) identifies 32 highway intersections throughout the Central coast where DC Fast Charging deployment should be prioritized; 2) the recommended intersections are located in unincorporated areas to prioritize infrastructure deployment where it may not otherwise occur; and 3) the 32 locations are a starting point for scaling up the deployment of EV infrastructure. The non-infrastructure recommendations are 1) form a Central Coast EV Committee; 2) engage the collaborate in ongoing ZEV initiatives; 3) conduct further collaborative planning studies; 4) better understand grid and transformer constraints; 5) leverage local jurisdiction planning processes; and 6) track funding opportunities and prepare for applications. The potential funding sources include 1) federal programs funded through the Inflation Reduction Act and the Infrastructure Investment and Jobs Act; 2) State programs implemented by agencies such as Caltrans, the California Energy Commission, or the California Air Resources Board; and 3) local and regional funds such as program funding from the Central Coast Community Energy and the Monterey Bay Air Resources District. Mr. Berteaud reported that the public review draft is available online and the public comment period ends on June 9, 2023. Brief discussion followed.

B. Regional Early Action Planning Grants 2.0 Program: AMBAG's Draft Guidelines Update

Heather Adamson, Director of Planning reported that the REAP 2.0 Program was established through AB 140 (July 2021) to fund transformative and innovative projects that advance the 6th Cycle housing element objectives, reduce VMT, and implement the regions Sustainable Communities Strategy. The AMBAG program is based on HCD's REAP 2.0 Program Guidelines. The three core REAP 2.0 program objects are 1) accelerating infill development that facilitates housing supply, choice, and affordability; 2) affirmatively furthering fair housing; and 3) reducing vehicle miles traveled. Ms. Adamson reported that AMBAG's funding of \$10,133,742 is split between the following programs 1) \$6,000,000 for the Regional Competitive Grant Program; 2) \$2,625,000 for the Local Suballocation Grant Program; and 3) \$1,508,742 for SCS implementation, technical assistance, REAP 2.0 Program development outreach, and administration. There are two changes to the draft guidelines since February 2023 1) the Local Suballocation Grant Program allocations amounts originally proposed \$125,000 per jurisdiction have been revised to a percent RHNA share based on input from HCD. The allocations range from \$85,000 to \$180,000 per jurisdiction; and 2) there was a question on the accelerating infill development objective evaluation. Criteria was added that the project must go beyond existing commitments. Ms. Adamson reported that comments are due on the draft guidelines on May 9, 2023 and the AMBAG Board of Directors is scheduled to approve the final guidelines in June 2023. Brief discussion followed.

13. ADJOURNMENT

The Board of Directors meeting adjourned at 7:18 PM.

John Freeman, President

Maura F. Twomey, Executive Director

DRAFT AMBAG BOARD OF DIRECTORS MEETING ATTENDANCE & VOTING RECORD
BOARD MEETING DATE: May 10, 2023

Attendance (X= Present; AB= Absent) Voting (Y= Yes; N=No; A=Abstain)				
MEMBER	AMBAG REP	Attendance	Item # 8	Item # 11
Capitola	Kristen Brown	AB	n/a	n/a
Carmel-by-the-Sea	Karen Ferlito	X	Y	Y
Del Rey Oaks	John Uy	X	Y	Y
Gonzales	Scott Funk	X	Y	Y
Greenfield	Robert White	X	Y	Y
Hollister	Rick Perez	AB	n/a	n/a
King City	Carlos Victoria	X	Y	Y
Marina	Brian McCarthy	X	Y	Y
Monterey	Alan Haffa	X	Y	Y
Pacific Grove	Nick Smith	AB	n/a	n/a
Salinas	Tony Barrera	X	Y	Y
San Juan Bautista	John Freeman	X	Y	Y
Sand City	Mary Ann Carbone	X	Y	Y
Santa Cruz	Sandy Brown	AB	n/a	n/a
Scotts Valley	Derek Timm	X	Y	Y
Seaside	Alex Miller	X	Y	Y
Soledad	Anna Velazquez	AB	n/a	n/a
Watsonville	Eduardo Montesino	AB	n/a	n/a
County-Monterey	Mary Adams	X	Y	Y
County-Monterey	Glenn Church	X	Y	Y
County-Santa Cruz	Manu Koenig	X	Y	Y
County-Santa Cruz	Felipe Hernandez	X	Y	Y
County-San Benito	Kollin Kosmicki	X	Y	Y
County-San Benito	Dom Zanger	AB	n/a	n/a

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

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MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Amaury Berteaud, Sustainability Program Manager

SUBJECT: AMBAG Regional Clearinghouse Monthly Newsletter

MEETING DATE: June 14, 2023

RECOMMENDATION:

It is recommended that the Board of Directors accept the May 2023 Clearinghouse monthly newsletter.

BACKGROUND/DISCUSSION:

Since March 12, 1984, under adopted State Clearinghouse Procedures, the Association of Monterey Bay Area Governments (AMBAG) was designated the regional agency responsible for clearinghouse operations in Monterey, San Benito and Santa Cruz Counties. These procedures implement Presidential Executive Order 12372 as interpreted by the “State of California Procedures for Intergovernmental Review of Federal Financial Assistance and Direct Development Activities.” They also implement the California Environmental Quality Act of 1970 as interpreted by CEQA Guidelines.

The purpose of the Clearinghouse is to provide all interested parties within the Counties of Monterey, San Benito and Santa Cruz notification of projects for federal financial assistance, direct federal development activities, local plans and development projects and state plans that are proposed within the region. These areawide procedures are intended to be coordinated with procedures adopted by the State of California.

FINANCIAL IMPACT:

There is no direct financial impact. Staff time for monitoring clearinghouse activities is incorporated into the current AMBAG Overall Work Program and budget.

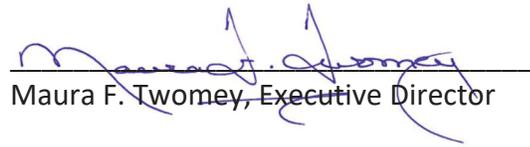
COORDINATION:

Notices for the Clearinghouse are sent by lead agencies to AMBAG. Interested parties are sent email notifications twice a month with the newsletter attached.

ATTACHMENT:

1. Monthly Newsletter - Clearinghouse items May 1 – May 31, 2023.

APPROVED BY:


Maura F. Twomey, Executive Director

Attachment 1

AMBAG REGIONAL CLEARINGHOUSE

The AMBAG Board of Directors will review these items on 6/14/2023

Association of Monterey Bay Area Governments PO Box 2453 Seaside CA 93955 | 831.883.3750

ENVIRONMENTAL DOCUMENTS

20230502

Ferrasci Business Center Specific Plan

City of Salinas
Jill Miller
(831) 758-7206

Notice of Preparation (NOP)

Draft Environmental Impact Report* (DEIR)

The proposed project involves a specific plan for an approximately 140-acre area just north of the Salinas city limits. General plan amendment, sphere of influence amendment, rezoning, and annexation approvals are required. No project-specific entitlements are being requested. The specific plan provides flexible land use guidance for developing a range of uses including industrial business park, retail, and commercial/residential mixed use. Development capacity of up to 1,730,073 square feet of non-residential uses and 257 dwelling units is being assumed.

Project Location:

Monterey County

Parcel: Multiple

Public hearing information:

65 West Alisal Street, 2nd Floor

6/8/2023 4:00 PM

Public review period ends **Thursday, June 8, 2023**

City of Hollister
Eva Kelly
(831) 636-4360

Notice of Availability

Draft Environmental Impact Report* (DEIR)

Hollister's existing General Plan was adopted in 2005, with a horizon year of 2023. Since the horizon year is approaching, the City is now updating its plan to extend the planning period to 2040. The proposed Hollister 2040 General Plan will build off the current General Plan and provide a framework for land use, transportation, and conservation decisions through the year 2040. The proposed 2040 General Plan will direct future growth within the EIR Study Area. The General Plan is intended to respond to local and regional housing needs, foster economic growth and local job creation, enhance civic identity and placemaking, and protect sensitive natural resources. The proposed Climate Action Plan will identify strategies and measures to reduce greenhouse gas emissions generated by existing and future uses in Hollister. The proposed Agricultural Lands Preservation Program will ensure the benefits of agricultural activities are maintained by requiring that activities that convert existing agricultural lands to non-agricultural uses (i.e., urban uses) directly address that loss through a program that funds agricultural conservation easements.

Project Location:

San Benito County

Parcel: NA

Public hearing information:

Hybrid

6/22/2023 6:00 PM

Public review period ends **Friday, June 30, 2023**

City of Santa Cruz
David McCormic
(831) 420-5156

Notice of Availability

Revised Environmental Impact Report (RIR)

The project consists of adoption and implementation of the Wharf Master Plan and construction of two projects recommended in the Master Plan within the next two years. The two proposed near-term projects are relocation of the Wharf entry gate and construction of the East Promenade for pedestrian use. The Wharf Master Plan includes: policies; recommendations for expansion of the wharf for public access and construction of Improvements and three new buildings; structural wharf improvements; circulation and parking improvements; and design standards for new buildings. The recirculated Partial Draft EIR adds a new recreation chapter that analyzes impacts related to recreational facilities and uses, including consistency with plans and cumulative recreational impacts, and adds minor revisions to the Project Description chapter.

Project Location:

Santa Cruz County

Parcel: NA

Public hearing information:

TBD

Public review period ends **Wednesday, May 31, 2023**

20230503

Downtown Watsonville Specific Plan

City of Watsonville
Justin Meek
(831) 768-3050

Notice of Availability

Draft Environmental Impact Report* (DEIR)

The proposed project consists of the Downtown Watsonville Specific Plan. The proposed Specific Plan has been developed to articulate a community vision and a planning framework for the downtown area that would serve as a guide for the City and other public agency decision makers, community members, and stakeholders. The proposed Specific Plan provides a land use and mobility plan along with development and design regulations to guide future public and private development projects in the downtown area of Watsonville. The land use components of the Specific Plan would help the City achieve its objective of incorporating higher density commercial and housing opportunities by accommodating additional residential uses in a compact and active mixed-use environment through both new construction and adaptive reuse of historic or existing buildings. The Specific Plan envisions or is designed to accommodate within the downtown area the addition of 3,886 new residential units; 231,151 square feet of commercial development, 376,827 square feet of industrial development, and 114,572 square feet of civic space.

Project Location:

Santa Cruz County

Parcel: Multiple

Public hearing information:

TBD

Public review period ends **Monday, June 26, 2023**

20230506

Pavement Recycling Facility Project

City of Del Rey Oaks
John Guertin
(831) 394-8511

Notice of Intent (NOI)

Mitigated Negative Declaration (MND)

The project site is within a parcel designated as GC(C-1-V) General Commercial-Visitor (Neighborhood Commercial-Visitor) in the City of Del Rey Oaks General Plan and zoned as C-I-V=Neighborhood Commercial with Visitor Overlay in the City's Municipal Code.

Project Location:

Monterey County

Parcel: 031191026000

Public hearing information:

TBD

Public review period ends **Thursday, June 1, 2023**

PUBLIC HEARINGS

20230504

4807 San Juan Canyon Road

San Benito County
Michael Kelly
(831) 902-2287

Notice of Intent (NOI)

Mitigated Negative Declaration (MND)

The proposed Project would permit after the fact one building and driveways on the Project site. The currently existing building is constructed of three shipping containers, would cover 986 sf and contain one residence. The Project would also allow construction of a second building containing two dwellings and storage space. The proposed building would have a footprint of 4,000 sf and contain two levels: 4,000 sf of storage below and two apartments above. Grading associated with the Project would amount to 4,469 cu yd of cut material and 455 cu yd of fill and form two separate driveways and building sites. Most of the grading was completed without permits. Each building would stand at the end of each driveway, which together would total approximately 600 ft in length. Retaining walls would stand along the driveway to the new building and around the new building's footprint. The dwellings would be served by septic systems and well water. Much of the project has already been constructed without permits, with the shipping-container dwelling currently standing and grading for both buildings' sites already undertaken.

Project Location:

San Benito County

Parcel: 023010061

Public hearing information:

481 Fourth Street, Hollister CA

6/21/2023 6:00 PM

Public review period ends **Wednesday, June 7, 2023**

Generated: 5/31/2023 11:43:56 AM By: Miranda Taylor, Planner

More detailed information on these projects is available by calling the contact person for each project or through AMBAG at (831) 883-3750. Comments will be considered by the AMBAG Board of Directors in its review. All comments will be forwarded to the applicants for response and inclusion in the project application. If substantial coordination or conflict issues arise, the Clearinghouse can arrange meetings between concerned agencies and applicants.

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MEMORANDUM

TO: AMBAG Board of Directors
FROM: Maura F. Twomey, Executive Director
RECOMMENDED BY: Amaury Berteaud, Sustainability Program Manager
SUBJECT: AMBAG Sustainability Program Update
MEETING DATE: June 14, 2023

RECOMMENDATION:

It is recommended the Board of Directors accept this report.

BACKGROUND/ DISCUSSION:

AMBAG Sustainability Program Elements

Energy Efficiency Program Development

AMBAG is a founding member of the Rural and Hard to Reach (RHTR) working group, which was created in 2015 to promote the deployment of energy efficiency resources to California's rural communities. In the past two years AMBAG staff has been working with RHTR partners to create a Regional Energy Network (REN). RENs are entities which submit business plans to the California Public Utilities Commission (CPUC) to obtain ratepayer funds and implement energy efficiency programs.

In June 2021, RHTR partners executed a memorandum of understanding for the development of the RuralREN. RHTR partners submitted a motion for the creation of the RuralREN as well as the RuralREN 2023-2031 strategic business plan to the CPUC in March 2022. In June 2022, Commissioner Shiroma issued a ruling which determined that the RuralREN motion should be considered on the same timeline, and in the same proceeding as the 2024-2031 business plans from existing energy efficiency portfolio administrators. On May 26, 2023, a proposed decision was issued in this proceeding which included approval of RuralREN, and its business plan, with a 2024-2027 budget of \$84 million and an 2028-2031 preliminary budget of \$93 million. Comments and reply comments on this proposed decision must be filed before the commission vote takes place on this proposed decision, most likely at the June 29, 2023 CPUC voting meeting.

Planning Excellence!

Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study

On December 6, 2021, the California Department of Conservation awarded AMBAG a \$250,000 Sustainable Agricultural Lands Conservation (SALC) program planning grant to fund the creation of a Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study.

The Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study project seeks to create an inventory of natural and working lands carbon stock in the AMBAG region and forecast its evolution based on different climate change and land use scenarios, as well as the implementation of different adaptation and mitigation strategies. This project will empower the Monterey Bay region to consider the health of natural and working lands as a part of long-range planning as well as provide an opportunity for cities and counties to further integrate natural and working land GHG mitigation strategies as part of their climate action planning process.

In the past month AMBAG staff worked with Ascent Environmental Inc. to refine the draft carbon stock inventory for the natural and working lands of the Monterey Bay region and hosted a stakeholder working meeting to receive feedback on the draft.

ALTERNATIVES:

There are no alternatives to discuss as this is an informational report.

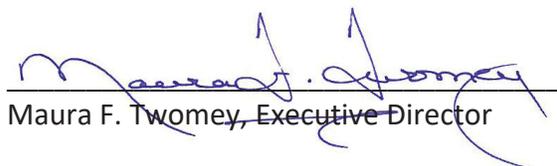
FINANCIAL IMPACT:

The budget is fully funded under a SALC planning grant, and SB1 Planning Funds. All funding is programmed in the FY 2022-23 Overall Work Program and Budget.

COORDINATION:

AMBAG staff is coordinating with the RHTR partners, local jurisdictions, and local community stakeholders.

APPROVED BY:


Maura F. Twomey, Executive Director



MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Errol Osteraa, Director of Finance and Administration

SUBJECT: Extension of Legal Services Contract

MEETING DATE: June 14, 2023

RECOMMENDATION:

Staff recommends that the Board of Directors approve a one year extension of the current contract for legal services and authorize the Executive Director to negotiate and execute the contract.

BACKGROUND/DISCUSSION:

The Association of Monterey Bay Area Governments (AMBAG) has a continuing need to retain a law firm to provide general counsel and other specialized legal services. Legal services have been provided by the law firm of Perry and Freeman since April 2003. This has provided AMBAG with an ongoing resource related to legal matters. The contract is set to expire on June 30, 2023.

The firm's expertise in matters related to the AMBAG region, has greatly assisted the agency over the years. It is in the best interest of AMBAG to maintain the continuity of legal counsel at this time. Therefore, staff recommends that the Board extend the contract with Perry and Freeman for one year, through June 30, 2024.

FINANCIAL IMPACT:

Legal services are currently provided to AMBAG for \$1,125 per month.

ALTERNATIVES:

1. Extend the current legal services contract for one year at its current levels.
2. Solicit legal services beginning July 1, 2023 through a Request for Proposals (RFP).

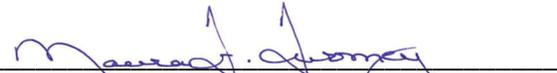
COORDINATION:

The Law Office of Perry and Freeman was contacted to discuss contract terms.

ATTACHMENT:

1. Agreement for legal services contract with the law firm of Perry and Freeman.

APPROVED BY:


Maura F. Twomey, Executive Director

Attachment 1

AGREEMENT FOR LEGAL SERVICES BETWEEN THE ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS AND THE LAW OFFICES OF PERRY AND FREEMAN

THIS AGREEMENT, made and entered into this 1st day of July, 2023, by and between the ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS, a Metropolitan Planning Organization (MPO) and joint powers authority, hereinafter referred to as "AMBAG", and THE LAW OFFICES OF PERRY AND FREEMAN, hereinafter referred to as "Attorney", both of whom understand as follows:

- A. Term: The term of this Agreement commenced on July 1, 2023, and shall continue until June 30, 2024, unless terminated pursuant to paragraph I. of this Agreement or extended by mutual agreement of AMBAG and Attorney.
- B. Compensation. Attorney will provide ordinary legal services to the AMBAG for a retainer of \$1,125.00 per month. Extraordinary legal services, with the exception of litigation, shall be charged at the rate of \$270.00 per hour. Litigation services shall be charged at the rate of \$325.00 per hour. Extraordinary legal services shall require prior approval of the Executive Director while litigation services shall require prior approval of the Board of Directors.
- C. Ordinary Services. Ordinary legal services shall include legal advice and legal opinions to AMBAG and its Executive Director in the regular course of business and concerning all such matters as administrative procedures, AMBAG board actions, and shall include attendance at AMBAG meetings as requested. Attorney is to be responsible for assisting in the drafting and preparing ordinary contracts and agreements, and engaging in whatever legal research, study and review necessary to properly advise and protect the interests of AMBAG.
- D. Extraordinary Legal Services. Extraordinary legal services shall include the preparation of complex legal documents, and complex legal opinions.
- E. Litigation Services. Litigation services shall include litigation services not covered under paragraph D. Attorney shall notify and receive authorization from the Board of Directors prior to rendering litigation legal services.

- F. AMBAG Obligations. For the provision of legal services, AMBAG shall provide any and all documents and materials necessary to carry out the terms of this agreement as requested by Attorney.
- G. Reimbursement of Costs. In addition, Attorney shall be reimbursed for all out-of-pocket expenses and costs advanced or paid on behalf of the AMBAG, including court reporter fees and charges, court costs, costs of outside investigators or experts pertaining to AMBAG litigation, long-distance telephone calls and long-distance facsimile (fax) transmissions, mileage reimbursement on the same basis as other AMBAG employees, if requested by Attorney.
- H. Miscellaneous. AMBAG recognizes that Perry and Freeman is a private law practice currently located in Carmel-by-the-Sea, California, and intends to retain that office as their principal place of business.

AMBAG recognizes the Attorney also serves as the City Attorney for the City of Seaside. Should a conflict of interest arise for Attorney among AMBAG and/or the City of Seaside AMBAG shall retain outside legal counsel to represent the City of Seaside and AMBAG's interest and the expense of such outside legal counsel shall be borne by the City of Seaside and AMBAG respectively.

- I. Termination. This Agreement may be terminated by either party at any time without cause upon thirty (30) days written notice.

IN WITNESS WHEREOF, AMBAG has caused this agreement to be signed and executed on its behalf by its Board of Directors, and duly attested by its representative, Steve McShane, Maura F. Twomey and the Attorney has signed and executed this agreement in duplicate originals the day and year first herein above written.

AMBAG:

By:

Maura F. Twomey
AMBAG Executive Director

Date

ATTORNEY:

Donald G. Freeman
Perry and Freeman

Date

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MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Errol Osteraa, Director of Finance and Administration

SUBJECT: Financial Update Report

MEETING DATE: June 14, 2023

RECOMMENDATION:

Staff recommends that the Board of Directors accept the Financial Update Report.

BACKGROUND/ DISCUSSION:

The enclosed financial reports are for the 2022-2023 Fiscal Year (FY) and are presented as a consent item. The attached reports contain the cumulative effect of operations through March 31, 2023, as well as a budget-to-actual comparison. Amounts in the Financial Update Report are unaudited.

FINANCIAL IMPACT:

The Balance Sheet for March 31, 2023, reflects a cash balance of \$4,742,907.72. The accounts receivable balance is \$688,902.60, while the current liabilities balance is \$409,684.20. AMBAG has sufficient current assets on hand to pay all known current obligations.

AMBAG's Balance Sheet as of March 31, 2023, reflects a positive Net Position in the amount of \$265,098.23. This is due to the Profit and Loss Statement reflecting an excess of revenue over expense of \$271,966.42. Changes in Net Position are to be expected throughout the fiscal year (FY), particularly at the beginning due to collection of member dues which are received in July and the timing of various year-end adjustments required after our financial audit.

Planning Excellence!

The following table highlights key Budget to Actual financial data:

Budget to Actual Financial Highlights
For Period July 1, 2022 through March 31, 2023

Expenditures	Budget Through March 2023	Actual Through March 2023	Difference
Salaries & Fringe Benefits	\$ 2,506,280.00	\$ 1,839,807.88	\$ 666,472.12
Professional Services	\$ 11,213,082.00	\$ 1,478,913.52	\$ 9,734,168.48
Lease/Rentals	\$ 61,875.00	\$ 60,371.31	\$ 1,503.69
Communications	\$ 20,850.00	\$ 18,300.77	\$ 2,549.23
Supplies	\$ 101,925.00	\$ 32,338.52	\$ 69,586.48
Printing	\$ 8,025.00	\$ 835.81	\$ 7,189.19
Travel	\$ 53,025.00	\$ 20,647.29	\$ 32,377.71
Other Charges	\$ 286,301.00	\$ 288,527.56	\$ (2,226.56)
Total	\$ 14,251,363.00	\$ 3,739,742.66	\$ 10,511,620.34
Revenue			
Federal/State/Local Revenue	\$ 14,335,450.00	\$ 4,011,709.08	\$ 10,323,740.92

Note: AMBAG is projecting a surplus, therefore budgeted revenues do not equal expenses.

Revenues/Expenses (Budget to Actual Comparison):

The budget reflects a linear programming of funds while actual work is contingent on various factors. Therefore, during the fiscal year there will be fluctuations from budget-to-actual.

Professional Services are under budget primarily due to the timing of work on projects performed by contractors. Projects early in their implementation are Integrated Land Use Model and Development Monitoring Framework Tool, Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study, California Central Coast Sustainable Freight Study, and Complete Streets. This work is not performed in a linear fashion while the budget reflects linear programming. In addition, the Regional Early Action Planning Housing Program (REAP) provides \$7,931,311 in funding of which a large portion will pass through to partner agencies. This program is approximately 50% completed. The current budget includes a proportionate share of \$10,133,742 in funding for the REAP 2.0 program. It is in its early stages.

Since AMBAG funding is primarily on a reimbursement basis, any deviation in expenditure also results in a corresponding deviation in revenue. Budget-to-actual revenue and expenditures are monitored regularly to analyze fiscal operations and propose amendments to the budget if needed.

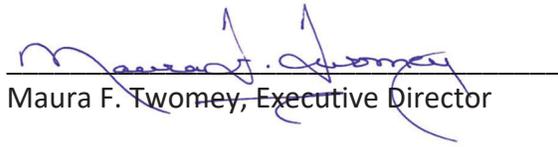
COORDINATION:

N/A

ATTACHMENTS:

1. Balance Sheet as of March 31, 2023
2. Profit and Loss: July 1, 2022 – March 31, 2023
3. Cash Activity for April 2023

APPROVED BY:



Maura F. Twomey, Executive Director

AMBAG

Balance Sheet - Attachment 1

As of March 31, 2023

	<u>March 31, 2023</u>	<u>March 31, 2023</u>	
Assets		Liabilities & Net Position	
Current Assets		Liabilities	
Cash and Cash Equivalents		Current Liabilities	
Mechanics Bank - Special Reserve	353,947.29	Accounts Payable	247,540.92
Mechanics Bank - Checking	493,659.88	Employee Benefits	162,143.28
Mechanics Bank - REAP Checking	2,884,384.56	Mechanics Bank - Line of Credit	0.00
Mechanics Bank - REAP 2.0 Checking	1,006,687.12	Total Current Liabilities	409,684.20
Petty Cash	500.00		
LAIF Account	3,728.87		
Total Cash and Cash Equivalents	4,742,907.72	Long-Term Liabilities	
Accounts Receivable		Deferred Inflows - Actuarial	258,986.95
Accounts Receivable	688,902.60	Net Pension Liability (GASB 68)	1,888,153.69
Total Accounts Receivable	688,902.60	OPEB Liability	568.85
Other Current Assets		Deferred Revenue	3,679,898.33
Due from PRWFPA/RAPS	468.55	Total Long-Term Liabilities	5,827,607.82
Prepaid Items	10,581.33		
Total Other Current Assets	11,049.88	Total Liabilities	6,237,292.02
Total Current Assets	5,442,860.20		
Long-Term Assets			
Net OPEB Asset	96,473.00		
FY 2002-2003 Housing Mandate Receivable	82,186.00		
Allowance for Doubtful Accounts	(16,437.20)		
Deferred Outflows - Actuarial	533,833.49		
Deferred Outflows - PERS Contribution	272,963.59		
Total Long-Term Assets	969,018.88	Net Position	
Capital Assets		Beginning Net Position	(6,868.19)
Capital Assets	319,089.93	Net Income/(Loss)	271,966.42
Accumulated Depreciation	(28,578.76)	Total Ending Net Position	265,098.23
Total Capital Assets	90,511.17	Total Liabilities & Net Position	6,502,390.25
Total Assets	6,502,390.25		

AMBAG

Profit & Loss - Attachment 2

July - March 2023

	July - March 2023	July - March 2023
Income		
AMBAG Revenue	176,243.71	
Cash Contributions	105,438.25	
Grant Revenue	3,545,340.98	
Non-Federal Local Match	184,686.14	
Total Income	4,011,709.08	
Expense		
Salaries	1,161,298.83	
Fringe Benefits	678,509.05	
Professional Services	1,478,913.52	
Lease/Rentals	60,371.31	
Communications	18,300.77	
Supplies	32,338.52	
Printing	835.81	
Travel	20,647.29	
Other Charges:		
BOD Allowances	5,450.00	
Workshops/Training	5,938.82	
GIS Licensing/CCJDC Support	8,632.98	
REAP Travel/Classes/Events	2,619.02	
SB1/MTIP/MTP/SCS/OWP/Public Participation Expense:	9,257.21	
Recruiting	266.14	
Model Expenses	1,950.00	
Dues & Subscriptions	20,248.79	
Depreciation Expense	25,821.91	
Maintenance/Utilities	576.81	
Insurance	22,818.96	
Interest/Fees/Tax Expense	260.78	
Total Other Charges	103,841.42	
Non-Federal Local Match	184,686.14	
Total Expense	3,739,742.66	
Net Income/(Loss)	271,966.42	

**AMBAG
Cash Activity - Attachment 3
For April 2023**

Monthly Cash Activity	July-22	August-22	September-22	October-22	November-22	December-22	January-23	February-23	March-23	April-23	May-23	June-23	TOTAL
1. CASH ON HAND													
[Beginning of month]	2,409,296.43	2,471,572.68	4,954,575.33	4,841,074.29	5,055,002.19	4,319,314.89	4,028,724.33	4,225,576.43	4,445,814.98	4,742,907.72	0.00	0.00	
2. CASH RECEIPTS													
(a) AMBAG Revenue	172,481.12	93,435.89	948.55	21,026.16	31,089.64	8,481.99	14,099.57	19,151.96	3,104.06	40,621.15	0.00	0.00	404,440.09
(b) Grant Revenue	164,090.73	77,495.95	154,469.54	423,066.03	32,538.52	0.00	452,832.58	453,867.00	238,053.47	202,391.85	0.00	0.00	2,198,805.67
(c) REAP Advance Payme	0.00	3,155,353.00	0.00	0.00	0.00	0.00	0.00	0.00	1,006,687.12	0.00	0.00	0.00	4,162,040.12
(d) Borrowing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. TOTAL CASH RECEIPTS	336,571.85	3,326,284.84	155,418.09	444,092.19	63,628.16	8,481.99	466,932.15	473,018.96	1,247,844.65	243,013.00	0.00	0.00	6,765,285.88
AVAILABLE													
	2,745,868.28	5,797,857.52	5,109,993.42	5,285,166.48	5,118,630.35	4,327,796.88	4,495,656.48	4,698,595.39	5,693,659.63	4,985,920.72	0.00	0.00	
5. CASH PAID OUT													
(a) Payroll & Related	231,207.37	198,041.52	200,424.36	199,843.11	202,393.08	185,139.54	227,518.45	216,839.01	217,316.39	209,790.94	0.00	0.00	2,088,513.77
(b) Professional Service	14,916.25	611,368.93	55,011.42	9,911.66	576,238.13	95,992.33	26,246.77	19,498.50	696,719.52	14,357.61	0.00	0.00	2,120,261.12
(c) Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(d) Lease/Rentals	11,936.00	7,242.09	6,318.67	6,558.39	7,085.45	6,382.00	6,558.39	6,558.39	7,130.07	6,603.40	0.00	0.00	72,372.85
(e) Communication:	159.80	2,672.13	1,299.15	1,147.65	1,713.00	4,058.44	2,799.67	2,136.99	1,565.58	9,193.16	0.00	0.00	26,745.57
(f) Supplies	776.02	5,262.54	1,051.37	7,113.42	1,081.00	1,753.37	931.39	1,008.41	20,377.51	12,913.63	0.00	0.00	52,268.66
(g) Printing	0.00	0.00	0.00	0.00	0.00	55.26	618.61	161.94	0.00	0.00	0.00	0.00	835.81
(h) Travel	0.00	927.43	1,247.99	3,174.46	3,365.61	4,837.52	1,079.02	2,344.89	3,108.91	4,174.71	0.00	0.00	24,260.54
(i) Other Charge:	15,300.16	17,767.55	3,566.17	2,415.60	7,439.19	854.09	4,327.75	4,232.28	4,533.93	2,171.48	0.00	0.00	62,608.20
(j) Loan Repayment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6. TOTAL CASH PAID OUT	274,295.60	843,282.19	268,919.13	230,164.29	799,315.46	299,072.55	270,080.05	252,780.41	950,751.91	259,204.93	0.00	0.00	4,447,866.52
7. CASH POSITION													
	2,471,572.68	4,954,575.33	4,841,074.29	5,055,002.19	4,319,314.89	4,028,724.33	4,225,576.43	4,445,814.98	4,742,907.72	4,726,715.79	0.00	0.00	



MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Diane Eidam, Retired Annuitant

SUBJECT: Revised Administrative Policy No. 01 - Official Travel

MEETING DATE: June 14, 2023

RECOMMENDATION:

Approve the revised draft of AMBAG Administrative Policy No. 01 - Official Travel.

BACKGROUND/DISCUSSION:

The final draft of AMBAG Administrative Policy 01 - Official Travel is attached for Board approval.

The primary revision to the policy consists of raising the actual expense not to exceed AMBAG established maximum meal rates for breakfast, lunch and dinner by 20%. The rates in the policy adopted in June 2009 were \$10, \$15 and \$25 respectively, the new proposed rates are \$12, \$18 and \$30.

The policy has also been updated to reflect the name change of the state department charged with disseminating travel reimbursement rates for the State of California from to California State Department of Personnel Administration to the California Department of Human Resources (CalHR).

FINANCIAL IMPACT:

Variable depending on employee and Board member reimbursement for meals, but overall the financial impact will be minimal.

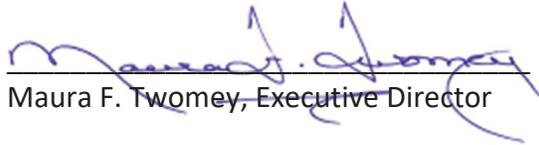
COORDINATION:

AMBAG staff continues to work closely with CALTRANS, the Federal Transit Administration, the Federal Highway Administration as well as other California Metropolitan and Regional Transportation Planning to incorporate regulatory compliance and best practices in AMBAG's policies and procedures.

ATTACHMENT:

1. AMBAG's Final Draft Administrative Policy No. 01 - Official Travel

APPROVED BY:



Maura F. Twomey, Executive Director

OFFICIAL TRAVEL

PURPOSE

To set forth the policies and procedures governing the authorization and reimbursement of travel and related expenses incurred by Board of Director members and employees in the performance of their official duties.

POLICY

Travel and/or training will be authorized where there is a clear benefit to AMBAG, including professional growth of employees which warrants the cost and time away from regular duties.

Travel and training, including scheduled conferences, will be approved during the annual budget process. Approved budgets will not be exceeded without the express approval of the Executive Director.

DEFINITIONS APPLICABLE TO POLICY

Out-of-Region Travel – Any travel outside of the Counties of Monterey, San Benito and Santa Cruz.

California Department of Human Resources (CalHR) – CalHR establishes per diem rates eligible for state and federal grant reimbursement.

AUTHORIZATION

- A Travel Request Permission Form will be submitted in advance for all travel outside the region.
- Executive Director, or delegate, must approve all travel requests.
- Executive Committee or Board of Directors must approve all out-of-state travel.

REIMBURSABLE EXPENSES

- **Transportation**

Necessary transportation to include actual cost of rail, public transport

(Transit), airline (coach-class) tickets; airport, and taxi/Uber/Lyft charges incidental to official meetings. Use of air, train, private vehicles, or other travel mode shall be selected on the basis of the lowest reasonable cost to AMBAG after expense items are tabulated. When an employee chooses, and the Executive Director approves a method of transportation that is more costly, reimbursement will be the lower amount.

Where use of a private vehicle is authorized, reimbursement will be made at the current standard mileage rate published by the State of California and found on the California Department of Human Resources (CalHR) website.

Actual cost of rented automobile and associated costs and charter aircraft under special circumstances specifically authorized by the Executive Director.

- **Travel Time**

Authorized travel time shall be based on that required by the most appropriate mode of transportation. Travel time in excess of the above must be approved by the Executive Director.

- **Lodging**

Lodging will be reimbursed at actual cost of hotel accommodations, not to exceed the guidelines established by Cal HR. Exceptions will be granted at the discretion of the Executive Director for hotels included with training, conferences and meetings which have a set price and for which the individual has little or no choice in the amount paid. For short-term travel charged to Federal and State grant funding, reimbursement limits for overnight accommodations are displayed on the website of CalHR.

- **Meals**

Meals, including tips, will be reimbursed at actual expense not to exceed the following AMBAG established maximum rates:

Breakfast	\$12.00
Lunch	\$18.00
Dinner	\$30.00

It is important to note that these rates are maximums, not allowances. Receipts for meals for out of region travel are not required to be submitted.

However, in the event of an audit, meal receipts substantiating the amount claimed must be provided.

Meal cost for State and Federal grants are limited to amounts published by the State of California and found on the CalHR website.

Meals within the regional area are only reimbursable when specifically authorized by the Executive Director. Instances where such meals may be authorized include luncheon or dinner where it is impracticable for an employee to return to the office area for meals. Also, employees and/or Board of Director members may be reimbursed when required to participate in an official business luncheon or dinner. Receipts showing meal cost, tips and taxes will be submitted by AMBAG employees and/or Board members. Employees should submit receipts with their Monthly Expense Claim. Board member receipts should be submitted to the Clerk of the Board for processing.

- Baggage handling at terminals and hotels.
- Official telephone and incidental expenses directly related to the trip or conference.
- Registration fees for conferences, seminars, and related meetings.
- Parking charges and bridge tolls.

PROCESSING TRAVEL REQUESTS

- Travel Request Permission Forms will be prepared for each trip.
 - Employee Travel Request Permission Forms will be signed by the employee and the Program Manager. The Executive Director, or designee, will approve all requests.
 - Board members Travel Request Permission Forms will be signed by the Board member and approved by the Executive Director.
- After approval, completed Travel Request Permission Form will be transmitted to the Finance Office for preaudit.
- Advance funds may be furnished upon request.

PROCESSING REIMBURSEMENT VOUCHERS

Employee Travel Expense Reimbursement Forms will be prepared, signed by employee, approved by the Program Manager and Executive Director, and submitted to the Finance Office for settlement/reimbursement within 30 days following completion of travel.

Board member Travel Expense Reimbursement Form will be prepared by AMBAG staff, signed by the Board member and approved by the Executive Director. The Travel Expense Reimbursement Form will be submitted to the Finance Office for settlement/reimbursement within 30 days following completion of travel.

The Travel Expense Reimbursement Form will be prepared in sufficient detail to show time and nature of expenses incurred. Receipts are required for:

- Transportation by rail, bus, airline tickets or rental car.
- Lodging
- Registration Fees
- Parking Fees
- Other expenses for which receipts are normally obtainable, except meals.

Receipts for meals for out of region travel are not required to be submitted. However, in the event of an audit, meal receipts substantiating the amount claimed must be provided. Meals, including tips, will be reimbursed at actual expense not to exceed the AMBAG established maximum rates.

Meals claimed in excess of AMBAG per diem limitations must include an approval by the Executive Director or designee.

Reimbursement for meal costs within the region require receipts showing meal cost, tips and taxes and the submittal of a Monthly Expense Claim approved by the employee's supervisor and the Executive Director.

Board member reimbursement for meal costs within the region require receipts showing meal cost, tips and taxes submitted to the Clerk of the Board and processed by AMBAG staff.

Attachments:

Travel Request Permission Form

Travel Expense Reimbursement Form

Monthly Expense Report

Adopted June 10, 2009

Amended June 2023

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MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Heather Adamson, Director of Planning

SUBJECT: Release of the Draft 2023 Public Participation Plan (PPP)

MEETING DATE: June 14, 2023

RECOMMENDATION:

The Board of Directors is asked to approve the release of the *Draft 2023 Public Participation Plan* for a 70-day public comment period.

BACKGROUND/ DISCUSSION:

The federally required 2023 Public Participation Plan is a comprehensive document that guides regional planning agencies and local jurisdictions in the public participation process for the tri-county Monterey Bay region that either receive federal funds or are subject to a federally required action.

AMBAG, as the federally designated Metropolitan Planning Organization (MPO) for the Monterey Bay region, prepares and adopts the Public Participation Plan at least once every four years. The prior Public Participation Plan, the *2019 Monterey Bay Area Public Participation Plan*, was adopted in October 2019 to comply with the Fixing America's Surface Transportation Act (FAST Act) of 2015 legislation. The *2023 Public Participation Plan* will cover the four-year period from 2023-2026 and was developed to adhere to the Infrastructure Investment and Jobs Act/Bipartisan Infrastructure Act (IIJA/BIA) of 2021 and the FAST Act of 2015 legislation and pursuant to changes in the California Government Code 65080 that occurred with the passage of Senate Bill (SB) 375 in 2008.

The 2023 Public Participation Plan emphasizes the transportation decision making process, including the expanded use of visualization techniques and innovative online marketing strategies in public outreach.

AMBAG is required to update the Public Participation Plan every four years. The requirements for the Public Participation Plan under the IJJA/BIA/FAST Act include increased involvement and collaboration with members of the public, decision makers and staff from the local jurisdictions and partner agencies within the region.

Key sections of the *2023 Public Participation Plan* are listed below:

- Public Participation Plan Guiding Principles
- 2023 Public Participation Plan Timeline
- Incorporating Limited-English Proficiency (LEP) Populations into the PPP
- PPP Procedures and Development Process
- Interested Parties and Public Engagement
- Online and Visualization Outreach Strategies

An updated Public Participation Plan is the required guide for all public involvement activities conducted by AMBAG. As such, the PPP contains the procedures, strategies and techniques used by AMBAG for public involvement in all programs and projects that use federal funds.

A number of appendices are included in the 2023 PPP. For example, Appendix G includes the 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) Public Involvement Program. This appendix outlines how AMBAG will engage the public and stakeholders throughout the development of the 2050 MTP/SCS.

Below are key dates for developing the *2023 Public Participation Plan*:

- **June - August 2023:** Present the Draft 2023 Public Participation Plan to Advisory Committees/Councils, Planning Directors Forum, and to the AMBAG Board of Directors
- **June 14, 2023 - August 23, 2023:** 70-Day Public Comment Period
- **August - September 2023:** Prepare the Final 2023 Public Participation Plan
- **October 11, 2023:** AMBAG Board of Directors will be asked to adopt the Final 2023 Public Participation Plan

The Draft 2023 Public Participation Plan is included as Attachment 1.

ALTERNATIVES:

N/A

FINANCIAL IMPACT:

The update of the Public Participation Plan is financed by the Federal Highway Administration and Federal Transit Administration planning funds, which are included in both the OWP and the AMBAG budget.

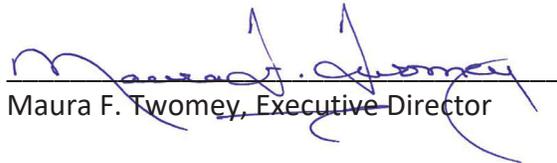
COORDINATION:

The 2023 Public Participation Plan is prepared in coordination and consultation with our partner agencies: San Benito County Council of Governments (SBtCOG), Santa Cruz County Regional Transportation Commission (SCCRTC), Transportation Agency for Monterey County (TAMC), San Benito County Local Transportation Authority (LTA), Santa Cruz Metropolitan Transit District (SCMTD) and Monterey-Salinas Transit (MST).

ATTACHMENT:

1. Draft 2023 Public Participation Plan (separately enclosed)

APPROVED BY:



Maura F. Twomey, Executive Director

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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:
AMBAG's Final Guidelines

MEETING DATE: June 14, 2023

RECOMMENDATION:

The Board of Directors is asked to approve the Regional Early Action Planning (REAP) 2.0 Final Guidelines for AMBAG's Regional Competitive and the Local Suballocation Grant Programs and direct staff to issue a Notice of Funding Availability.

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 VMT reduction 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 primary REAP 2.0 objectives are:

Planning Excellence!

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
- Affirmatively Furthering Fair Housing
- Reducing Vehicle Miles Traveled

The REAP 2.0 Program is funded with \$600 million from the State General Fund. AMBAG’s share of this funding is \$10,133,742.41. The REAP 2.0 Program is 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).

In early August 2022, HCD awarded AMBAG a small portion of REAP 2.0 funding to deploy an outreach and engagement strategy and to develop a program to disperse the balance of REAP 2.0 funds to cities, counties, and other eligible agencies throughout the region to promote the core program objectives of REAP 2.0.

Throughout 2022, AMBAG conducted extensive outreach to a broad array of stakeholders to gather input, identify programs and partners which assisted in the development of the Proposed REAP 2.0 program framework. AMBAG developed a REAP 2.0 program framework, suballocation programs and draft criteria which were guided by the State’s final program guidelines, HCD input and a stakeholder engagement process. AMBAG submitted the full REAP 2.0 application to the State in December 2022. The State is expected to finish reviewing AMBAG’s full REAP 2.0 application in Spring.

In November 2022, the AMBAG Board of Directors approved the REAP 2.0 program framework consisting of three (3) core components:

- Regional Competitive Grant Program (60% - \$6,000,000)
 - Developed and administered by AMBAG. This program will suballocate the majority of AMBAG’s REAP 2.0 funds to eligible local agencies, granting awards to applicants that best achieve all REAP 2.0 goals and objectives. Applicant awards must support all REAP 2.0 objectives.
- Local Suballocation Grant Program (25% - \$2,625,000)
 - Developed and administered by AMBAG. The Local Suballocation Grant Program sets aside funding based on 6th Cycle RHNA allocation share for each jurisdiction with eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities and counties with an opportunity to propose REAP 2.0 eligible projects while allowing for both implementation and planning uses.
- AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration (15% - \$1,508,742)

- 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

REAP 2.0 Grant Programs Guidelines

In February 2023, AMBAG in consultation with HCD staff prepared draft guidelines for AMBAG’s two grant programs designed to suballocate the majority of REAP 2.0 funds to cities, counties, and other eligible agencies throughout the region: The Regional Competitive and Local Suballocation Grants. The draft guidelines were presented for discussion to the Planning Directors Forum and the AMBAG Board of Directors. Staff incorporated input received from the Planning Directors, the Board, as well as comments from HCD and the other state partners, into the public draft guidelines. The public draft guidelines were released on April 10, 2023 for a 30-day public review period. Comments on the *Regional Competitive and Local Suballocation Grant Programs* were due to AMBAG by May 9, 2023. A public workshop on the public draft guidelines was also held via Zoom on April 27, 2023. The final guidelines for the *Regional Competitive and Local Suballocation Grant Programs* are included in Attachments 1 and 2, respectively. The AMBAG Board of Directors are asked to approve the grant guidelines and direct staff to issue the Notice of Funding Availability.

Timeline

- Winter 2022/Spring 2023 – HCD and state partners review AMBAG’s final full REAP 2.0 application
- Spring/early Summer 2023 – Develop AMBAG’s Regional Competitive and Local Suballocation Grant Programs including criteria, guidelines, application, forms, etc.
- June 14, 2023 – AMBAG approves the final guidelines for the Regional Competitive and Local Suballocation Grant Programs and directs staff to issue the Notice of Funding Availability
- August 15, 2023 – Applications due for AMBAG’s Local Suballocation Grant Program
- August 31, 2023 – Applications due to for AMBAG’s Regional Competitive Grant Program
- Late 2023/early 2024 – AMBAG awards Regional Competitive and Local Subregional Grant Programs and enters into funding agreements with grant applicants

- June 30, 2024 – Deadline for REAP 2.0 recipient to encumber funds
- June 30, 2026 – Deadline for REAP 2.0 funds to be expended

Next Steps

AMBAG staff will issue the Notice of Funding Availability for the REAP 2.0 grant programs.

ALTERNATIVES:

The Board of Directors could choose not to approve the final guidelines. Staff does not recommend this option as it will delay implementation of the REAP 2.0 program and could impact AMBAG’s ability to obligate and encumber the REAP 2.0 funding by the required deadlines.

FINANCIAL IMPACT:

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

COORDINATION:

REAP 2.0 Program activities will be coordinated with the AMBAG Executive Steering Committee, Planning Directors Forum and the RTPAs Technical Advisory Committees which includes the local jurisdictions.

ATTACHMENTS:

1. Final Guidelines for the Regional Competitive Grant Program (Page 49)
2. Final Guidelines for the Local Suballocation Grant Program (Page 68)

APPROVED BY:


Maura F. Twomey, Executive Director



Attachment 1
Regional Early Action Planning 2021 (REAP 2.0):
REGIONAL COMPETITIVE GRANT PROGRAM
Final Guidelines

Date: June 14, 2023

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Section 1 - Overview

The Association of Monterey Bay Area Government's (AMBAG) Regional Early Action Planning 2021 (REAP 2.0) Program guidelines have been developed with input from regional jurisdictional stakeholders to align with AMBAG's adopted REAP 2.0 Program Framework and the state final REAP 2.0 Program Guidelines. The AMBAG REAP 2.0 Competitive Grant Program (RCGP) Guidelines ("Guidelines") implement the REAP 2.0 Regional Competitive funding program in the AMBAG REAP 2.0 Program Framework. The state REAP 2.0 grant supports accelerating housing production, reducing vehicle miles travelled (VMT), and Affirmatively Furthering Fair Housing (AFFH). These guidelines are consistent with, and when necessary, defer to, the state REAP 2.0 Program Guidelines for establishing terms, conditions, forms, procedures, and other mechanisms necessary to effectuate the program. The California Department of Housing and Community Development (HCD) released REAP 2.0 final program guidelines on July 26, 2022. The AMBAG REAP 2.0 program application is based on inclusive and broad engagement. These guidelines and program will be adjusted as necessary to comply with the state program.

In the REAP 2.0 Guidelines, the state reserves the right, at their sole discretion, to suspend, amend, or modify the provisions of the REAP 2.0 Guidelines at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties. As such, AMBAG reserves the right, at its sole discretion, to suspend or amend the provisions of the REAP 2.0 RCGP guidelines in collaboration with the State, including but not limited to, grant award amounts.

Background

REAP 2.0 (REAP 2021) was established through AB 140 (July 2021) as part of the mid-year budget revise for the State's FY 21-22 budget for transformative and innovative projects that implement a region's Sustainable Communities Strategy (SCS) and help achieve the objectives of more housing and transportation options that reduce reliance on cars. REAP 2.0 builds on actions completed through the 2019 REAP grant program but expands the focus by integrating housing and climate goals, and by allowing for broader planning and implementation investments, including infrastructure investments supporting housing development.

REAP 2.0 builds off the work achieved through REAP 1.0. In 2020, AMBAG set aside approximately \$8 million of REAP 1.0 funding for a grant program to fund subregional planning activities that accelerate housing production and facilitate compliance implementing a jurisdiction's 6th Cycle RHNA, including developing 6th Cycle Housing Elements. Funding was non-competitively awarded based on each jurisdiction's population size category with a minimum allocation of \$65,000. REAP 1.0 was developed to augment resources available through locally received SB 2 and Local Early Action Program (LEAP) grants and to foster subregional collaboration to take advantage of economies of scale in meeting housing goals.



The REAP 2.0 Program is funded with \$600 million from the State General Fund. AMBAG's share of this funding is \$10,133,742.41. The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD), in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

In November 2022, the AMBAG Board of Directors adopted the REAP 2.0 Grant Program Framework, which outlines the core objectives, guiding principles, programmatic areas, major milestones, and schedule for allocating funds available to AMBAG through the state REAP 2.0 grant program. The REAP 2.0 Program Framework includes three core components:

- **Regional Competitive Grant Program (60% - \$6,000,000)**
 - Developed and administered by AMBAG. Applicant awards must support all REAP 2.0 objectives. This program will suballocate the majority of AMBAG's REAP 2.0 funds to a competitive program, granting awards to applicants that best achieve all REAP 2.0 goals, objectives and scoring criteria.
- **Local Suballocation Grant Program (25% - \$2,625,000)**
 - The Local Suballocation Grant Program sets aside \$2,625,000 for jurisdictions throughout the region for eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities and counties with an opportunity to propose a REAP 2.0 eligible projects while allowing for both implementation and planning uses. All projects or programs must achieve all REAP 2.0 goals, objectives, and pass thresholding criteria.
- **AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development, Outreach, and Administration (15% - \$1,508,742)**
 - 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

The REAP 2.0 Program provides funds to regional governments to achieve the three core REAP 2.0 objectives listed below. This includes accelerating housing production and facilitate compliance with the 6th Cycle of the housing element, including regional housing need allocations. 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.



REAP 2.0 Program Objectives

Based on input from regional jurisdictions and stakeholders the REAP 2.0 RCGP has been developed within the AMBAG REAP 2.0 Program Framework. REAP 2.0 RCGP supports implementation of the region's housing element work plans as a means of investing in actions identified at the local level that support housing production throughout the region and achieve the REAP 2.0 Program Objectives. Both AMBAG's Regional Competitive and Local Suballocation Grant Programs must meet the REAP 2.0 objectives which are:

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
 - Accelerating infill development that facilitates housing supply, choice, and affordability and AFFH through various planning programs, services, or capital expenditures in a way that reduces VMT and greenhouse gas emissions, and goes beyond existing commitments.
 - The definition of infill for the purpose of this program is further defined in the "Definition of Infill" section below.
- Affirmatively Furthering Fair Housing (AFFH)
 - Combats discrimination, overcome patterns of segregation, and foster equitable and inclusive communities
 - Includes meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity; target funding to benefit disadvantaged and historically underserved communities.
 - Enhances mobility or place-based strategies benefitting housing that meets AFFH goals, or protects existing residents from displacement, or preserves housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.
 - Supports regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
- Reducing Vehicle Miles Traveled (VMT)
 - Supports new infill housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs
 - Realizes multimodal communities through programs, plans, and implementation actions
 - Shifts travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms
 - Increases transit ridership through funding, implementation actions, and planning



Definition of Infill

The REAP 2.0 State Coordinating Group coordinated with AMBAG to establish a definition of infill that includes the State's REAP 2.0 definition of infill and including AMBAG's Existing/Planned Opportunity Areas and Potential Opportunity Areas as qualifying areas, as defined in AMBAG's 2045 MTP/SCS. The definition is as follows:

Projects within Cities:

Projects comply with REAP 2.0 Program goals and objectives and are in areas within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) AND comply with the State infill definition in the REAP 2.0 Guidelines as detailed below.

Projects within Counties:

Projects comply with REAP 2.0 Program goals and objectives and are within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) AND comply with the State infill definition in the REAP 2.0 Guidelines as detailed below. For more about these areas, see: AMBAG's [2045 MTP/SCS](#).

All Projects:

In addition to the above, all projects must meet the State REAP 2.0 infill definition. The REAP 2.0 infill definition pursuant to State guidelines provides that:

"Infill", for the purposes of the REAP 2.0 Program, means areas where all the following apply: (1) the area consists of unused or underutilized lands (2) within existing development patterns (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:

- a. An urban center, urban corridor, or area with transit-supportive densities, or*
- b. An established community that meets all the following criteria:*
 - i. The area consists or previously consisted of qualified urban uses*
 - ii. The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and*
 - iii. No parcel within or adjoining the area is classified as agricultural or natural and working lands.*
- c. Under unique circumstances, applicants may propose an alternative definition of "Infill" subject to approval by the Department and State Collaborative Partners.*

Projects/Programs will also explain how the projects awarded will further the SCS in focusing future development within transit corridors (within ½ mile of transit), actionize the [Infill Housing Toolkit](#) for SCS implementation with densities beyond single family housing preferred, and support other SCS investments.



Section 2 - Eligibility

The Association of Monterey Bay Area Government’s REAP 2.0 RCGP is the competitive component of the suballocation funds. Regional jurisdictions proposing projects or programs which meet the core REAP 2.0 goals and objectives such as improving housing affordability, increasing housing production, establishing housing closer to jobs, reducing VMT, addressing housing and infrastructure needs in all communities, advancing AFFH and promoting multimodal communities with the best and highest use of grant funds will receive funding.

The REAP 2.0 RCGP program will have grading criteria which mirror REAP 2.0 goals and stakeholder input in order to assure only the most qualified, high-impact, transformational projects will be funded. Scoring metrics will assist in the project/program selection process including screening or thresholding criteria to focus funding in existing urban areas, evaluation criteria for infill and measuring how projects/programs reduce VMT, whether they implement the SCS, and criteria to evaluate whether projects are meeting AFFH goals. All project evaluation criteria will be grounded in the REAP 2.0 guidance on grant program goals and objectives. Once the suballocation program design is finalized, AMBAG will conduct a regional call for projects for all eligible applicants.

As referred to in these guidelines “projects or programs” are defined as those projects or programs included in a jurisdiction’s housing element for compliance with HCD requirements. HCD requires each jurisdiction to identify specific projects or programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Projects or programs include specific action steps the locality will take to implement its policies and achieve its goals and objectives. Housing element projects or programs should include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, describe the jurisdiction’s specific role, and (whenever possible) identify specific measurable outcomes.

2a. Allocation Methodology and Eligible Applicants

Contingent on approval from the state and subject to change, up to \$6 million of AMBAG’s REAP 2.0 funding allocation, totaling \$10,133.742.41, shall be available for RCGP. Funding shall be disbursed on a competitive basis based on how well applicants achieve core REAP 2.0 objectives and scoring criteria.

Eligible applicants are cities, counties, Regional Transportation Planning Agencies (RTPAs), transit agencies, and public universities within the AMBAG region. Eligible Cities and County applicants are:

County of Santa Cruz	City of Gonzales
City of Santa Cruz	County of San Benito
City of Capitola	City of Monterey
City of Watsonville	City of Marina
City of Scotts Valley	City of Seaside
County of Monterey	City of Del Rey Oaks
City of Hollister	City of Pacific Grove
City of King	City of Soledad



City of Greenfield	City of Carmel by the Sea
City of San Juan Bautista	City of Salinas
City of Sand City	

2b. Eligible Partnerships

Eligible partners include, but are not limited to, other local governments, regional governments, housing authorities, school districts, special districts, regional transportation planning agencies, universities, transit agencies, community-based organizations, non-profit organizations or any duly constituted governing body of an Indian Reservation or Rancheria. An eligible applicant may partner with other eligible entities to fulfill one or more projects included in the application. One or more eligible applicants may form a partnership to expend part, or all, of a recipient’s RCGP funding. Partnerships are encouraged when aggregating funds creates an opportunity for leveraging additional outside funding, and for cost-efficiency addressing common needs and actions.

Applicants forming partnerships must provide a legally binding agreement between all partners. Applicants that are considering this are encouraged to discuss their proposals with AMBAG staff prior to applying to ensure projects are eligible and the work can be completed prior to the end of the expenditure period.

2c. Eligible Uses and Activities

REAP 2.0 funds are focused on implementation of policies, programs and projects, rather than only the planning processes that were the focus of REAP 1.0. The partnership approach supports housing element implementation and creates expanded opportunities for local efforts to align with AMBAG’s regional plans, implement infill, achieve the VMT reduction goals of the AMBAG 2045 MTP/SCS, and support state planning goals.

To receive funding, applicants must:

1. Submit a qualifying application that is approved by the AMBAG Review Committee. Applicants are not required to directly implement projects and may contract for services following state requirements, and when applicable federal requirements. Applicants are not required to apply for all funds available.
2. Demonstrate a nexus to all three REAP 2.0 Program Objectives for each project proposed:
 - Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
 - Accelerating infill development that facilitates housing supply, choice, and affordability and AFFH through various planning programs, services, or capital expenditures in a way that reduces VMT and greenhouse gas emissions, and goes beyond existing commitments. Infill development must meet the definition of infill provided above in Section 1, REAP 2.0 Program Objectives, Definition of Infill.
 - Affirmatively Furthering Fair Housing (AFFH)



- Combats discrimination, overcome patterns of segregation, and foster equitable and inclusive communities.
 - Includes meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity; target funding to benefit disadvantaged and historically underserved communities.
 - Enhances mobility or place-based strategies benefitting housing that meets AFFH goals, or protects existing residents from displacement, or preserves housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.
 - Supports regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
 - Reducing Vehicle Miles Traveled (VMT)
 - Supports new infill housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs.
 - Realizes multimodal communities through programs, plans, and implementation actions.
 - Shifts travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms.
 - Increases transit ridership through funding, implementation actions, and planning.
3. Demonstrate project is eligible for funding and describe how project meets objectives in Section 1, REAP 2.0 Program Objectives. Based on the final REAP 2.0 Program Guidelines (dated July 26, 2022) example activities include but are not limited to the following:
- Projects or programs leading to or supporting affordable housing development or unit production;
 - Planning activities that lead to increased residential and/or mixed-use zoned capacity in areas identified as infill, or land use planning, related studies and/or programs that result in implementable/adoptable programs and policies (meaning subject to adoption or approval of the legislative body) required to meet the programs, projects, and commitments in draft, adopted and/or compliant 6th Cycle Housing Elements;
 - Program-level environmental clearance for infill projects with AFFH components;
 - Upgrading infrastructure for sewer, water, and dry utility systems that may serve affordable infill housing;
 - Housing mobility strategies that serve affordable housing;
 - Reductions to barriers to higher density Housing, buildings with four or more units, and accessibility;



- Outreach strategies to address local opposition to Proposed Use;
 - Affordable Housing unit production or preservation;
 - Anti-displacement protections;
 - Expanded Housing options;
 - Housing-supportive infrastructure;
 - Activities that develop, support, or implement land use planning, policies, or investment strategies that result in substantial changes to travel behavior from increasing population and employment densities, land use mix, street network connectivity, linkages and pathways with active transportation infrastructure, accessibility between destinations, and/or contiguousness of land uses and transportation networks; Activities, subject to applicable program funding requirements, that would develop, support, or implement transportation planning, policies, and investment strategies that support Infill development that facilitates housing supply, choice, and affordability such as n. Increasing transit services and access;
 - Building at walkable community scales;
 - Enhancing pedestrian and bicycling safety measures;
 - Protecting pedestrian and bicycling amenities;
 - Multimodal infrastructure connections with multimodal-mobility transportation systems.
4. Submit a complete application along with all required supporting documents within the application period. See Section 3 for information on applying for funding.

Consultants or other external resources may be used for work on eligible activities but are not required. Applicants will indicate in their funding application whether they intend to use existing staff, temporary staff, consultants, or other resources for each activity.

2d. Ineligible Activities

- Activities where clear nexuses to all Program Objectives listed in Section 1 are not demonstrated.
- Activities that obstruct or hinder housing production, e.g., moratoriums, downzoning, planning documents with conditional use permits that significantly impact approval certainty and timing, planned development, or other similarly constraining processes.
- Administrative costs of persons employed by the grantee for activities not directly related to the preparation and adoption of the proposed Activity or Activities.

AMBAG will not accept applications for, nor reimburse for, ineligible activities or projects. Expenditure reimbursement requires prior authorization in writing from AMBAG for the eligible projects and activities. AMBAG may be subject to repayment of REAP 2.0 funds to HCD if it is found



in breach of its agreement with HCD, which can occur if REAP 2.0 funds are used for ineligible activities. If AMBAG is required to repay funds to HCD, AMBAG will require reimbursement from the RCGP recipient.

Section 3 – Application Process

AMBAG’s full REAP 2.0 application is pending State approval, and programs are subject to change upon State approval. All activities proposed must meet the requirements established in these guidelines and the state’s REAP 2.0 Program Guidelines.

3a. Applying for Funding

Process and Timing: To apply for project funding, eligible applicants must submit a REAP 2.0 RCGP Application. A jurisdiction or eligible applicant may submit multiple applications through the final due date for eligible projects and activities until it has reached its funding maximum. The minimum grant award for RCGP projects is \$500,000. Applicants must indicate whether their project can be partially funded.

The application period will be opened following approval from the AMBAG Board and will close at midnight on August 31, 2023.

Application Submittal and Review: The application must include information on proposed projects and activities, key tasks and deliverables, estimated costs, and identification of the implementing agency for each project and activity, among other requirements provided in the application template.

Prior to submitting the application to AMBAG, the applicant must receive approval to apply for funding from the applicant’s decision-making body or authorized signatory and agree to the reporting requirements. To the extent feasible, if the application proposes partnerships or further suballocation to jurisdictions, approval or authorization from the related decision-making bodies is encouraged. Applications will be reviewed by AMBAG staff on an ongoing basis and will be assessed for eligibility, nexus to the REAP 2.0 program objectives, and alignment with the RCGP and the State REAP 2.0 Guidelines.

Once applications are reviewed, AMBAG will provide an award letter to the subregional partner indicating whether the submitted projects are approved for funding, or a letter indicating how the application needs to be revised to be accepted. Projects that do not meet the funding criteria cannot be funded through REAP 2.0 RCGP. A jurisdiction or eligible applicant may revise its application or project scope to meet the funding criteria and resubmit the application up until the final due date.

Applications for ineligible activities or projects that do not meet the funding criteria in Section 1 will not be accepted. Applicants may resubmit revised projects that address the reasons the original submittal was rejected.

Applications will be accepted until the final date to apply, which is by midnight on August 31, 2023.



Given the schedule requirements of the REAP 2.0 Guidelines to award suballocations, conditional award letters are expected within 60 days of a complete application received from an applicant for a suballocation (not inclusive of encumbrance or an executed Standard Agreement).

3b. Unallocated Funds

Remaining funds that are remaining unencumbered after the application deadline will be available for projects in the AMBAG Region through March 1, 2024 or at AMBAG's discretion. By June 30, 2024 all REAP 2.0 funds must be fully encumbered.

3c. Funding Criteria

Funding applications are required to meet all three REAP 2.0 Project Objectives (Section 1 of the Guidelines) and shall be evaluated for funding based on the following criteria:

- Projects/programs proposed are eligible uses and activities (Section 2c.)
- Provides a clear statement included demonstrating a nexus between each proposed project (or activity) and all three of the following state program objectives:
 - Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability; and
 - Infill meets the definition of infill provided in the RCGP Guidance, Section 1, REAP 2.0 Program Guidelines, Definition of Infill; and
 - Affirmatively Furthers Fair Housing; and
 - Reduces Vehicle Miles Traveled
- Supports compliance with a jurisdiction's housing element
- Provides transformative planning and/or implementation activities
- Targets funding to benefit disadvantaged and historically underserved communities
- Leads to substantial changes in land use patterns and travel behaviors
- Supports California Planning Priorities. This may include promotion of infill development, supporting environmental.
- Scope of work and budget provided demonstrates an understanding of the work and financial considerations required to deliver the project
- Applicant thoroughly considered risks associated with delivering the project consistent with the scope of work and budget
- Applicant demonstrated realistic means for mitigating risk associated with delivering the project



Section 4 – Contract Administration

4a. Implementing Agencies

Jurisdictions or eligible applicants are required to serve as the implementing agency of the project/program proposed in the application. Implementing agencies must be entities eligible to enter into intergovernmental agreements and must demonstrate capacity to implement government grant administration tasks in a timely manner, including applications, contract execution and monitoring, funds management and transfer, and accounting and reporting, including any competitive sub-contracting if applicable. The implementing agency cannot have any unresolved audit findings from prior government contracts and cannot be party to pending land use, housing, or environmental litigation which could impact the proposed activities.

The implementing agency will be responsible for developing the scope of work for the project or activity and leading the procurement process for obtaining consultants and/or resources. The implementing agency must also manage and administer the project, which includes tasks such as monitoring activity progress, reviewing tasks and deliverables, and reviewing and processing invoices. While partners may assist with these tasks, the implementing agency takes ultimate responsibility for successfully implementing the project/program according to this program guidance.

4b. Administrative Fee

None of a jurisdictions' or eligible applicant's allocation may be charged as administrative activities by the jurisdiction or eligible applicants. Tasks such as reviewing and processing project invoices, processing contract amendments, and preparing reports and metrics of project progress and completion are considered administrative activities. Activities such as developing scopes of work and requests for proposals (RFP), reviewing tasks and deliverables, and outreach with jurisdictions related to the project are considered programmatic and can be charged as a program activity.

4c. Obligation and Expenditure Period

Per the requirements of AB 140 all funds distributed under REAP must be obligated by June 30, 2024 and expended by June 30, 2026. To meet this deadline and receive reimbursement in alignment with REAP 2.0 guidelines, AMBAG will require all funds to be obligated by March 1, 2024, unless otherwise directed by AMBAG. RCGP funds that have not be obligated REAP 2.0 program after March 1, 2024 will be obligated at AMBAG's discretion to other activities consistent with REAP 2.0 goals and objectives. All invoices associated with RCGP must be submitted to AMBAG no later than March 31, 2026. Invoices received by AMBAG after this date cannot be guaranteed for reimbursement.

4d. Reimbursement

All projects must submit invoices to AMBAG quarterly and a status report quarterly to receive reimbursement. Invoices must follow the requirements set forth in the Subregional Partnership



contract and AMBAG’s regular invoicing procedures and must comply with applicable state and/or federal requirements. Expenditure reimbursement requires prior authorization of the eligible projects and activities, and AMBAG may be subject to repayment of REAP funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP funds are used for ineligible activities. If AMBAG must repay REAP 2.0 funds to the state, AMBAG will require reimbursement from the eligible applicant or jurisdiction.

AMBAG will provide reimbursement only for costs as specified in the signed agreement(s) with the Jurisdictions or eligible applicants or designee. Costs incurred prior to the date of the grant agreement for the RCGP will not be reimbursed.

4e. Reporting Requirements

Consistent with AMBAG’s Overall Work Program reporting procedures, each jurisdictional partner will be required to provide a quarterly progress report and quarterly invoices to track and measure activity progress. Project progress will be measured according to the tasks, deliverables, costs, and timeline outlined in the jurisdiction’s MOU and agreement.

Technical Assistance

AMBAG staff will provide technical assistance to eligible applicants starting in early 2023 through June 2026. Technical assistance will be available to help subregional partners prioritize activities and complete the application and contracting process. After the start of subregional partnership projects AMBAG staff will be available for guidance with invoicing and reporting.

Timeline

Below is a schedule for the REAP 2.0 RCGP:

- April 2023: Released draft RCGP Guidelines for public review
- June 2023: AMBAG adopts final RCGP Program guidelines and issues Notice of Funding Availability
- August 31, 2023: Final application and list of prioritized projects from eligible applicants due to AMBAG (*unless due date is extended*).

- September 2023: Grant applications are reviewed and evaluated
- October/November: AMBAG approves applications and awards REAP 2.0
- December 2023 – February 2024: Execute grant agreements with REAP 2.0 awardees
- March 1, 2024: Deadline to encumber REAP 2.0 funds
- March 31, 2026: All REAP projects and activities must be completed; final activity reports due to AMBAG; final project invoices due to AMBAG.

REGIONAL COMPETITIVE GRANT PROGRAM - SCORING CRITERIA & METHODOLOGY

Introduction:

The Association of Monterey Bay Area Governments (AMBAG) REAP 2.0 Program framework is divided into three (3) categories:

1. Regional Competitive Grant Program (RCGP)
2. Local Suballocation Grant Program (LSGP)
3. Regional SCS Implementation, Technical Assistance, Program Development, Outreach and Administration

This is the scoring methodology and instructions for AMBAG's REAP 2.0 Regional Competitive Grant Program (RCGP).

AMBAG will assess REAP 2.0 applications received from eligible jurisdictions against a variety of criteria. To accomplish this task key AMBAG staff members will review and score applications as part of a Review Committee. The Review Committee will average the scores assigned by each review committee member to advance projects to the next step.

Projects recommended for funding in Monterey, Santa Cruz and San Benito Counties must satisfy REAP 2.0 goals and objectives, including geographic equity and a blend of planning vs. implementation projects. The Review Committee will review the project scores and make recommendations to the AMBAG Board of Directors regarding geographic equity and the blend of project types. The AMBAG Board of Directors will review the work of the Review Committee, and ultimately approve projects.

Projects submitted for funding will be scored in three areas: REAP 2.0 Objectives, Primary Factors, and Secondary Factors each described below.

REAP 2.0 Objectives

The REAP 2.0 program has three major objectives that each project must satisfy. The scoring of applications will determine the degree to which each respective project satisfies each objective. The objectives include the following and questions that should be considered when scoring applications are provided.

Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability

1. Does the project accelerate infill development near jobs and other key destinations to support housing choice and affordability that effectively reduces VMT and greenhouse gas emissions?
2. Is the project at an infill site and does it have affordability components that serve low- and moderate-income households?
3. Is the project for affordable housing development programs – which may involve predevelopment costs (studies, land acquisition, entitlements, etc.), that accelerate

the supply of long-term affordable housing for lower and moderate-income households?

4. Does the project go beyond existing commitments?

Affirmatively Furthering Fair Housing (AFFH)

1. Does the project combat discrimination, overcome patterns of segregation, and foster equitable and inclusive communities?
2. Does the project include meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity?
3. Does the project support regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
4. Does the project:
 - a. Enhance housing mobility strategies that remove barriers to housing, housing-supportive infrastructure, increased transportation options, and affordability in areas of high opportunity and outside areas of concentrated poverty; or
 - b. Improve place-based strategies to encourage community revitalization; or
 - c. Protect existing residents from displacement and preserve housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty?
5. Is the project materially inconsistent with AFFH?
6. Geographic equity – will be addressed post initial scoring.
7. Does the project target funding to benefit disadvantaged and historically underserved communities?
8. Unique equity priorities – weighting of scores addresses unique equity priorities.

Reducing Vehicle Miles Traveled (VMT)

1. Does the applicant explain how the proposed use promotes development and aligns housing production in infill locations consistent with the state's climate targets and goals discussed in the California Climate Change Scoping Plan?
2. Is the project consistent with the region's sustainable communities strategy (SCS) through:
 - a. Land use planning, policies, and investment strategies by infill development that facilitates housing supply, choice, and affordability and is serviced by existing and planned expansions of a multimodal transportation system; or

- b. Transportation planning, policies, and investment strategies by increasing travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips?
3. Does the project support new housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs?

Primary Factors:

The primary factors represent factors from the REAP 2.0 guidelines. In addition to providing a primary factor score, the application narratives associated with the primary factors will inform scoring for the REAP 2.0 objectives portion of the scoring matrix. Each primary factor is described below.

Housing Element Compliance

Does the project support compliance with a jurisdiction’s housing element?

Transformative Planning and Implementation Activities

Does the project provide for housing, planning, or infrastructure investments supporting infill housing, and other actions that enable meeting housing goals that also result in per capita vehicle miles traveled reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership?

Public Outreach

1. Did the proposed project arise from or go through a public process to solicit community input?
2. If this is a planning project, does the scope of work include a public process?

Benefit to Disadvantaged Populations

Does the project target funding to benefit disadvantaged and historically underserved communities?

Significant Beneficial Impacts

1. Does the project lead to substantial changes in land use patterns and travel behaviors, demonstrated by:
 - a. A rate of change compared to the baseline; or
 - b. The magnitude of impact relative to variables or targets; or
 - c. The proportion of need achieved; or
 - d. The impact relative to past trends, policies, and practices?

- e. A significant regionwide benefit which is not small in scope. Project contributes to spreading REAP 2.0 projects throughout the region to ensure a regionwide benefit.

California Planning Priorities

1. Does the project support promotion of infill development and equity by rehabilitating, maintain, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and to preserve cultural and historic resources?
2. Does the project support protection of environmental and agricultural resources by protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands, natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands, recreation lands such as parks, trails, greenbelts, and other open space, and landscapes with locally unique features and areas identified by the state as deserving special protection?
3. Does the project encourage efficient development patterns by ensuring that any infrastructure associated with development, other than infill development, supporting new development that does all of the following:
 - a. Uses land efficiently; and
 - b. Is built adjacent to existing developed areas to the extent consistent with #2, above; and
 - c. Is project located in an area appropriately planned for growth; and
 - d. Is served by adequate transportation and other essential utilities and services; and
 - e. Does the project minimize ongoing costs to taxpayers?

Secondary Factors:

A variety of secondary factors can be considered in the scoring process. These are not tied directly to the REAP 2.0 program but demonstrate the thoroughness of the application and the effectiveness of the project.

Project Scope of Work and Budget

Is a project scope of work and budget provided that demonstrates an understanding of the work and financial considerations required to deliver the project?

Project Risk Assessment

1. Has the applicant thoroughly considered risks associated with delivering the project consistent with the scope of work and budget?
2. Has the applicant demonstrated realistic means for mitigating risk associated with delivering the project?

Risks alone should not result in a deficiency, but should be considered if they are unmitigated, not fully understood, or unmanageable.

Local Support: Inclusion in Plan and Letters of Support

Projects proposing to construct something typically are drawn from adopted plans. As planning projects are also an eligible use of REAP 2.0 funds, planning projects cannot be held to the same scrutiny. If a project proposing to construct something does not indicate inclusion in an adopted plan, this should be considered in the risk assessment and public outreach sections of the scoring matrix.

Letters of support are not an application requirement. They can influence scores to the extent that they add value to any other response.

Scoring:

Scores for each project will be assigned on a 1 to 100 basis. Scores from each committee member will be averaged and converted to project rankings.

- **81-100:** Exceptional evidence of meeting or exceeding requirements
- **61-80:** Strong evidence of meeting requirements
- **41-60:** Suitable evidence of meeting requirements
- **21-40:** Limited evidence of meeting requirements
- **1-20:** Weak evidence of meeting requirements

Weighting

The scoring values for each factor were informed by public input received during the outreach process. Though this approach, public input will affect project selection.

Scoring Factor	Weight (%)	Max. Score
REAP 2.0 Objectives		
1. Accelerating Infill Development		25
2. Affirmatively Furthering Fair Housing		25
3. Reducing VMT		25
Subtotal		75
Primary Factors		
1. Housing Element Compliance		3
2. Transformative Planning and Implementation Activities		3
3. Public Outreach		3
4. Benefit to Disadvantage Populations		3
5. Significant Beneficial Impacts		3
6. California Planning Priorities		3
Subtotal		18

Secondary Factors		
1. Scope of Work and Budget		4
2. Project Risk Assessment		3
Subtotal		7
Total		100

Subsequent Steps:

The project selection process will involve three steps. This document focuses primarily on the first step.

1. The scoring committee assigns scores to each application. The scores for each project are averaged.
2. The Review Committee will work to ensure geographic equity and the split between planning and capital projects is incorporated into the projects recommended for funding. The Review Committee will make a formal recommendation to the AMBAG Board of Directors.
3. The AMBAG Board of Directors will consider the work of the Review Committee and approve the projects selected for inclusion in the full application.



Attachment 2
Regional Early Action Planning 2021 (REAP 2.0):
LOCAL SUBALLOCATION GRANT PROGRAM (LSGP)
Final Guidelines

Date: June 14, 2023

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Section 1 - Overview

The Association of Monterey Bay Area Government's (AMBAG) Regional Early Action Planning 2021 (REAP 2.0) Program guidelines have been developed with input from regional jurisdictional stakeholders to align with AMBAG's adopted REAP 2.0 Program Framework and the state final REAP 2.0 Program Guidelines. The AMBAG REAP 2.0 Local Suballocation Grant Program (LSGP) Guidelines ("Guidelines") implement the REAP 2.0 *Suballocation* funding programs in the AMBAG REAP 2.0 Program Framework. The state REAP 2.0 grant supports accelerating housing production, reducing vehicle miles travelled (VMT), and Affirmatively Furthering Fair Housing (AFFH). These guidelines are consistent with, and when necessary, defer to, the state REAP 2.0 Program Guidelines for establishing terms, conditions, forms, procedures, and other mechanisms necessary to effectuate the program. The California Department of Housing and Community Development (HCD) released REAP 2.0 final program guidelines on July 26, 2022. The AMBAG REAP 2.0 program application is based on inclusive and broad engagement. These guidelines and program will be adjusted as necessary to comply with the state program.

In the REAP 2.0 Guidelines, the state reserves the right, at their sole discretion, to suspend, amend, or modify the provisions of the REAP 2.0 Guidelines at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties. As such, AMBAG reserves the right, at its sole discretion, to suspend or amend the provisions of the REAP 2.0 LSGP guidelines in collaboration with the State, including but not limited to, grant award amounts.

Background

REAP 2.0 (REAP 2021) was established through AB 140 (July 2021) as part of the mid-year budget revise for the State's FY 21-22 budget for transformative and innovative projects that implement a region's Sustainable Communities Strategy (SCS) and help achieve the objectives of more housing and transportation options that reduce reliance on cars. REAP 2.0 builds on actions completed through the 2019 REAP grant program but expands the focus by integrating housing and climate goals, and by allowing for broader planning and implementation investments, including infrastructure investments supporting housing development.

REAP 2.0 builds off the work achieved through REAP 1.0. In 2020, AMBAG set aside approximately \$8 million of REAP 1.0 funding for a grant program to fund subregional planning activities that accelerate housing production and facilitate compliance implementing a jurisdiction's 6th Cycle RHNA, including developing 6th Cycle Housing Elements. Funding was non-competitively awarded based on each jurisdiction's population size category with a minimum allocation of \$65,000. REAP 1 was developed to augment resources available through locally received SB 2 and LEAP grants and to foster subregional collaboration to take advantage of economies of scale in meeting housing goals.

The REAP 2.0 Program is funded with \$600 million from the State General Fund. AMBAG's share of this funding is \$10,133,742.41. The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD), in collaboration with the Governor's Office of



Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

In November 2022, the AMBAG Board of Directors adopted the REAP 2.0 Grant Program Framework, which outlines the core objectives, guiding principles, programmatic areas, major milestones, and schedule for allocating funds available to AMBAG through the state REAP 2.0 grant program. The REAP 2.0 Program Framework includes three core components:

- **Competitive Grant Program (60% - \$6,000,000)**
 - Developed and administered by AMBAG. Applicant awards must support all REAP 2.0 objectives. This program will suballocate the majority of AMBAG’s REAP 2.0 funds to a competitive program, granting awards to applicants that best achieve all REAP 2.0 goals, objectives and scoring criteria.
- **Local Suballocation Grant Program (25% - \$2,625,000)**
 - The Local Suballocation Grant Program sets aside \$2,625,000 for jurisdictions throughout the region for eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities and counties with an opportunity to propose a REAP 2.0 eligible projects while allowing for both implementation and planning uses. All projects or programs must achieve all REAP 2.0 goals, objectives and pass thresholding criteria.
- **AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration (15% - \$1,508,742)**
 - 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

The REAP 2.0 Program provides funds to regional governments to achieve the three core REAP 2.0 objectives listed below. This includes accelerating housing production and facilitate compliance with the 6th Cycle of the housing element, including regional housing need allocations. 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.

REAP 2.0 Program Objectives

Based on feedback from regional jurisdictions and stakeholders the REAP 2.0 LSGP has been developed within the AMBAG REAP 2.0 Draft Program Framework. REAP 2.0 LSGP supports implementation of the region’s housing element work plans as a means of investing in actions identified at the local level that support housing production throughout the region and achieve the



REAP 2.0 Program Objectives. Both AMBAG's Competitive and Local Suballocation Grant Programs must meet the REAP 2.0 objectives which are:

1. Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
 - Accelerating infill development that facilitates housing supply, choice, and affordability and AFFH through various planning programs, services, or capital expenditures in a way that reduces VMT and greenhouse gas emissions.
 - The definition of infill for the purpose of this program is further defined in the "Definition of Infill" section below.
2. Affirmatively Furthering Fair Housing (AFFH)
 - Combats discrimination, overcome patterns of segregation, and foster equitable and inclusive communities
 - Includes meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity; Target funding to benefit disadvantaged and historically underserved communities.
 - Enhances mobility or place-based strategies benefitting housing that meets AFFH goals, or protects existing residents from displacement, or preserves housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.
 - Supports regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
3. Reducing Vehicle Miles Traveled (VMT)
 - Supports new infill housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs
 - Realizes multimodal communities through programs, plans, and implementation actions
 - Shifts travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms
 - Increases transit ridership through funding, implementation actions, and planning

Definition of Infill

The REAP 2.0 State Coordinating Group coordinated with AMBAG to establish a definition of infill that includes the State's REAP 2.0 definition of infill and including AMBAG's Existing/Planned Opportunity Areas and Potential Opportunity Areas as qualifying areas, as defined in AMBAG's 2045. The definition is as follows:



Projects within Cities:

Projects comply with REAP 2.0 Program goals and objectives and are in areas within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) AND comply with the State infill definition in the REAP 2.0 Guidelines as detailed below.

Projects within Counties:

Projects comply with REAP 2.0 Program goals and objectives and are within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) AND comply with the State infill definition in the REAP 2.0 Guidelines as detailed below. For more about these areas, see: [AMBAG 2045 MTP/SCS](#).

All Projects:

In addition to the above, all projects must meet the State REAP 2.0 infill definition. The State REAP 2.0 infill definition pursuant to State guidelines provides that:

“Infill”, for the purposes of the REAP 2.0 Program, means areas where all the following apply: (1) the area consists of unused or underutilized lands (2) within existing development patterns (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:

- a. An urban center, urban corridor, or area with transit-supportive densities, or*
- b. An established community that meets all the following criteria:*
 - i. The area consists or previously consisted of qualified urban uses*
 - ii. The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and*
 - iii. No parcel within or adjoining the area is classified as agricultural or natural and working lands.*
- c. Under unique circumstances, applicants may propose an alternative definition of “Infill” subject to approval by the Department and State Collaborative Partners.*

Projects/Programs will also explain how the projects awarded will further the SCS in focusing future development within transit corridors (within ½ mile of transit), actionize the [Infill Housing Toolkit](#) for SCS implementation with densities beyond single family housing preferred, and support other SCS investments.



Section 2 - Eligibility

The Association of Monterey Bay Area Government's REAP 2.0 LSGP is the non-competitive component of the suballocation funds. Regional jurisdictions proposing projects or programs which meet the core REAP 2.0 goals and objectives such as improving housing affordability, increasing housing production, establishing housing closer to jobs, reducing VMT, addressing housing and infrastructure needs in all communities, advancing AFFH and promoting multimodal communities consistent with program guidelines.

The REAP 2.0 LSGP program will have thresholding criteria which mirror REAP 2.0 goals and stakeholder input in order to ensure funded projects meet all REAP 2.0 goals, objectives, and scoring criteria. Metrics will assist in the project/program selection process including screening or thresholding criteria to focus funding in existing urban areas, criteria for infill and measuring how projects/programs reduce VMT, whether they implement the SCS, and criteria to evaluate whether projects are meeting AFFH goals. All project/program screening and thresholding criteria will be grounded in the REAP 2.0 guidance on grant program goals and objectives. Once the suballocation program design is finalized, AMBAG will conduct a regional call for projects for all eligible applicants.

Screening or thresholding criteria will be included in the suballocation program evaluation to assure eligible projects are in areas that satisfy the definition of infill development. All suballocation project/program applications must also include a location which will assist AMBAG in determining if the location is in an eligible infill area.

As referred to in these guidelines "projects or programs" are defined as those projects or programs included in a jurisdiction's housing element for compliance with HCD requirements. HCD requires each jurisdiction to identify specific projects or programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Projects or programs include specific action steps the locality will take to implement its policies and achieve its goals and objectives. Housing element projects or programs should include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, describe the jurisdiction's specific role, and (whenever possible) identify specific measurable outcomes.

2a. Allocation Methodology and Eligible Applicants

Contingent on approval from the state and subject to change, up to \$2,625,000 million of AMBAG's REAP 2.0 funding allocation, totaling \$10,133,742.41, shall be available for the LSGP. Each city and county in the AMBAG region is eligible for funding if an eligible project can be proposed. Funding shall be disbursed on a non-competitive basis based on whether applicants achieve core REAP 2.0 objectives and pass thresholding criteria.



Eligible cities and counties within the AMBAG region and the amount they may apply for are shown in the following table:

Local Suballocation Grant Program Allocation Table

Jurisdiction	6th Cycle RHNA Allocation	% Share of RHNA	Allocation: Adjusted LSGP Allocation
Capitola	1,336	3%	\$128,750
Carmel	349	1%	\$85,000
Del Rey Oaks	184	0%	\$85,000
Gonzales	1,266	3%	\$128,750
Greenfield	730	2%	\$85,000
Hollister	4,163	11%	\$180,000
King City	702	2%	\$85,000
Marina	685	2%	\$85,000
Monterey	3,654	10%	\$180,000
Monterey County	3,326	9%	\$180,000
Pacific Grove	1,125	3%	\$128,750
Salinas	6,674	17%	\$180,000
San Benito County	754	2%	\$85,000
San Juan Bautista	88	0%	\$85,000
Sand City	260	1%	\$85,000
Santa Cruz	3,736	10%	\$180,000
Santa Cruz County	4,634	12%	\$180,000
Scotts Valley	1,220	3%	\$128,750
Seaside	616	2%	\$85,000
Soledad	724	2%	\$85,000
Watsonville	2,053	5%	\$180,000
Total	38,279		\$2,625,000

2b. Eligible Partnerships

Eligible partners include, but are not limited to, other local governments, regional governments, housing authorities, school districts, special districts, regional transportation planning agencies, universities, transit agencies, community-based organizations, non-profit organizations or any duly constituted governing body of an Indian Reservation or Rancheria. An eligible applicant may partner with other eligible entities to fulfill one or more projects included in the application. One or more eligible applicants may form a partnership to expend part, or all, of a recipient’s LSGP funding. Partnerships are encouraged when aggregating funds creates an opportunity for leveraging



additional outside funding, and for cost-efficiency addressing common needs and actions.

Applicants forming partnerships must provide a legally binding agreement between all partners. Applicants that are considering this are encouraged to discuss their proposals with AMBAG staff prior to applying to ensure projects are eligible and the work can be completed prior to the end of the expenditure period.

2c. Eligible Uses and Activities

REAP 2.0 funds are focused on implementation of policies, programs and projects, rather than only the planning processes that were the focus of REAP 1.0. The partnership approach supports housing element implementation and creates expanded opportunities for local efforts to align with AMBAG's regional plans, implement infill, achieve the VMT reduction goals of the AMBAG 2045 MTP/SCS, and support state planning goals.

To receive funding, applicants must:

1. Submit a qualifying application that is approved by the AMBAG review committee. Applicants are not required to directly implement projects and may contract for services following state requirements, and when applicable federal requirements. Applicants are not required to apply for all funds available.
2. Demonstrate a nexus to all three REAP 2.0 Program Objectives for each project proposed:
 - Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
 - Accelerating infill development that facilitates housing supply, choice, and affordability and AFFH through various planning programs, services, or capital expenditures in a way that reduces VMT and greenhouse gas emissions, and goes beyond existing commitments. Infill development must meet the definition of infill provided above in Section 1, REAP 2.0 Program Objectives, Definition of Infill.
 - Affirmatively Furthering Fair Housing (AFFH)
 - Combats discrimination, overcome patterns of segregation, and foster equitable and inclusive communities.
 - Includes meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity; target funding to benefit disadvantaged and historically underserved communities.
 - Enhances mobility or place-based strategies benefitting housing that meets AFFH goals, or protects existing residents from displacement, or preserves housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.



- Supports regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
- Reducing Vehicle Miles Traveled (VMT)
 - Supports new infill housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs.
 - Realizes multimodal communities through programs, plans, and implementation actions.
 - Shifts travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms.
 - Increases transit ridership through funding, implementation actions, and planning.
- 3. Demonstrate project is eligible for funding and describe how project meets objectives in Section 1, REAP 2.0 Program Objectives. Based on the final State REAP 2.0 Program Guidelines (dated July 26, 2022) example activities and uses include but are not limited to the following:
 - Projects or programs leading to or supporting affordable housing development or unit production;
 - Planning activities that lead to increased residential and/or mixed-use zoned capacity in areas identified as infill, or land use planning, related studies and/or programs that result in implementable/adoptable programs and policies (meaning subject to adoption or approval of the legislative body) required to meet the programs, projects, and commitments in draft, adopted and/or compliant 6th Cycle Housing Elements;
 - Program-level environmental clearance for infill projects with AFFH components;
 - Upgrading infrastructure for sewer, water, and dry utility systems that may serve affordable infill housing;
 - Housing mobility strategies that serve affordable housing;
 - Reductions to barriers to higher density Housing, buildings with four or more units, and accessibility;
 - Outreach strategies to address local opposition to Proposed Use;
 - Affordable Housing unit production or preservation;
 - Anti-displacement protections;
 - Expanded Housing options;
 - Housing-supportive infrastructure;
 - Activities that develop, support, or implement land use planning, policies, or investment strategies that result in substantial changes to travel behavior from increasing population and employment densities, land use mix, street network connectivity, linkages and pathways with active transportation infrastructure,



- accessibility between destinations, and/or contiguousness of land uses and transportation networks; Activities, subject to applicable program funding requirements, that would develop, support, or implement transportation planning, policies, and investment strategies that support Infill development that facilitates housing supply, choice, and affordability such as n. Increasing transit services and access;
- Building at walkable community scales;
 - Enhancing pedestrian and bicycling safety measures;
 - Protecting pedestrian and bicycling amenities;
 - Multimodal infrastructure connections with multimodal-mobility transportation systems.
4. Submit a complete application along with all required supporting documents within the application period. See Section 3 for information on applying for funding.

Consultants or other external resources may be used for work on eligible activities but are not required. Applicants will indicate in their funding application whether they intend to use existing staff, temporary staff, consultants, or other resources for each activity.

2d. Ineligible Activities

- Activities where clear nexuses to all Program Objectives listed in Section 1 are not demonstrated.
- Activities that obstruct or hinder housing production, e.g., moratoriums, downzoning, planning documents with conditional use permits that significantly impact approval certainty and timing, planned development, or other similarly constraining processes.
- Administrative costs of persons employed by the grantee for activities not directly related to the preparation and adoption of the proposed Activity or Activities.

AMBAG will not accept applications for, nor reimburse for, ineligible activities or projects. Expenditure reimbursement requires prior authorization in writing from AMBAG for the eligible projects and activities. AMBAG may be subject to repayment of REAP 2.0 funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP 2.0 funds are used for ineligible activities. If AMBAG is required to repay funds to HCD, AMBAG will require reimbursement from the LSGP recipient.

Section 3 – Application Process

AMBAG’s full REAP 2.0 application is pending State approval, and programs are subject to change upon State approval. All activities proposed must meet the requirements established in these guidelines and the state’s REAP 2.0 Program Guidelines.



3a. Applying for Funding

Process and Timing:

The application period will be opened following approval from the AMBAG Board and will close at midnight on August 15, 2023.

Application Submittal and Review: The application must include information on proposed projects and activities, key tasks and deliverables, estimated costs, and identification of the implementing agency for each project and activity, among other requirements provided in the application template.

Once applications are reviewed, AMBAG will provide an award letter to the eligible applicant indicating whether the submitted projects are approved for funding, or a letter indicating how the application needs to be revised to be accepted. Projects that do not meet the funding criteria cannot be funded through REAP 2.0 LSGP. A jurisdiction or eligible applicant may revise its application or project scope to meet the funding criteria and resubmit the application up until the final due date.

Applications for ineligible activities or projects that do not meet the funding criteria in Section 1 will not be accepted. Applicants may resubmit revised projects that address the reasons the original submittal was rejected.

Applications will be accepted until the final date to apply, which is by midnight on August 15, 2023.

Given the schedule requirements of the REAP 2.0 Guidelines to award suballocations, if a successful application is submitted, conditional award letters are expected within 60 days of a complete application received from an applicant for a suballocation (not inclusive of encumbrance or an executed Standard Agreement).

3b. Unallocated Funds

Remaining funds that are remaining unencumbered after the application deadline will be available for qualifying projects in the AMBAG Region through March 1, 2024 or at AMBAG's discretion. By June 30, 2024, all REAP 2.0 funds must be fully encumbered.

3c. Funding Criteria

Funding applications are required to meet all three REAP 2.0 Objectives (Section 1 of the Guidelines) and shall be evaluated for funding based on the Local Suballocation Grant Program Methodology listed at the end of this document, including but not limited to the following criteria:

- Projects/programs proposed are eligible uses and activities (Section 2c.)
- Provides a clear statement included demonstrating a nexus between each proposed project (or activity) and all three of the following state program objectives



- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability; and
 - Infill meets the definition of infill provided in the LSGP Guidance, Section 1, REAP 2.0 Program Guidelines, Definition of Infill; and
- Affirmatively Furthers Fair Housing; and
- Reduces Vehicle Miles Traveled
- Supports compliance with a jurisdiction’s housing element
- Provides transformative planning and/or implementation activities
- Targets funding to benefit disadvantaged and historically underserved communities
- Leads to substantial changes in land use patterns and travel behaviors
- Supports California Planning Priorities. This may include promotion of infill development, supporting environmental and agricultural resources, and or encouraging efficient development patterns

Section 4 – Contract Administration

4a. Implementing Agencies

Jurisdictions or eligible applicants are required to serve as the implementing agency of the project/program proposed in the application. Implementing agencies must be entities eligible to enter into intergovernmental agreements and must demonstrate capacity to implement government grant administration tasks in a timely manner, including applications, contract execution and monitoring, funds management and transfer, and accounting and reporting, including any competitive sub- contracting if applicable. The implementing agency cannot have any unresolved audit findings from prior government contracts and cannot be party to pending land use, housing, or environmental litigation which could impact the proposed activities.

The implementing agency will be responsible for developing the scope of work for the project or activity and leading the procurement process for obtaining consultants and/or resources. The implementing agency must also manage and administer the project, which includes tasks such as monitoring activity progress, reviewing tasks and deliverables, and reviewing and processing invoices.

4b. Administrative Fee

None of a jurisdiction’s or eligible applicant’s allocation may be charged as administrative activities by the jurisdiction or eligible applicants. Tasks such as reviewing and processing project invoices, processing contract amendments, and preparing reports and metrics of project progress and completion are considered administrative activities. Activities such as developing scopes of work and requests for proposals (RFP), reviewing tasks and deliverables, and outreach with jurisdictions related to the project are considered programmatic and can be charged as a program activity.



4c. Obligation and Expenditure Period

Per the requirements of AB 140 all funds distributed under REAP must be obligated by June 30, 2024 and expended by June 30, 2026. To meet this deadline and receive reimbursement in alignment with REAP 2.0 guidelines, AMBAG will require all funds to be obligated by March 1, 2024, unless otherwise directed by AMBAG. LSGP funds that have not be obligated REAP 2.0 program after March 1, 2024 will be obligated at AMBAG’s discretion to other activities consistent with REAP 2.0 goals and objectives. All invoices associated with LSGP submitted to AMBAG no later than March 31, 2026. Invoices received by AMBAG after this date cannot be guaranteed for reimbursement.

4d. Reimbursement

All projects must submit invoices to AMBAG quarterly and a status report quarterly to receive reimbursement. Invoices must follow the requirements set forth in the Subregional Partnership contract and AMBAG’s regular invoicing procedures and must comply with applicable state and/or federal requirements. Expenditure reimbursement requires prior authorization of the eligible projects and activities, and AMBAG may be subject to repayment of REAP funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP funds are used for ineligible activities. If AMBAG must repay REAP 2.0 funds to the state, AMBAG will require reimbursement from the eligible applicant or jurisdiction.

AMBAG will provide reimbursement only for costs as specified in the signed agreement(s) with the Jurisdictions or eligible applicants or designee. Costs incurred prior to the date of the grant agreement for the LSGP will not be reimbursed.

4e. Reporting Requirements

Consistent with AMBAG’s Overall Work Program reporting procedures, each jurisdictional partner will be required to provide a quarterly progress report and quarterly invoices to track and measure activity progress. Project progress will be measured according to the tasks, deliverables, costs, and timeline outlined in the jurisdiction’s MOU and agreement.

Technical Assistance

AMBAG staff will provide technical assistance to eligible applicants starting in early 2023 through June 2026. Technical assistance will be available to help subregional partners prioritize activities and complete the application and contracting process. After the start of subregional partnership projects AMBAG staff will be available for guidance with invoicing and reporting.



Timeline

Below is a schedule for the LSGP:

- April 2023: Released draft RCGP Guidelines for public review
- June 2023: AMBAG adopts final RCGP Program guidelines and issues Notice of Funding Availability.
- August 15, 2023: Final application and list of prioritized projects from eligible applicants due to AMBAG. (*unless due date is extended*)
- September 2023: Grant applications are reviewed and evaluated
- October/November: AMBAG approves applications and awards REAP 2.0
- December 2023 – February 2024: Execute grant agreements with REAP 2.0 awardees
- March 1, 2024: Deadline to encumber REAP 2.0 funds
- March 31, 2026: All REAP projects and activities must be completed; final activity reports due to AMBAG; final project invoices due to AMBAG.



LOCAL SUBALLOCATION GRANT PROGRAM SCORING CRITERIA & METHODOLOGY

Introduction:

The Association of Monterey Bay Area Governments (AMBAG) REAP 2.0 Grant Program framework is divided into three (3) categories:

1. Regional Competitive Grant Program (RCGP)
2. Local Suballocation Grant Program (LSGP)
3. Regional SCS Implementation, Technical Assistance, Program Development, Outreach and Administration

This is the scoring methodology and instructions for AMBAG's REAP 2.0 Local Suballocation Grant Program (LSGP).

AMBAG will assess REAP 2.0 applications received from eligible jurisdictions against a variety of criteria. To accomplish this task AMBAG staff members will review and score applications as part of a Review Committee, using pass or fail thresholding criteria. Once the review and thresholding criteria are finalized, the Review Committee will advance eligible projects to the next step.

Projects recommended for funding in Monterey, Santa Cruz and San Benito Counties must satisfy REAP 2.0 goals and objectives, including geographic equity and a blend of planning vs. implementation projects. Once the draft review and thresholding criteria are finalized, the Review Committee will review the projects and make recommendations to the AMBAG Executive Director. The AMBAG Executive Director will review the work of the Review Committee, and ultimately approve projects.

Projects will be scored in two areas: REAP 2.0 Objectives and Primary Factors, each described below.

REAP 2.0 Objectives

The REAP 2.0 program has three major objectives that each project must satisfy. The thresholding of applications will determine whether each project satisfies each objective. The objectives include the following and questions that should be considered when thresholding applications are provided.

Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability

1. Does the project accelerate infill development near jobs and other key destinations to support housing choice and affordability that effectively reduces VMT and greenhouse gas emissions?
2. Is the project at an infill site and does it have affordability components that serve low- and moderate-income households?



3. Is the project for affordable housing development programs – which may involve predevelopment costs (studies, land acquisition, entitlements, etc.), that accelerate the supply of long-term affordable housing for lower and moderate-income households?
4. Does the project go beyond existing commitments?

Affirmatively Furthering Fair Housing (AFFH)

1. Does the project combat discrimination, overcome patterns of segregation, and foster equitable and inclusive communities?
2. Does the project include meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity?
3. Does the project support regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
4. Does the project:
 - a. Enhance housing mobility strategies that remove barriers to housing, housing-supportive infrastructure, increased transportation options, and affordability in areas of high opportunity and outside areas of concentrated poverty; or
 - b. Improve place-based strategies to encourage community revitalization; or
 - c. Protect existing residents from displacement and preserve housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty?
5. Is the project materially inconsistent with AFFH?
6. Geographic equity – will be addressed post initial thresholding.
7. Does the project target funding to benefit disadvantaged and historically underserved communities?
8. Unique equity priorities – Geographic equity considerations in suballocation address unique equity priorities.

Reducing Vehicle Miles Traveled (VMT)

1. Does the applicant explain how the proposed use promotes development and aligns housing production in infill locations consistent with the state’s climate targets and goals discussed in the California Climate Change Scoping Plan?
2. Is the project consistent with the region’s sustainable communities strategy (SCS) through:



- a. Land use planning, polities, and investment strategies by infill development that facilitates housing supply, choice, and affordability and is serviced by existing and planned expansions of a multimodal transportation system; or
 - b. Transportation planning, policies, and investment strategies by increasing travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips?
3. Does the project support new housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs?

Primary Factors:

The primary factors represent factors from the REAP 2.0 guidelines. The application narratives associated with the primary factors will inform thresholding for the REAP 2.0 objectives portion of the thresholding matrix. Each primary factor is described below.

Housing Element Compliance

Does the project support compliance with a jurisdiction's housing element?

Transformative Planning and Implementation Activities

Does the project provide transformative planning and/or implementation activities? For example, housing, planning, or infrastructure investments supporting infill housing, and other actions that enable meeting housing goals that also result in per capita VMT reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership.

Benefit to Disadvantaged Populations

Does the project target funding to benefit disadvantaged and historically underserved communities?

Significant Beneficial Impacts

The project must contribute to spreading REAP 2.0 projects throughout the region to ensure a significant beneficial region-wide benefit.

The project must have the potential to be an innovative pilot project or proof-of-concept for a project that could be replicated throughout the region to result in a significant beneficial impact:



- The project has the potential to be replicated in large, medium, and small jurisdictions throughout the region, and/or;
- The project addresses significant barriers to accelerating housing production in the AMBAG region which apply to more than half of jurisdictions throughout the region?

Additionally, projects must demonstrate one or more of the following thresholding criteria:

- An improved rate of change compared to the baseline; or
- The magnitude of impact relative to variables or targets; or
- The proportion of need achieved; or
- The impact relative to past trends, policies, and practices?

California Planning Priorities

Does the project support California Planning Priorities? This may include promotion of infill development, supporting environmental and agricultural resources, and or encouraging efficient development patterns.

Thresholding Criteria:

Project elements will be rated on a pass or fail basis. Any project that fails one or more of the REAP 2.0 objectives or primary factors will be rejected. Projects that meet all REAP 2.0 objectives and goals will be considered for approval as eligible projects.

- **Pass:** Sufficient evidence of meeting or exceeding requirements
- **Fail:** Insufficient evidence of meeting requirements

THRESHOLDING CRITERIA	PASS/FAIL
1. Accelerating Infill Development	Pass/Fail
2. Affirmatively Furthering Fair Housing	Pass/Fail
3. Reducing VMT	Pass/Fail
Primary Factors	
1. Housing Element Compliance	Pass/Fail
2. Transformative Planning and Implementation Activities	Pass/Fail
3. Benefit to Disadvantaged Populations	Pass/Fail
4. Significant Beneficial Impacts	Pass/Fail
5. California Planning Priorities	Pass/Fail
Rating	Pass/Fail



Subsequent Steps:

AMBAG staff will review each application with a pass or fail rating. If any one or more thresholding criteria rated “fail,” the entire application will be deemed ineligible and rejected. Applicants are allowed to revise their application and resubmit. Applications that pass all thresholding criteria will be considered for recommendation to the Executive director. The AMBAG Executive Director will review and approve final selected projects.



On September 13, 2022, California Governor Gavin Newsom signed into law Assembly Bill (AB) 2449 (Rubio). The new amendments to the Brown Act go into effect on January 1, 2023. AB 2449 provides alternative teleconference procedures to allow members of the AMBAG Board of Directors to participate remotely under very limited circumstances.

**Voting members must attend the physical meeting to count toward quorum.
Members of the public and non-voting members may use the Zoom link provided on the agenda to join the AMBAG Board of Directors meeting online.**

2023 AMBAG Calendar of Meetings

July 2023	No Meeting Scheduled
August 9, 2023	MBARD Board Room 24580 Silver Cloud Court, Monterey, CA 93940 Meeting Time: 6 pm
September 13, 2023	MBARD Board Room 24580 Silver Cloud Court, Monterey, CA 93940 Meeting Time: 6 pm
October 11, 2023	MBARD Board Room 24580 Silver Cloud Court, Monterey, CA 93940 Meeting Time: 6 pm
November 8, 2023	MBARD Board Room 24580 Silver Cloud Court, Monterey, CA 93940 Meeting Time: 6 pm
December 2023	No Meeting Scheduled

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AMBAG Acronym Guide	
ABM	Activity Based Model
ADA	Americans Disabilities Act
ALUC	Airport Land Use Commission
AMBAG	Association of Monterey Bay Area Governments
ARRA	American Reinvestment and Recovery Act
3CE	Central Coast Community Energy
CAAA	Clean Air Act Amendments of 1990 (Federal Legislation)
Caltrans	California Department of Transportation
CAFR	Comprehensive Annual Financial Report
CalVans	California Vanpool Authority
CARB	California Air Resources Board
CCJDC	Central Coast Joint Data Committee
CEQA	California Environmental Quality Act
CHTS	California Households Travel Survey
CMAQ	Congestion Mitigation and Air Quality Improvement
CPUC	California Public Utilities Commission
CTC	California Transportation Commission
DEIR	Draft Environmental Impact Report
DEM	Digital Elevation Model
DOF	Department of Finance (State of California)
EAC	Energy Advisory Committee
EIR	Environmental Impact Report
FAST Act	Fixing America’s Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
FTIP	Federal Transportation Improvement Program
GHG	Greenhouse Gas Emissions
GIS	Geographic Information System
ICAP	Indirect Cost Allocation Plan
ITS	Intelligent Transportation Systems
JPA	Joint Powers Agreement

LTA	San Benito County Local Transportation Authority
LTC	Local Transportation Commission
MAP-21	Moving Ahead for Progress in the 21 st Century Act
MBARD	Monterey Bay Air Resources District
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MPAD	Monterey Peninsula Airport District
MPO	Metropolitan Planning Organization
MST	Monterey-Salinas Transit
MTP	Metropolitan Transportation Plan
MTIP	Metropolitan Transportation Improvement Program
OWP	Overall Work Program
PG&E	Pacific Gas & Electric Company
PPP	Public Participation Plan
RAPS, Inc.	Regional Analysis & Planning Services, Inc.
RFP	Request for Proposal
RHNA	Regional Housing Needs Allocation
RTDM	Regional Travel Demand Model
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
SAFETEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users
SB 375	Senate Bill 375
SBtCOG	Council of San Benito County Governments
SCCRTC	Santa Cruz County Regional Transportation Commission
SCMTD	Santa Cruz Metropolitan Transit District
SCS	Sustainable Communities Strategy
SRTP	Short-Range Transit Plan
STIP	State Transportation Improvement Program
TAMC	Transportation Agency for Monterey County
TAZ	Traffic Analysis Zone
USGS	United States Geological Survey
VMT	Vehicle Miles Traveled
VT	Vehicle Trips