

RESOLUTION NO. 2020-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AUTHORIZING APPLICATION AND ENTERING INTO AGREEMENTS FOR THE REGIONAL EARLY ACTION PLANNING GRANT.

WHEREAS, Governor Gavin Newsom signed Assembly Bill 101 in September 2019, which established the Local Government Planning Support Grants Program which allocates \$125 million in housing planning funds to regional entities throughout the state; and

WHEREAS, the California Department of Housing and Community Development (HCD) has been assigned as the state agency overseeing this program; and

WHEREAS, the provisions of AB 101 require the California Central Coast's Councils of Government to form a multiagency group comprising three representatives from each of the region's five counties to administer approximately \$8 million in housing planning funds dedicated to the Central Coast region; and

WHEREAS, the Central Coast Housing Working Group has been established as the multiagency working group to administer these funds pursuant to AB 101; and

WHEREAS, the Association of Monterey Bay Area Governments (AMBAG) will serve as the fiscal agent of the Central Coast Housing Working Group and will staff the group; and

WHEREAS, AMBAG will use three percent of the AB 101 Central Coast regional funding to administer the mega regional grant program, staff the Central Coast Housing Working Group, provide required reporting, and provide oversight of the grant program from 2020 to 2024; and

WHEREAS, AMBAG will allocate AB 101 housing planning funds to the four COGs in the Central Coast area: AMBAG, the San Luis Obispo Council of Governments, the Santa Barbara County Association of Governments, and the Council of San Benito County Governments; and

WHEREAS, the City of Marina is eligible to submit a request for allocation for a portion of Central California AB 101 housing planning funds from AMBAG; and

WHEREAS, the amounts allocated to the Association of Monterey Bay Area Governments (AMBAG) are based on the allocation method approved by the Central Coast Housing Working Group; and

WHEREAS, the amounts allocated to the City of Marina will be based on the allocation method approved by AMBAG; and

WHEREAS, AMBAG shall approve allocation requests subject to the terms and conditions of eligibility, guidelines, Notices of Funding Availability, and program requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARINA:

1. The City Council authorizes and directs the City Manager to apply for and submit to AMBAG a Regional Early Action Planning grant application package.
2. The City of Marina is hereby authorized to request an allocation not to exceed \$165,000 from AMBAG, which acts on behalf of the Central Coast Housing Working Group.
3. The City Manager of the City of Marina is hereby authorized to enter into agreements and take further actions as necessary to give effect to this resolution, such as executing amendments and approving funding applications with AMBAG for REAP funding.
4. This Resolution shall become effective immediately following passage and adoption thereof.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on this 20th day of October 2020 by the following vote:

AYES, COUNCIL MEMBERS: Burnett, Berkley, O'Connell, Morton

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: Delgado

ABSTAIN, COUNCIL MEMBERS: None

Gail Morton, Mayor Pro-Tem

ATTEST:

Anita Sharp, Deputy City Clerk

October 9, 2020

Item No. **8f(1)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting of
October 20, 2020

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2020-,
AUTHORIZING AND ENTERING INTO AGREEMENTS FOR THE
REGIONAL EARLY ACTION PLANNING GRANT.**

REQUEST: It is recommended that the City Council consider:

1. Adopting Resolution No. 2020-, directing staff to submit an application to the State of California Regional Early Action Program (REAP) Planning Grant Program to contribute funding toward projects designed to increase affordable housing in the City.

BACKGROUND:

The Regional Early Action Planning Grants Program (REAP or Program) was established as part of the State of California 2019-20 Budget Act. The 2019-20 Budget Act provides a spectrum of support, incentives, resources, and accountability to meet California's housing goals. Some specific elements include:

- Planning support (local and regional planning grants)
- Incentives (pro-housing preference and infill incentive grants)
- Funding resources
- Accountability (penalties for noncompliant housing plans)
- Reform (collaborative processes to reform regional housing needs)

REAP provides one-time grant funding to regional governments and entities for planning activities that will accelerate housing production and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Assessment (RHNA).

The program allows councils of governments and other regional entities to distribute REAP funding to jurisdictions. Of the \$125 million in REAP funding available statewide, approximately \$8 million has been allocated to the Central Coast region. The Central Coast Housing Working Group (CCHWG) has been established as the multiagency group working to administer these funds, and the Association of Monterey Bay Area Governments (AMBAG) is the fiscal agent locally of the CCHWG. Jurisdictions in Monterey and Santa Cruz counties are eligible to apply for REAP funding through AMBAG. Grant funds are based on a population tier formula. Marina is eligible for \$165,000 in grant funding.

ANALYSIS:

A variety of planning activities are eligible for funding under the REAP grant, including planning document updates and the creation of new documents. The grant activities must demonstrate an increase in housing-related planning actions and facilitate accelerated housing production. The grant application lists one such supported activity as "Accommodating development of housing and infrastructure that accelerates housing production that aligns with state planning priorities, housing, transportation, equity, and climate goals."

The Downtown Vitalization Specific Plan (DVSP) will rezone approximately 320 acres of land in central Marina, allowing for greater residential densities in the proposed core, transition, and multifamily residential zoning districts. The number of housing units anticipated in a rezoned downtown would be about double the number of units there now. Consistent with state planning

priorities, development in Downtown Marina will prioritize access to transit, affordability, and sustainability. REAP funding will be used to complete the Public Facilities and Infrastructure chapter of the DVSP.

Approximately half of the anticipated funding would go toward the development of conceptual design layouts for Reservation Road. Another \$40,000 will be used to reimburse the City's general fund for conceptual design layouts for Del Monte Boulevard, which are already underway. Establishing design layouts will facilitate completion of the DVSP and thereby streamline housing development in Downtown Marina.

FISCAL IMPACT:

Based on staff's experience with projects similar in scale and scope, the preliminary estimated costs for completion of the DVSP is \$135,000, approximately \$40,000 for the Public Facilities and Infrastructure chapter, \$85,000 for conceptual design layouts for Reservation Road, and \$40,000 for conceptual design layouts for Del Monte Boulevard. This estimate assumes outsourcing work to one or more qualified consultants, with contract management and oversight undertaken by the City's Planning Division staff. Final costs will be dependent on responses to a project request for proposals issued by the Community Development Department.

CEQA IMPACT:

A grant application is not considered a project under CEQA and is therefore exempt from CEQA review. Future modifications to policy documents would have separate CEQA analyses.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

REVIEWED/CONCUR:

J. Fred Aegerter
Community Development Director
City of Marina

Layne P. Long
City Manager
City of Marina