

Summary of Application Review

GREEN MEANS GO FUNDING ROUND:
PLANNING AND CAPITAL CATEGORIES



City of Auburn: Domes Infill Area

Proposed Project:

The City of Auburn envisions the Placer County-owned Domes site at 175 Fulweiler Avenue, comprised of approximately 17.5 acres and adjacent to the City of Auburn's multi-modal center, to be developed as part of a Specific Plan area with a concentration of high-density housing options with improved accessibility to the Central Commercial Core, the Auburn Municipal Airport and regional job centers.

Category:	Planning
Request:	\$650,000
Recommendation:	\$650,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Citrus Heights: Auburn Blvd Complete Streets

Proposed Project:

This project would install new non-transportation infrastructure, including telecommunications and stormwater systems over a one-mile corridor on Auburn Blvd. This corridor is a historically commercial area with potential for mixed use housing opportunities.

Category:	Capital
Request:	\$3,385,000
Recommendation:	No funding

Summary of Application Review:

The working group noted how the sponsor has done extensive work to provide a supportive local policy environment in the area, such as the Retail to Rooftop program, and has clear goals around revitalizing the corridor. The sponsor has been successful in bringing in other funding to the corridor. As such, the review group found strong indicators on the leverage and policy criteria, as well as on the sponsor's focus on priority infill corridors.

However, the working group did not feel like the proposed Green Means Go scope elements were the primary barrier to accelerating more housing on the corridor. In particular, broadband improvements are important, but may not be as catalytic in terms of unlocking infill housing compared to the infrastructure challenges faced by the other corridors in the Capital category. Further, the corridor has fewer housing sites identified than others in the category, with perhaps a weaker market demand that limits housing production in the nearer term. In short, while clearly responding to objectives around infill development, the working group felt the project's scope would not lead to housing on the scale and timeline compared to others in the

oversubscribed category. Staff does not recommend funding for the project through this cycle of the Capital category of Green Means Go.

City of Citrus Heights: Sunrise Tomorrow Infrastructure Support

Proposed Project:

The Green Means Go Scope will include preliminary engineering of backbone infrastructure to support the redevelopment of the Sunrise Mall and the evaluation of infrastructure financing opportunities for the site. The GMG grant will assist with underground infrastructure; transportation infrastructure will be paid for with other local funding sources.

The Sunrise Tomorrow Plan (benefitting project) is the transformation of the 100-acre Sunrise Mall Site (currently 1 million SF of high vacancy retail and 75 acres of parking) into a mixed-use, transit oriented village comprised of 2,200 residential units, 480 hotel rooms, 320,000 SF Retail, 960,000 SF office, 450,000 SF community/institutional uses, and 25 acres of open and green space.

Category:	Planning
Request:	\$190,000
Recommendation:	\$190,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Folsom: Bidwell Street Storm Drain Replacement

Proposed Project:

The project would replace a failing storm drain system in the historic district near multiple potential housing element sites.

Category:	Capital
Request:	\$325,000
Recommendation:	\$325,000

Summary of Application Review:

The working group found the project to be a cost-effective solution to overcome a primary barrier to infill development: fixing the failed storm drain could enable more infill housing in a low VMT area with a mix of uses, high walkability, and proximity to light rail. Further, the project offers high impact, in that it would enable more mixed income and accessible housing within a high opportunity area. The sponsor has a proven track record of delivering mixed income and affordable units in the vicinity.

The working group felt the project's scale was less than some others in the category, but did have a district, not site specific orientation (the review also noted the lower cost as a reflection of project scale). The working group also felt the sponsor's supporting policy match was not as strong as some of the other submitted applications (such as in residential densities or reduced parking standards), yet noted the City is competing in the Planning category for complimentary planning efforts, has made improvements through the recent and ongoing REAP 1 award, and has participated in the ULI advisory services panel to think through approaches for a nearby infill corridor. The working group felt these collective efforts demonstrated the requisite commitment within the leverage criteria. Staff recommends a full funding award for the project as part of the Capital category of Green Means Go.

City of Folsom: Hydraulic Analysis

Proposed Project:

The city of Folsom is requesting a hydraulic analysis and evaluation of the existing storm drain system in the Natoma Street/Persifer Street alley to identify necessary improvements to resolve potential sewer tie-in issues for a proposed 10-unit affordable housing project at 300 Persifer Street.

Category:	Planning
Request:	\$40,000
Recommendation:	\$40,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Folsom: Objective Design and Development Standards for Mixed-Use and Multi-Family Housing

Proposed Project:

As part of the City of Folsom's efforts to encourage higher intensity multi-family and residential mixed-use development in key areas of the city, the City plans to develop form-based objective design standards that will streamline review and approval, provide clear design direction, and ensure compatible development in four Green Zone areas in Folsom (1. East Bidwell Corridor including the Central Business District area; 2. Creekside area; 3. College-Broadstone area; and 4. the Glenn-Iron Point TOD/TPA areas). To this end, the City proposes to utilize a combination of increased height limits, increased density, new floor area ratio (FAR) standards, build-to lines, and parking reductions along with the new objective design standards to encourage new multi-family and residential mixed-use development in the East Bidwell Corridor and the city's TOD areas.

Category: Planning
Request: \$243,000
Recommendation: \$243,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Isleton: Residential Infill Development Facilitation Program

Proposed Project:

The project would involve a market feasibility assessment and creation of a policy and incentives program to reduce regulatory and cost constraints for developing additional housing within the City of Isleton Historic Downtown, which is also the City's Green Zone. The project is timely as it would be conducted in concert with and supplement the Isleton Main Street Redesign and Revitalization Plan community-driven planning effort, funded by a \$213,000 Caltrans Sustainable Communities to develop 30% plans to improve the streetscape and active transportation facilities, support revitalization, and preserve the rich heritage of this historic community in the Sacramento-San Joaquin Delta.

Proposed Project: Planning
Request: \$100,000
Recommendation: \$100,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Lincoln: Downton Lincoln Green Zone

Proposed Project:

The planning project for the Downtown Lincoln Green Zone involves the adoption of a Specific Plan and Urban Design Standards that will expedite the development of infill projects that have a minimum density of 30 units per acre. Additionally, the planning project will include evaluating the feasibility of adopting an Enhanced Infrastructure Financing District (EIFD) to provide funding; and address the Zone's aging utility infrastructure while also providing an ongoing source of funding for affordable housing by committing 20% of the tax increment generated by the EIFD to assist infill affordable housing projects.

Category:	Planning
Request:	\$400,000
Recommendation:	\$400,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Marysville: Marysville Infrastructure Capacity

Proposed Project:

Conducting infrastructure plans and studies for upgrading sewer, water, and dry utility systems in Green Zones that would support residential development that improves housing affordability. The purpose of the Project is to determine existing water and sewer capacity to support future infill housing development and identify any constraints to service, so that high density housing can be streamlined.

Category:	Planning
Request:	\$293,000
Recommendation:	\$293,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Placerville: Broadway Broadband Implementation

Proposed Project:

The project would construct high speed broadband internet infrastructure to Placerville's Broadway Corridor Green Zone. The corridor is a disadvantaged community with a 6.5 acre site for 78 dwelling units that could go up to 280 dwelling units. The total area could facilitate up to 1,900 dwelling units if fully developed. The project would install 4.6 miles of publicly owned fiber optic infrastructure to every affordable housing address while installing it in an already active construction zone.

Category:	Capital
Request:	\$3,552,000
Recommendation:	No funding

Summary of Application Review:

The working group noted how the sponsor has focused its planning efforts on the Broadway corridor. For example, the sponsor has participated in Civic Lab and secured prior REAP funding. The project aims to revitalize a commercial corridor and bring more housing to an area with a concentration of services and jobs and nearby active transportation improvements. Further, the proposed scope elements would fit into the timeline of an existing complete streets capital project, thus eliminating the need to do two separate construction projects.

Despite these strong points, the working group thought the project had less potential, compared to the pool of submitted proposals, to meet the program's primary objective of accelerating infill housing. Broadband is a needed improvement for the corridor, and likely a selling point for future developers, but the group did not see the proposed scope elements as much of a limiting barrier to housing relative to some of the infrastructure challenges faced by other corridors in the category. And while the Broadway corridor may have affordable housing opportunities, there are no housing sites currently identified in zone from the housing element, with the corridor largely commercial in nature. The review group concluded there also likely was a gap in market conditions, so that the proposed Green Means Go scope elements may not tip the scale from a pro forma perspective in activating the housing market.

The Broadway corridor has opportunities for affordable housing, but the market opportunities may be farther into the future compared to other corridors in the category. Staff does not recommend a funding award for the project in the oversubscribed category.

City of Rancho Cordova: Mills Crossing Capital Development

Proposed Project:

The project would fund housing and corridor infrastructure for Mills Crossing infill and TOD project for 10-acre, \$140 million mixed used community adjacent to light rail. The infrastructure improvements would include sewer, storm and water systems, electrical, and renewable energy. The city has an executed agreement with a development company for predevelopment activities with a deadline.

Category:	Capital
Request:	\$5,000,000
Recommendation:	\$5,000,000

Summary of Application Review:

The working group felt the proposed project would be a catalyst for development along the larger Folsom Blvd corridor, which includes numerous vacant and underutilized parcels. The corridor has had a lot of planning and focus, but a difficult time attracting infill development. The review group felt this infrastructure investment would help tilt the corridor towards market readiness and serve as a market signal to help catalyze projects in other suburban commercial corridors.

The application demonstrated multiple partnerships and leverage, including both from the city's policy match around zoning and planning as well as partners for the social support aspects of the project. Finally, the project would bring housing adjacent to the light rail, and the larger work includes improvements to access the system. Staff recommends a full funding award for the project.

City of Sacramento: 19th and Broadway Water Main Extension Project

Proposed Project:

The project would construct 500 linear feet of water main between 19th and 20th Streets north of Broadway. This would serve two new five-story mixed use buildings with 140 dwelling units of affordable housing.

Category:	Capital
Request:	\$968,000
Recommendation:	N/A (application withdrawn)

Summary of Application Review:

The sponsor withdrew the project from consideration (has been funded elsewhere).

City of Sacramento: 27th and V Mixed Use and Mixed-Income Affordable Housing

Proposed Project:

The project would replace a water line to support a mixed use/mixed income project at 2700 V Street. The housing component would be 100 percent affordable with 108 dwelling units.

Category: Capital
Request: \$271,000
Recommendation: No funding

Summary of Application Review:

The project has strong alignment within the general Green Means Go objective of accelerating infill that improves housing affordability. However, the Capital category's focus (reflected both in program guidelines and application) is on corridor-unlocking investments, not specific projects. The working group felt the project was site specific in nature, thus not meeting the objectives of the Capital category. Staff does not recommend a funding award for the project in the Capital category. The working group recommends the project could consider the state's Infill Infrastructure Grant Program as one option for funding.

City of Sacramento: 805 R Street

Proposed Project:

The project would install connections to water, gas and electricity and underground for power and communication lines for the R Street Courtyard, a 242 dwelling unit mixed use, transit oriented affordable housing project. The housing project is located at 805 R Street, 1.2 acres of state-owned land.

Category: Capital
Request: \$1.3 million
Recommendation: No funding

Summary of Application Review:

The project has strong alignment within the general Green Means Go objective of accelerating infill that improves housing affordability. However, the Capital category's focus (reflected both in program guidelines and application) is on corridor-unlocking investments, not specific projects. The working group felt the project was site specific in nature, thus not meeting the objectives of the Capital category. Staff does not recommend a funding award for the project in the Capital category. The working group recommends the project could consider the state's Infill Infrastructure Grant Program as one potential approach for funding.

City of Sacramento: Basin 111 Drainage Study

Proposed Project:

The Green Zone is in the River District north of the Railyards and Downtown Sacramento and south of the American River. The Department of Utilities developed a dynamic computer model of the drainage facilities for Basin 111; however, it is outdated and does not meet current standards. This project will develop a new computer model based on new development information and current standards and includes an alternative analysis to meet the department levels of service so that developers do not have to do individual studies to support their projects.

Category:	Planning
Request:	\$200,000
Recommendation:	\$200,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Sacramento: Basin 151, 153, 158 Storm Drain Master Plans

Proposed Project:

The City of Sacramento is developing dynamic storm drainage models of basins 151, 153, and 158 which will identify locations in our drainage system that do not meet our levels of service as defined in the City's Design and Procedures Manual. This project will develop and evaluate improvement alternatives to meet levels of service in the northern part of the city of Sacramento.

Category:	Planning
Request:	\$650,000
Recommendation:	\$650,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Sacramento: Del Paso Blvd Area Sewer

Proposed Project:

The project would increase wastewater capacity to support residential growth in the Del Paso Boulevard area. There would be pipe and maintenance hole rehabilitation.

Category:	Capital
Request:	\$3,916,000
Recommendation:	\$3,916,000

Summary of Application Review:

The working group felt the project strongly met the criteria of the Green Means Go program, including accelerating infill housing along a low VMT Green Zone corridor. The reviewers felt the proposed Green Means Go infrastructure improvements would help catalyze housing development and shift the market in the Green Zone. Currently the area has many vacant parcels but has faced infrastructure and market barriers that have limited investment.

The corridor is planned for a large number of new housing units in the Sustainable Communities Strategy, and the reviewers thought the infrastructure investment could be the nudge needed to implement the vision for the area. Further, the sponsor has completed supporting infrastructure studies and outlined the approaches to deliver within the grant timeframe.

Currently the area has more single-family housing zoning compared to many other Green Zone corridors in its placetype, though the reviewers recognized the sponsor is looking at this issue through its General Plan update. Finally, the working group stressed that as the corridor saw more investment, the improvements could lead to risks of gentrification and displacement. Under the application's inclusive communities criteria, the sponsor laid out the place-based community infrastructure already in place (including partnerships with the active Community Based Organization and the neighborhood development action team) that recognize the risk and work against displacement pressures. Staff recommends a full funding award for the project through the Capital category of Green Means Go.

City of Sacramento: The Kind Project South Florin Road Corridor – Utility Tie-in Work

Proposed Project:

This project has a public/private/non-profit partnership and would provide 216 affordable units and on-site services. The project site located at Woodbine Ave along Florin Road would provide utility tie-in and help spur reinvestment in the Florin Road corridor.

Category:	Capital
Request:	\$181,000
Recommendation:	No funding

Summary of Application Review:

The project has strong alignment within the general Green Means Go objective of accelerating infill that improves housing affordability. However, the Capital category's focus (reflected both in program guidelines and application) is on corridor-unlocking investments, not specific projects. The working group felt the project was site specific in nature, thus not meeting the objectives of the Capital category. Staff does not recommend a funding award for the project in the Capital category. The working group recommends the project could consider the state's Infill Infrastructure Grant Program as one potential approach for funding.

City of Sacramento: Lavender Heights Water Infrastructure Expansion

Proposed Project:

The project would extend water infrastructure from 21st to 23rd Street along K Street and extend to Jazz Alley. The proposed extension of water infrastructure would also increase the water main size from a 6" pipe to a 12" pipe thereby increasing capacity sufficient to serve thousands of multi-family residential units and improve fire safety in the Central City Corridors Green Zone. The Central City Plan's goal is to add 23,000 new dwelling units by 2035 and with densities above 30 dwelling units/acre. There are approximately 900 planned dwelling units within the immediate project area.

Category:	Capital
Request:	\$1,083,000
Recommendation:	\$1,083,000

Summary of Application Review:

The Green Means Go working group found the proposed project a highly cost-effective approach to unlock a large number of housing units in a low VMT area. The Green Zone has a strong mix of uses and travel mode options; more housing in this area will help reduce VMT. Further, the housing units will all likely all be above the 30 dwelling units per acre laid out in the overarching REAP 2.0 program guidance. Finally, the reviewer group felt the application laid out

a clear case around the barriers to development and thus the corridor/area-wide benefit of the project.

In short, the review found the Green Means Go benefits high relative to the costs requested on the program. Some reviewers did feel like the growth assumptions presented in the application may be a bit aspirational, but that there was clear alignment between the infrastructure need and market demand. Staff recommends a full funding award for the project through the Capital category of Green Means Go.

City of Sacramento: Meadowview Station Transit Oriented Development

Proposed Project:

This project will facilitate a community-driven Master Plan for joint development of the Meadowview Station Transit Oriented Neighborhood, which will include affordable housing, community services, parks, and transit uses. The team will then identify the utility needs and community benefits to support the future neighborhood, compile an infrastructure finance plan and economic analysis to ensure the Master Plan is market feasible.

Category:	Planning
Request:	\$300,000
Recommendation:	\$300,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of Sacramento: River District Sump 111

Proposed Project:

The project would increase pumping capacity in the River District and install a trash capture device that is required to allow higher density projects without individual site drainage management. The majority of the 2,000 residential units planned for the area will be for lower-income households. The State is building offices for up to 5,000 employees across the street from the pump station.

Category:	Capital
Request:	\$7,000,000
Recommendation:	\$7,000,000

Summary of Application Review:

The working group felt the project had some of the strongest alignment of any submitted proposal within the program objectives of accelerating infill housing that will help address affordability while also reducing vehicle miles travelled. The review felt that of all the proposals, this investment would probably help unlock the largest number of units; most of these units would be available for lower income households. Further, the investment would be for a full corridor/district, not tied to an individual development project.

The working group noted the lack of financial match or partnerships in the project application, and the larger funding ask, but saw ample evidence of a strong policy match to accompany and compliment the infrastructure investment. Staff recommends a full funding award for the project.

City of Sacramento: Stone Beetland Drainage – Affordable Housing Acceleration Project

Proposed Project:

The project would reconstruct and relocate a trunk storm drainage pipeline from 27 to 42 inches serving the Detroit Neighborhood, off of Meadowview Road. The pipeline would also convene stormwater flows from the proposed 232-unit transit village affordable housing within Stone Beetland project area and provide water quality treatment for the runoff from the Detroit neighborhood and plan area, as well as the adjacent Morrison Creek Light Rail. Stone Beetland is a future development located near the Morrison Creek LRT station.

Category:	Capital
Request:	\$3,127,000
Recommendation:	No funding

Summary of Application Review:

The working group discussed the project's performance benefits in relation to the criteria of the Green Means Go program. Overall, the project has over 1,000 housing units planned, and looks to activate a vacant area near a light rail station. The benefitting project has clear infrastructure needs, and the infrastructure would also serve the existing Detroit neighborhood. Further, being pursued as a single entitlement, the project could likely move quicker through the development process (however, lends itself slightly less to the corridor framing of the Capital category).

Despite these strengths, the Green Means Go review group had several comments in relation to the program objectives. First, the project falls within a Green Zone, but the overall zone is largely jurisdiction wide, including new growth areas outside of the existing built environment. Overall the working group felt the proposed project fit less with the infill criteria laid out by the overarching state REAP 2.0 program and in relation to its placetype. Further, the application discussed housing affordability in relation to the area closest to the light rail, but the review felt

the proposal did not make as strong a case about how the full project would contribute to housing affordability, or how the larger area would help reduce VMT. Staff does not recommend a funding award for the project in the oversubscribed Capital category.

City of West Sacramento: Sacramento Avenue Corridor Infill & Infrastructure Capacity, Needs, and Financing Plan

Proposed Project:

The Infill and Infrastructure Capacity, Needs, and Financing Plan will support and encourage more infill housing production and improve housing affordability in the Sacramento Avenue Corridor. It will do this by identifying zoning and development code changes and non-transportation utility improvement needs. The Plan will include public engagement, field investigations and survey work, utility conditions and capacity assessments, capital improvement cost estimates, and an implementation, funding, and financing strategy. Based on funding received, the Plan will evaluate sewer, water, storm drain, electrical, gas, and/or telecommunications utilities in the Green Zone adjacent to and beyond Sacramento Avenue.

Category:	Planning
Request:	\$650,000
Recommendation:	\$650,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

City of West Sacramento: Washington District Underground Utility Infrastructure Infill and Upgrade Project

Proposed Project:

The project would complete the Underground Utility Infrastructure Project, by constructing infill and upgraded sewer, water, storm drainage, and associated appurtenances/infrastructure. It also includes 3,000 feet of fiber optics lines along Third Street which eventually will be used for the new I Street Bridge between C Street in West Sacramento and the Railyards in Sacramento.

Category:	Capital
Request:	\$4,000,000
Recommendations:	\$4,000,000

Summary of Application Review:

The working group felt the Green Zone corridor had strong potential for further infill growth, and that the proposed infrastructure investment would make a difference in overcoming the remaining market challenges for the corridor to activate the large amount of multi-family housing planned for the corridor. The sponsor thoroughly covered outreach conducted in the corridor, including the Washington Realized engagement activities. The proposed investment is well matched with other funding and with strong local policy contributions. In particular, the working group noted the strong alignment with the housing policy toolkit indicators asked in the application. Staff recommends full funding for the project, to complete the infrastructure improvements started as part of the 2017-2019 upgrades.

City of Yuba City: Harter Parkway Corridor Improvement Project

Proposed Project:

The project would construct sewer line along the Harter Parkway Corridor between Highway 20 and Butte House Road. This is the first step in removing a barrier to infill development along the one-mile corridor. The city plans for 650 dwelling units of low-income housing in the Promotion Green Zone, which includes the Harter Parkway corridor.

Category:	Capital
Request:	\$1,351,000
Recommendation:	\$1,351,000

Summary of Application Review:

The working group felt this infrastructure investment could be key in unlocking development in that Harter Parkway corridor. The area is a low vehicle mile travelled area, especially for its rural/small town placetype. The project proposal is well leveraged and draws from multiple planning and outreach efforts (including general and specific plans, and Green Zones shaped by public input). The application made a strong case, relative to other proposals, about revitalization and place-based community vitality in the Yuba/Sutter area. The broader effort also adds park space, adding a much-valued community amenity. Finally, the sponsor has shown clear momentum around the local policy environment for infill housing. The City is working with an outside consultant to simplify its development review, is looking to update the zoning code to provide more flexibility for residential development in commercial zones, and is actively engaging around infill development (such as the ULI technical advisory panel or the Blue Zones partnership). Staff recommends full funding for the project through the Capital category.

City of Yuba City: North Plumas Corridor Infill and Housing Jumpstart

Proposed Project:

The project proposes to abandon public sewer and stormwater facilities on an undeveloped parcel and relocate them to adjacent streets. This removes a key barrier to infill, which would serve as catalyst for the North Plumas corridor and Redevelopment Green Zone. The vision for the Green Zone is at least 370 lower-income multifamily residential units near the city's downtown.

Category:	Capital
Request:	\$1,708,000
Recommendation:	No funding

Summary of Application Review:

The proposed project has many strengths that align with the objectives of the Green Means Go program. The project looks to build off the momentum on the south side of Plumas St by bringing infill development north. The reviewers thought the area was primed for infill housing growth, seeing a market readiness case for new development. As for the other project submitted by the sponsor, the application showed clear evidence of partnerships, leverage and local commitment.

But the review also raised questions about if the infrastructure investment would lead to new housing. First, the review committee found the proposal more site specific in relation to other proposals. Further, it was not clear if the project ultimately would be able to develop into housing (per the Green Means Go guidelines, each project much have a deliverable housing component) given the ownership of the parcel. As such, the reviewers didn't feel enough certainty that the investment would unlock housing. Staff does not recommend a funding award through the Capital category of Green Means Go.

Placer County: Auburn Bowman Community Plan Update

Proposed Project:

Placer County's Community Development Resource Agency is working to update the Auburn Bowman Community Plan and prepare a Bowman Area Master Plan. As part of that work effort an Environmental Impact Report (EIR) is also proposed to be developed. The EIR will cover the update to the Auburn/Bowman Community Plan and candidate rezone housing sites from the County's 2021–2029 Housing Element. The Community Development Resource agency is pursuing this project to build upon the revitalization and reinvestment that has taken place around the Placer County Government Center and through a history of investment dating back to 1997, and to pursue the Board of Supervisors goal to build a greater diversity of housing for Placer County residents. The Plan will serve to implement the community's vision and realize new investment and reinvestment into the community.

Category: Planning
 Request: \$499,000
 Recommendation: \$499,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

Placer County: Highway 49 Wastewater Capacity Improvement Project

Proposed Project:

This project would increase wastewater collection system for services the Auburn/Bowman infill area. The area contains 1,758 acres of land surrounding Highways 49 and 80 and has over 1,000 planning affordable housing units. This project would implement the Auburn Bowman Community Plan that supports diverse housing types and multi-modal transportation and would remove a financial burden for development.

Category: Capital
 Request: \$5,000,000
 Recommendation: \$3,760,000

Summary of Application Review:

The Green Means Go working group found the project clearly met the objectives of a corridor-wide transformative investment. The added infrastructure would benefit thousands of ultimate housing units, including 1,000 planned affordable units. The sponsor has provided a policy match to go with the types of development planned for the area and would leverage the Green Means Go funds with substantial other funding.

The review group discussed how the new housing would affect VMT. The reviewers recognized the project's local context, but did not reach consensus on the outcome. Some thought the new housing would help lower VMT relative to the project's place type, while others felt the VMT reduction benefits were lesser compared to other submitted projects. And for the local policy match, some reviewers felt the proposed densities fell short compared to other projects, while others thought the corridor-wide approach allowed for a variety of housing types and densities.

In short, the working group review felt the project infrastructure would be a housing activator (including for some of the largest number of affordable units seen in the program), yet had a mixed assessment on several of the other supporting program objectives. Staff recommends a partial award of \$3.76 million, which fully expends the funding available to the category and program. Should there be any residual funds in the 2022/23 Green Means Go program

category, the staff recommendation is to use those residual funds towards this project's \$1.24 million Capital category funding gap, prior to any other program use.

Sacramento County: North Watt Avenue Corridor Plan SPA Update

Proposed Project:

Sacramento County is requesting grant funds to review and revise the North Watt Avenue Corridor Plan SPA with the goal of transforming the corridor into a vital core for the surrounding neighborhoods and region.

Category:	Planning
Request:	\$650,000
Recommendation:	\$650,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.