



AGENDA REPORT

Community Development

DATE:	March 21, 2023
TO:	Mayor Martinez and Members of the City Council
FROM:	Lina Velasco, Director of Community Development Nannette Beacham, Director of Economic Development
Subject:	Authorization to execute Agreements with Grant Application partners, BART, Pacific West Communities, and AC Transit related to an AHSC Grant Application for the Metrowalk Phase 2 Project
FINANCIAL IMPACT:	There is no required match for the grant; therefore, there will be no impact to the general fund. The City would execute a State of California Standard Agreement (Standard Agreement) in a total amount not to exceed \$15,000,000 of which up to \$5,000,000 is allocated for the AHSC-funded City Project components, including transit improvements to be completed in partnership with AC Transit. The remaining amount would be for implementation of BART's New Train Car Project and Next Generation Fare Gates to be implemented by BART.
PREVIOUS COUNCIL ACTION:	May 18, 2021
STATEMENT OF THE ISSUE:	The Community Development Department is working with BART and Pacific West Communities in preparing an application to the State Department of Housing and Community Development (HCD) for Affordable Housing and Sustainable Communities Program (AHSC) funds for the Metrowalk Phase 2 Housing Project. An application for AHSC Round 6 funding was submitted in 2021, however, the application was not funded. The City and

	its partners have revised the project to respond to rater feedback and are seeking to resubmit for Round 7 funding.
RECOMMENDED ACTION:	AUTHORIZE the City Manager to enter into an Implementation and Mutual Indemnity Agreement with BART and Pacific West Communities for Affordable Housing Sustainable Communities (AHSC) pass-through funds, totaling up to \$40 million and also enter into a Sustainable Transportation Infrastructure (STI) and Transit Related Infrastructure (TRA) assistance Agreement with AC Transit to complete certain transit improvements within the City right-of-way for up to \$1.2 million for a proposed AHSC application for the Metrowalk Phase 2 project, if awarded – Community Development (Lina Velasco 510-620-6841).

DISCUSSION:

Community Development staff and joint applicant, Pacific West Communities, are seeking grant funding from the State Housing and Community Development (HCD) for Affordable Housing and Sustainable Communities Program (AHSC) for the purposes of delivering the Metrowalk Phase 2 Project, which includes the Metrowalk Phase 2 Housing Project and related bicycle and pedestrian improvements to be implemented by City of Richmond; BART's New Train Car and Next Generation Fare Gates projects to be implemented by BART; and improvements to bicycle and pedestrian infrastructure, and transit service and amenities to be implemented by the City of Richmond around the Richmond BART station. City staff is also seeking authorization to enter into a Sustainable Transportation Infrastructure (STI) and Transit Related Infrastructure (TRA) assistance Agreement with AC Transit to complete certain transit improvements within the City right-of-way for a proposed AHSC application for the Metrowalk Phase 2 project.

The AHSC program furthers the purposes of AB 32 (Chapter 488, Statutes of 2006), SB 375 (Chapter 728, Statutes of 2008), and SB 32 (Chapter 249, Statutes of 2016) in that the purpose of the AHSC program is to reduce greenhouse gas (GHG) emissions through projects implementing land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, while supporting related and coordinated public policy objectives. Funding for the AHSC program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

The AHSC program is part of California Climate Investments (CCI), a statewide program funded through the GGRF that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities.

The Metrowalk Phase 2 Project will consist of the following project components:

1. **City of Richmond –**

- a. **Hacienda Safe Routes to Transit Project** - Intersection improvements at Marina Way and Barrett Avenue to enhance pedestrian safety, including high visibility crosswalks, pedestrian signal push buttons, cameras for bicycle and vehicle detections, bulb-outs, and new traffic signals; traffic calming measure including curb extensions, enhanced crosswalks, ADA ramps with truncated domes, lighting, and wayfinding signage. *Budget: \$1,250,000*
- b. **TCC Neighborhood Complete Streets**: Over one mile of Class IV bikeway and pedestrian improvements including street trees and wayfinding on Marina Way S completing the Richmond Wellness Trail that connects the Richmond BART Station to the ferry at the waterfront. Installation of Class II, Class III and Class IV bikeways and new walkways that improve mobility and pedestrian access along Harbour Way. AHSC funds are being leveraged to expand the scope of these two TCC-funded projects in the City of Richmond. *Budget: \$1,000,000*

2. **AC Transit – Budget: \$1,158,000**

- a. Transit Signal Prioritization on Macdonald Avenue
- b. Bus Shelters on Macdonald

3. **BART**

- a. STI Improvements: Purchase of two new capacity-increasing heavy rail cars to extend the length of trains, increase the number of trains operating through the Transbay Tube during peak, and maximize throughput capacity across the BART network. *Budget: \$8,368,828*
- b. BART TRA Improvements: BART will install X Next Generation Fare Gates at Richmond BART Station as part of an effort to upgrade all fare gates throughout its system. The Next Generation Fare Gate design incorporates a tall, swing-style gate with improved passenger throughput and maintainability, and a more modern appearance. *Budget: \$1,531,048*

4. **Pacific West Communities**

- a. The proposed housing development project, Richmond Metrowalk, is a 150-unit new affordable family construction project located on the east side of the Richmond BART Station. *Budget: \$30,000,000*

5. **Transit Passes** for Affordable Housing Residents

- a. Scope: 3 Years of fully subsidized monthly transit passes for all restricted (affordable) units at Richmond Metrowalk. *Budget: \$948,355*

6. **Program – TBD**

Budget: Approximately \$300,000

City staff is seeking authorization to enter into an Implementation and Mutual Indemnity Agreement with San Francisco Bay Area Rapid Transit District (BART) for

transportation-related improvements to be funded by the AHSC grant. Through this agreement with BART, the City would serve as a conduit for the AHSC funds for the New Train Car Project and Next Generation Fare Gates. Staff is also seeking a Sustainable Transportation Infrastructure (STI) and Transit Related Infrastructure (TRA) Agreement with AC Transit to complete certain transit improvements within the City right-of-way for a proposed AHSC application for the Metrowalk Phase 2 project. The template agreements are included in Attachments 1 and 2 and will be revised to reflect the final grant application submitted. Applications are due on April 4, 2023. Funding announcements will be made in August.

DOCUMENTS ATTACHED:

Attachment 1 – Implementation and Mutual Indemnity Agreement
Attachment 2 – Template STI/TRA Agreement