



December 4, 2024

ITEM TITLE: RESOLUTION 2024-086 AUTHORIZING RECEIPT OF HOUSING ACCELERATION PROGRAM FUNDS, BUDGET ADJUSTMENTS, AND PROFESSIONAL SERVICES AGREEMENTS WITH CITYTHINKERS, INC. FOR THE 13th STREET CORRIDOR IMPROVEMENT PLAN AND 4LEAF, INC. FOR PLANNING SERVICES. (0720-25

ORIGINATING DEPARTMENT:

Community Development

EXECUTIVE SUMMARY:

In 2023, the City of Imperial Beach successfully secured a grant from the San Diego Association of Governments' (SANDAG) Housing Acceleration Program (HAP) Cycle 2 to fund a comprehensive housing initiative. A key component of this initiative is the development of a 13th Street Corridor Improvement Plan. This plan will aim to improve the corridor by reducing Vehicle Miles Traveled (VMT), increasing housing options, promoting fair housing, and fostering a more vibrant community. Resolution No. 2024-086 authorizes the City to accept the grant funds, make necessary budget adjustments, and enter into a professional services agreement with Citythinkers, Inc. to develop the 13th Street Corridor Improvement Plan. A second part of the initiative is to hire temporary planning staff to expedite the review of development applications and support the 13th Street Corridor Improvement Plan.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2024-086 authorizing the City to accept the grant funds, make necessary budget adjustments, and enter into a Professional Services agreement with Citythinkers, Inc. to develop the Imperial Beach 13th Street Corridor Improvement Plan and expand pre-existing contract services with 4Leaf, Inc. for professional planning services.

OPTIONS:

- Adopt Resolution No. 2024-086; or
- Not adopt Resolution No. 2024-086 and provide further direction to staff.

BACKGROUND/ANALYSIS:

In July 2019, the California Legislature passed Assembly Bill (AB) 101, establishing the Local Government Planning Support Grant Program to provide regional governments with one-time state funding for planning activities to meet the 6th Cycle Regional Housing Needs Allocation (RHNA). With Regional Early Action Planning (REAP) funding, SANDAG developed the Housing Acceleration Program (HAP), which provides grants and technical assistance to local jurisdictions

to develop and adopt policies and process improvements to accelerate housing production. The program also promotes equity and sustainability in housing planning and production. REAP 2.0 was established as part of the 2021 California Comeback Plan under AB 140, which intends to build on the success of the initial REAP program and provides grants and technical assistance to local jurisdictions to complete projects in infill areas that contribute to RHNA goals, reduce per capita VMT, and Affirmatively Further Fair Housing.

In 2023, the City of Imperial Beach successfully secured a grant for \$650,000 from SANDAG's Housing Acceleration Program (HAP) Cycle 2 to fund a comprehensive housing initiative. A key component of this initiative is the development of a 13th Street Corridor Improvement Plan, which was allocated \$335,000 of the grant total. The grant aims to support projects that:

- Accelerate infill development to increase housing supply, choice, and affordability
- Affirmatively further fair housing practices
- Reduce vehicle miles traveled (VMT)

Imperial Beach 13th Street Corridor

The 13th Street Commercial Corridor presents a unique opportunity to enhance the quality of life in Imperial Beach. This stretch of road, extending from the Naval Outlying Landing Field (NOLF) to the northernmost point of 13th Street, offers the potential to create a more vibrant, pedestrian-friendly, and aesthetically pleasing community hub.

While the corridor is currently characterized by aging commercial centers in need of modernization and limited parking, its underlying infrastructure provides a solid foundation for transformation. By developing and implementing the 13th Street Corridor Improvement Plan, the City could revitalize the eastern portion of the community to create a more vibrant business climate and inviting destination for both residents and visitors.

The 13th Street Corridor Improvement Plan would conduct a thorough assessment of the existing corridor. The project aims to include policies and design criteria that would have a positive impact on travel behaviors by enhancing the connectivity of commercial uses and adjacent residences to the 13th Street corridor.

Furthermore, implementing a corridor improvement plan would:

- Catalyze redevelopment opportunities for adjacent properties
- Increase the available housing stock
- Create positive economic and social benefits
- Reduce VMT through multi-modal complete street designs
- Improve pedestrian access to public transit

Request for Qualifications/Proposals RFQ/P Process

On October 3, 2024, the City of Imperial Beach issued a Request for Qualifications/Proposals (RFQ/P) to find a qualified consultant or team to help develop the 13th Street Corridor Improvement Plan. This RFQ/P was advertised in the local newspaper, on Bidnet Direct (www.bidnetdirect.com), and on the City's website.

The City received four (4) qualified proposals, which were independently evaluated by the City's Selection Committee and ranked based on the criteria outlined in the RFQ/P. Two (2) principal firms were selected for formal interviews with the City's Selection Committee on November 12, 2024. After careful consideration, Citythinkers, Inc. was determined to be the most qualified firm to provide the services for the Project.

Resolution No. 2024-086, in part, authorizes the City Manager to enter into a professional services agreement with Citythinkers, Inc., with an amount of \$335,000 to develop a 13th Street Corridor Improvement Plan. The Plan tasks include:

- The Creation of a Work Plan
- A Corridor Assessment (Constraints and Opportunities Analysis)
- Outreach and Planning Coordination
- Developing a Draft IB 13th Street Corridor Improvement Plan
- Public Review Process
- Adoption of a Final Plan

Once a draft plan is complete, City staff will return to City Council to provide an update on the Project.

To further the housing initiative, the City will temporarily add planning staff to the Community Development Department. This staff will accelerate the review of development applications, aid in the 13th Street Corridor Improvement Plan, and put into action the Affirmatively Furthering Fair Housing (AFFH) measures detailed in the City's Housing Element. The City has a pre-existing contract with 4Leaf, Inc. for professional services.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The 13th Street Corridor Improvement Plan project costs \$335,000 with an additional \$315,000 allocated for increased staff planning expenses. The total of \$650,000 would be funded by the Housing Acceleration Program Grant for \$0 net effect.

FISCAL YEAR: 2024-2025 and 2025/2026

BUDGETED: \$650,000

BUDGET AMENDMENT Increase expenditures in account 214-1230-413.2006 (Professional Services) in the amount of \$650,000 using project number GRT091 and increase revenues in account 214-0000-334.4001 (State of CA Grants) in the amount of \$650,000 (for the HAP Grant).

ACCOUNT NO(S): 214-1230-413.2006 (Expenditure); 214-0000-334.4001 (Revenue)

PROJECT NO(S): GRT091 and subcategories GRT091-13ST (\$335,000) and GRT091-EXP (\$315,000)

FISCAL ANALYSIS:

CURRENT BUDGET: \$0

ANTICIPATED EXPENDITURE: \$650,000

ATTACHMENTS:

1. Resolution No. 2024-086