



DATE: May 11, 2020

TO: Transportation Authority of Marin Funding, Programs & Legislation Executive Committee

FROM: Anne Richman, Executive Director *Anne Richman*
David Chan, Programming Manager

SUBJECT: Program Suburban-Housing Incentive Pool (Sub-HIP) Funds (Action), Agenda Item No. 6

RECOMMENDATION

Recommend that the Funding, Programs & Legislation (FPL) Executive Committee review staff's recommendation of programming \$300,000 in Sub-HIP funds to Marin County's Marin City Pedestrian Crossing Improvement Project and refer it to the TAM Board for approval.

BACKGROUND

The Housing Incentive Pool (HIP) is a grant program created by the Metropolitan Transportation Commission (MTC) that uses transportation infrastructure dollars to reward the cities and counties that produce or preserve the largest number of affordable housing units in designated Priority Development Areas (PDAs) or in Transit Priority Areas (TPAs).

MTC set aside funding for the North Bay counties under a Sub-HIP Program with \$300,000 available in federal funds for TAM to program to one (1) project in Marin that meets HIP requirements. The Sub-HIP Program is intended to fund an eligible transportation infrastructure project to support affordable housing projects in PDAs or TPAs. Project nominations are due to MTC by June 1.

Project Eligibility

1. Project must be a transportation investment directed within or connected directly to a PDA or TPA.
2. Project must meet the eligibility guidelines for the OBAG 2 County Program (such as Housing Element annual reporting, Surplus Lands Act, and Complete Streets Requirements).
3. Project must be able to obligate federal funds by FY 21/22.
4. Project must be eligible for Federal Surface Transportation Program or Congestion Mitigation and Air Quality (STP/CMAQ) funds.
5. Affordable housing projects are defined as very low, low, and moderate income level in accordance with the Regional Housing Needs Allocation (RHNA). Very low-income level is prioritized over low and moderate income levels, and low-income level is prioritized over moderate income level.
6. Projects that preserve existing affordable housing qualify as affordable housing.
7. New and existing affordable housing projects are eligible. New projects are prioritized over existing projects.

DISCUSSION

On February 13, 2020, a Call for Projects was circulated to our partner agencies, including transit agencies. By the deadline of April 21, 2020, TAM received one application each from Marin County and San Rafael.

Marin County Project

Marin County submitted an application for the Marin City Pedestrian Crossing Improvement Project requesting \$300,000 to install 20 new curb ramps at six intersections for pedestrian safety and accessibility improvements to support the Golden Gate Village on Cole Drive in Marin City with 300 existing affordable housing units and 170 new units with mixed income housing.

San Rafael Project

San Rafael submitted an application for the North-South Greenway San Rafael Downtown Gap Closure requesting \$300,000 to construct a Class IV bicycle facility on West Tamalpais Avenue from Fourth Street to Second Street with intersection improvements at the Second, Third, and Fourth Street intersections with West Tamalpais Avenue. This new facility will connect the existing Puerto Suello Multi-Use Path (MUP) and Hetherton MUP to the planned Second Street to Rice Drive MUP and support the planned Seagate Housing Project at 703-723 Third Street with 120 new units including nine affordable housing units.

It should be noted that even if this application were approved, there would still be a gap on Fourth Street between Hetherton MUP and this Class IV path on Tamalpais. San Rafael plans to implement a buffered two-way pathway on the Northside of Fourth Street to close the gap but this project is not currently funded.

Evaluation Process

An evaluation panel was formed with two staff members from TAM and one representative from a local jurisdiction (Corte Madera) that did not apply for funds. The evaluation panel reviewed the applications based on the following criteria:

- What is the quality of the project scope?
- What safety benefits are provided from the project?
- Does the project serve as a gap closure and provide connectivity to existing facilities?
- Is the project considered countywide significant?
- Is the project also identified in a Community Based Transportation Plan (CBTP)?
- Can the project obligate federal funds by FY21/22?
- Is the project fully funded or does it still need to secure other funds other than requisite matching funds?
- Is the project leveraging other funds besides the requisite matching funds?
- What is the RHNA standard (income level) of the qualifying affordable housing project(s)?
- Is the qualifying housing project(s) existing or new? If new, have permits been secured?
- What is the number of affordable units in the qualifying housing project(s)?

Application Recommended for Funding

The evaluation panel reviewed the applications and unanimously ranked the Marin County application higher than the San Rafael application based on the abovementioned criteria. Both applications were considered very good projects but unfortunately the funding limitation of this Call for Projects can only fund one project.

Staff is recommending programming \$300,000 in Sub-HIP funds to Marin County's Marin City Pedestrian Crossing Improvement Project.

Staff is encouraging San Rafael to apply for TDA/TFCA funds when the funds become available in FY 21/22, which coincidentally is the same time that these Sub-HIP funds will be available to Marin County. Staff will also be seeking other possible funds for the San Rafael Project as opportunities arise.

FISCAL IMPACTS

There are no direct fiscal impacts to TAM with programming Sub-HIP funds. The Sub-HIP funds will be programmed directly to Marin City Pedestrian Crossing Improvement Project and Marin County will be responsible for obligating the funds through Caltrans Local Assistance.

NEXT STEPS

Communicate to MTC on the decision of the TAM Board, initiate steps to program the funds with Caltrans Local Assistance and provide assistance to project sponsor on obligating funds.

ATTACHMENTS

Attachment A – Map of the Marin City Pedestrian Crossing Improvement Project

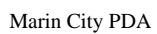
Attachment B – Map of the North-South Greenway San Rafael Downtown Gap Closure Project

Attachment C – PowerPoint Presentation


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 Marin City Study Area

 Marin City PDA

 New Curb Ramps at Intersections

 Marin City Affordable Housing Complexes

 Marin City Transit Hub

 Multi-Use Pathway Connecting Affordable Housing to transit, shopping, recreation

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North-South Greenway San Rafael Downtown Gap Closure



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from 6 - Attachment C

Sub-HIP Fund Programming

TAM Executive Committee FPL Meeting
May 11, 2020



Background

Housing Incentive Pool (HIP)

- grant program created by MTC with federal funds
- reward the agencies that produce or preserve the largest number of affordable housing units
- in designated Priority Development Areas (PDAs) or in Transit Priority Areas (TPAs)

Sub-HIP

- Set aside funding for the North Bay counties
- \$300,000 available for TAM to program to one (1) project in Marin that meets HIP requirements.

Project Eligibility

- Within or connected directly to a PDA or TPA.
- Meet the eligibility guidelines for the OBAG 2 County Program
- Must be able to obligate federal funds by FY 21/22
- Must be eligible for Federal STP/CMAQ funds
- Must have a qualifying affordable housing project
- Preservation of affordable housing qualifies
- New and existing affordable housing projects are eligible



Call for Projects

- Issued Call on February 13, 2020
- Circulated to our partner agencies, including transit agencies
- April 21, 2020 Deadline
- Received two applications

Applications Received

- Marin County - Marin City Pedestrian Crossing Improvement Project
 - Requested \$300,000
 - Install 20 new curb ramps at six intersections for pedestrian safety and accessibility improvements to support the Golden Gate Village
- San Rafael - North-South Greenway San Rafael Downtown Gap Closure Project
 - Requested \$300,000
 - Construct a Class IV bicycle facility on West Tamalpais Avenue (Fourth St to Second St)

Evaluation Criteria

- Quality of the project scope
- Safety benefits
- Gap closure and connectivity
- Countywide significant
- Community Based Transportation Plan (CBTP)
- Obligate federal funds by FY21/22
- Fully funded or still need other funds
- Leveraging other funds
- RHNA standard of the qualifying affordable housing project
- Existing or new qualifying housing project
- Number of affordable units

Evaluation Results

- Both were considered very good projects
- Both projects are in a Priority Development Area (PDA)
- Members of the Evaluation Panel unanimously scored the Marin County Project ahead of the San Rafael Project
- Recommend funding the Marin County Project with \$300,000 in Sub-HIP funds
- Recommend seeking other funds for the San Rafael Project, including the possibility of TDA/TFCA when these funds become available FY 21/22

Marin City Project

20 New Curb Ramps at Six Intersections

- 4 at Terners Dr @ driveway entrances to multi family housing
- 4 at Terners Dr @ Terrace Way
- 4 at Terners Dr @ Terrace Dr
- 2 at Flemings Ct @ Terrace Dr
- 2 at Donahue St @ Sherwood Dr
- 4 at Bay Vista Circle @ Donahue St & Sherwood Dr



Questions

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