October 10, 2019

Regional Early Action Planning Grants Program (REAP)
*(The regional component of the Local Government Planning Support Grants Program as described in Health and Safety Code section 50515.02)*
Advance Allocation Request for Councils of Government and Multiagency Working Groups

**Amount available:** 25% of total maximum funding allocation

On or after October 1, 2019, Health and Safety Code Section 50515.02(d)(3) permits a council of governments or a fiscal agent of a multiagency working group to request up to 25 percent of funding available to it through this program in advance of submitting an application to request an allocation of funds, to develop and accelerate preparation of the application requirements described in Health and Safety Code Section 50515.02(d)(1), including, but not limited to, education and outreach strategies related to the sixth cycle regional housing need allocation. Submission of this form, along with a resolution of the Council or fiscal agent authorizing this request shall constitute an advance allocation request pursuant to Health and Safety Code section 50515.02(d)(3).

### APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Entity Name:</th>
<th>San Diego Association of Governments (SANDAG)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>401 B Street, Suite 700</td>
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<tr>
<td>City:</td>
<td>San Diego</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>92101</td>
</tr>
<tr>
<td>Website Address:</td>
<td><a href="http://www.sandag.org">www.sandag.org</a></td>
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### CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Title:</th>
<th>Senior Regional Planner</th>
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<tbody>
<tr>
<td>Name:</td>
<td>Seth Litchney</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>(619) 699-1943</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:Seth.Litchney@sandag.org">Seth.Litchney@sandag.org</a></td>
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**Amount requested:** $1,707,945.75
Please describe the proposed activities that would be funded through this request, and how your regional entity will use these funds to prepare for the full application requirements:

(1) An allocation budget for the funds provided pursuant to this section.
(2) The amounts retained by the council of governments, regional entity, or county, and any suballocations to jurisdictions.
(3) An explanation of how proposed uses will increase housing planning and facilitate local housing production.
(4) Identification of current best practices at the regional and statewide level that promote sufficient supply of housing affordable to all income levels, and a strategy for increasing adoption of these practices at the regional level, where viable.
(5) An education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional housing need allocation.

<table>
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<tr>
<th>Proposed Activity</th>
<th>Application Requirement(s) Developed or Accelerated through the Proposed Activity</th>
<th>Timing of Proposed Activity</th>
<th>Amount of Funds Utilized for Proposed Activity</th>
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<tbody>
<tr>
<td>See attached supplement</td>
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Use additional pages as needed. The fund recipient should discuss and seek approval from HCD if there are desired changes in proposed uses of these funds after submission of this funding request.
**Proposed Uses**

Health and Safety Code Section 50515.02(e) sets forth the eligible uses of Early Action Planning Grants funding by regional entities. Please select all that apply to this Request for Initial Funding. This selection represents your commitment to use funds on these eligible uses.

*(select all that apply)*

- [ ] Developing an improved methodology for the distribution of the sixth-cycle Regional Housing Need Assessment
- [x] Suballocating moneys to jurisdictions or other subregional entities to support planning to accelerate housing production in ways which align with state planning priorities, housing, transportation, equity, and climate goals. If any of this initial funding request is used to suballocate, an entity that receives the suballocation shall only use that suballocation for housing-related planning activities, described in Health and Safety Code Section 50515.02(f).
- [x] Providing jurisdictions and other local agencies with technical assistance, planning, temporary staffing or consultant needs associated with updating local planning and zoning documents, expediting application processing, or other actions to accelerate additional housing production.
  - [x] If proposing to use other actions please describe:

  See attached supplement

- [x] Covering the costs of administering this grants program.

The Council of Governments or Multiagency Working Group agrees to all statutory requirements of the program set forth in Health and Safety Code Section 50515.02, to limit spending to eligible uses, to comply with all guidelines, Notices of Funding Availability and application requirements subsequent to this request pursuant to Health and Safety Code section 50515.02(d)(1) and to complete of all forms and reporting requested by the Department of Housing and Community Development.

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**Hasan Ikhrama, Chief Executive Officer, SANDAG**

Print Name: ____________________________  Date: 1/13/20

Signature of Person Designated by the Council of Governments or the Fiscal Agent of the Multiagency Working Group to Submit this Advance Allocation Request on Behalf of the Council or Multiagency Working Group:
Send completed advance application request, the executed Resolution and any additional supporting documents to:

EarlyActionPlanning@hcd.ca.gov

OR

California Department of Housing and Community Development
Attention: Housing Policy Division, Early Action Planning Grants
2020 W. El Camino Ave. Suite 500
Sacramento, CA 95833
### Proposed Activity Title | Proposed Activity Description | Application Requirement(s) Developed or Accelerated* | Timing of Proposed Activity | Amount of Funds Utilized for Proposed Activity
--- | --- | --- | --- | ---
Perform Needs Assessment | Identify challenges facing cities and the County of San Diego (member agencies) in achieving housing production goals, including funding, data collection, and reporting; assess the willingness of member agencies to participate in a regional housing program including technical assistance, policy discussion, and information-sharing; identify pro-housing planning efforts currently underway or in the pipeline | 4, 5 | NTP + 6 months | $122,000.00
Develop an education and outreach strategy | Develop an education and outreach strategy to inform member agencies of the need and benefits of taking early action in achieving the 6th Cycle Regional Housing Need Allocation (RHNA) goals | 5 | NTP + 12 months | $50,000.00
Define SANDAG’s role in supporting acceleration of housing production | Identify opportunities for SANDAG to support member agencies in achieving 6th Cycle RHNA goals, such as technical assistance, grant writing, etc.; develop recommendations that will feed into a regional housing policy. | 3 | NTP + 12 months | $50,000.00
Develop a Regional Housing Policy | Develop a regional housing policy that: aligns with adopted regional planning principles including, open space preservation, smart growth, transit-oriented development, and greenhouse gas emission reductions; defines SANDAG’s role as a regional pro-housing leader; guides SANDAG’s comments on regionally significant projects through the Intergovernmental Review Process; and encourages member agencies to adopt housing policies and process improvements to streamline housing approvals and accelerate housing production. | 4, 5 | NTP + 12 months | $30,945.75
Develop Housing Incentive Program | Develop a program budget, including amount of REAP funding to allocate to member agencies as pass-through funding and the amount to be retained by SANDAG; develop a process for distributing funding to member agencies; develop program requirements such as eligible use of pass-through funds; identify how each component of the Housing Incentive Program will act to incentivize the development of housing, including affordable housing; identify and acquire necessary data sources to develop the program; develop performance metrics to measure the success of the program | 1, 2, 3, 4, 5 | NTP + 24 months | $325,000.00
### Regional Early Action Planning Grants Program (REAP) Advance Allocation Request Supplement

<table>
<thead>
<tr>
<th>Pass-through funding to the jurisdictions</th>
<th>Funds to be distributed through the SANDAG Housing Incentive Program</th>
<th>Timeframe</th>
<th>Total Funding</th>
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<tr>
<td><strong>Develop a funding clearing house</strong></td>
<td>Compile a comprehensive list of funding sources (and associated criteria, timelines, etc.) that support housing development, smart growth, and transportation improvement projects with a nexus to encouraging housing production; identify a list of near-term (next 5 years) regional housing development projects with the potential to include transportation improvements; establish guidelines for evaluating regional and local projects for potential funding consideration</td>
<td>3, 4 NTP + 24 months</td>
<td>$100,000.00</td>
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**Total 24 months** $1,707,945.75

*Application Requirements*

1) An allocation budget for the funds provided pursuant to this section.
2) The amounts retained by the council of governments, regional entity, or county, and any suballocations to jurisdictions.
3) An explanation of how proposed uses will increase housing planning and facilitate local housing production.
4) Identification of current best practices at the regional and statewide level that promote sufficient supply of housing affordable to all income levels, and a strategy for increasing adoption of these practices at the regional level, where viable.
5) An education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional housing need allocation.
A Resolution Authorizing a Request for, and Acceptance of, an Advance Allocation for Regional Early Action Planning Grant Funds from the Department of Housing and Community Development

WHEREAS, the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice and Request for Advance Allocation on October 1, 2019 for Regional Early Action Planning grants available to Councils of Government and Fiscal Agents of Multiagency Working Groups; and

WHEREAS, the Department is authorized to provide up to $125,000,000 to Councils of Governments such as the San Diego Association of Governments (SANDAG) under the Regional Early Action Planning grant program (REAP), the regional component of the Local Government Planning Support Grants Program (as described in Health and Safety Code section 50515.02); and

WHEREAS, SANDAG is eligible to submit a request for advance allocation pursuant to Health and Safety Code section 50515.02(d)(3) to develop and accelerate the implementation of the requirements contained in Health and Safety Code section 50515.02(d)(1), including the development of an education and outreach strategy related to the sixth cycle regional housing need allocation; and

WHEREAS, the Department shall approve the advance allocation request, subject to the terms and conditions of eligibility, the Guidelines, Notices of Funding Availability, and Program requirements, and the Standard Agreement by and between the Department and Local Government Planning Support Grant Recipients;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Executive Director is hereby authorized and directed to request an advance allocation not to exceed $1,707,945.75 (up to 25% of the amount allocated pursuant to Health and Safety Code section 50515.02(b), consistent with the methodology described in 50515.03(a)).

2. The Executive Director is authorized to execute the Advance Allocation Request, on behalf of SANDAG as required by the Department for receipt of REAP funds.

3. When SANDAG receives an advance allocation of REAP funds in the authorized amount of $1,707,945.75 from the Department pursuant to the above referenced advanced allocation request, it represents and certifies that it will use all such funds only for eligible activities as set forth in Health and Safety Code section 50515.02(d)(1), as approved by the Department and in accordance with all REAP requirements, guidelines, all applicable state and federal statutes, rules, regulations, and the Standard Agreement executed by and between SANDAG and the Department.
4. The Executive Director is authorized to enter into, execute and deliver a State of California Standard Agreement for the amount of $1,707,945.75, and any and all other documents required or deemed necessary or appropriate to evidence and secure the REAP advance allocation, SANDAG's obligations related thereto and all amendments the Department deems necessary and in accordance with REAP.

PASSED AND ADOPTED this 10th Day of January 2020.

Attest:

Chair

Secretary

**Member Agencies:** Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista, and County of San Diego.

**Advisory Members:** California Department of Transportation, Metropolitan Transit System, North County Transit District, Imperial County, U.S. Department of Defense, Port of San Diego, San Diego County Water Authority, Southern California Tribal Chairmen's Association, and Mexico.