



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1
Vice-Chair

Kollin Kosmicki
District No. 2
Chair

Mindy Sotelo
District No. 3

Angela Curro
District No. 4

Ignacio Velazquez
District No. 5

Item Number: 1.9

MEETING DATE: 09/09/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, PLANNING AND BUILDING DIRECTOR

1. Approve Resolution authorizing the County's application for and participation in the 2021 Regional Early Action Planning Grants Program (REAP 2.0); and
2. Approve a Memorandum of Understanding (MOU) between the Association of Monterey Bay Area Governments (AMBAG) and the County of San Benito for REAP 2.0 for the term of March 31, 2027 through rezoning and upzoning for higher housing density in opportunity areas to implement the 6th Cycle RHNA Housing Element for (scope), for the amount of \$79,985.00; and
3. Authorize the County Administrative Officer (CAO) to execute the MOU, submit the REAP 2.0 application, and accept state grant funds.

SBC FILE NUMBER: 790

RESOLUTION NO.: 2025-69

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

The Regional Early Action Planning Grants of 2021 (REAP 2.0), established under Assembly Bill 140, provide funding for transformative, infill housing and transportation-related planning and implementation projects that support regional efforts to meet Sustainable Communities Strategy (SCS) goals. The REAP 2.0 Local Suballocation Grant Program (LSGP), administered by the Association of Monterey Bay Area Governments (AMBAG), allocates \$2.625 million to eligible jurisdictions for projects that promote infill development, reduce vehicle miles traveled (VMT), and affirmatively further fair housing.

The County of San Benito is applying for LSGP funds to support a comprehensive rezoning program aligned with its 6th Cycle Housing Element Update. This program includes a General Plan Amendment,

Rezone Amendment, and associated CEQA analysis necessary to implement a Residential High zoning designation of up to 45 dwelling units per acre on 12 candidate sites. These sites were identified in the Housing Element to meet the County's Regional Housing Needs Allocation (RHNA) obligations and support the development of affordable infill housing.

The majority of the rezoning sites are currently designated Rural Residential (20 du/acre) and will be upzoned to Residential High (45 du/acre), more than doubling allowable densities. At least 20% of the new housing is expected to be affordable due to the County's inclusionary housing ordinance. The targeted rezoning areas are located near downtown Hollister, major employment hubs, and public transit, including County Express services. This strategic siting will help reduce drive-alone trips, encourage transit use, and increase access to employment for lower-income residents, thus affirmatively furthering fair housing.

In addition, the rezoning sites are located within Potential Opportunity Areas identified in AMBAG's 2045 and forthcoming 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), aligning the project with state and regional goals for infill development and reduced greenhouse gas emissions.

To proceed with the application and receive funding, the County must enter into a Memorandum of Understanding (MOU) with AMBAG. The term of the MOU will be until March 31, 2027. Staff recommends adopting the MOU and authorizing the County Administrative Officer (CAO) to execute the MOU, submit the REAP 2.0 application, and accept State grant funds on behalf of the County.

FISCAL IMPACT:

The total cost to complete the General Plan Amendment, Rezone Amendment, and associated CEQA analysis necessary to implement the Residential High (45 du/acre) rezone for the County's 12 candidate sites identified in the 6th Cycle Housing Element Update was \$175,660.00. Approval of the REAP 2.0 Local Suballocation Grant in the amount of \$79,985.00 will partially offset these costs and reduce the burden on the County's General Fund into GL string 101.65.1265.1000.551.101. The contract amendment to do the General Plan Amendment, Rezone Amendment, and associated CEQA analysis was approved June 4, 2025 by the Board of Supervisors.

STAFF RECOMMENDATION:

1. Approve Resolution authorizing the County's application for and participation in the 2021 Regional Early Action Planning Grants Program (REAP 2.0); and
2. Approve a Memorandum of Understanding (MOU) between the Association of Monterey Bay Area Governments (AMBAG) and the County of San Benito for REAP 2.0; and
3. Authorize the County Administrative Officer (CAO) to execute the MOU, submit the REAP 2.0 application, and accept state grant funds.

ATTACHMENTS:

[Board Agenda Fact Sheet - AMBAG REAP 2.0 Resolution](#)
[AMBAG REAP 2.0 Resolution](#)
[REAP 2 AMBAG MOU SB County](#)
[Budget Amendment](#)
[REAP 2.0 Application](#)