

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

March 2021

REAP Grant Annual Report - 2022

Instructions

The following form is to be used for satisfying the annual reporting requirements of Health and Safety Code section 50515.04. The annual report utilizing this form must be submitted to HCD by April 1 of the year following receipt of funds and annually thereafter until funds are expended.

Applicants must submit the annual report to HCD by email at

reap@hcd.ca.gov.

Applicants should utilize the following instructions in completing the forms.

Overall Context: This section will provide an overview of the project, including needs, challenges, limiting factors, opportunities and solutions unique to the region. The section should also discuss the overall approach, goals and high-level summary of the status of the program.

Project Highlights, Accomplishments and Best Practices: This section will generally discuss some highlights for the overall project from the last year and any accomplishments resulting from the efforts in implementing the program. This section may also list and explain some of the best practices occurring through the program. This section can highlight efforts at a regional, sub-regional or local level and can include a wide ranging variety of efforts that facilitate housing impacts such as engaging stakeholders, building support for housing, major progress in zoning amendments, subregional collaboration, technical assistance outcomes.

Status of Activities: This section will provide a description of each of the major activities in the applicant's program. For major activities, the applicant can consult Section C from the application. The section will provide a general description of the overall activities, highlighting challenges, opportunities and accomplishment and will complete the status table. Column 1 of the status table is entitled Activity Category. This column will be completed with the relevant activity category (i.e., identification of best practices, education and outreach, improved RHNA methodology, suballocation, technical assistance and administration costs). Column 2 will include a brief description of the activity. Columns 3 and 4 will report the amount of money allocated to each activity and how much has been expended per activities as of the end of the calendar year. Column 5 will describe the overall timing of the project with beginning and anticipated completion dates. Column 6 will include a general status (i.e., not yet started, in progress, complete) and anticipated upcoming milestones. Column 7 will qualitatively and quantitatively, where possible, describe the regional impact on housing as a result of the activity.

Summary of Housing Production Indicators: This section will give an overview of housing production indicators and a summary of building permits, certificates of occupancy, or other completed entitlements issued by entities within the region or by the jurisdiction, as applicable. Applicants may use the Annual Progress Reports published the previous year to provide the total number of new units for the region. Self-reported data by cities and counties is available on HCD's [Housing Element and Implementation and APR Data Dashboard](#) (note: HCD cannot independently verify most project-level data). HCD recognizes REAP funds may not begin to impact housing production completed in 2019 and 2020, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale. Baseline year will be the 2019 calendar year and current year will be the prior year annual progress report. Applicants may add other indicators of housing production and numerical outcomes and may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

Additional Information: The applicant may add any applicable information as necessary to demonstrate the status and impacts of the overall program.

Additional Template Instructions: Please review and customize the footers of this document.

San Diego Association of Governments (SANDAG)

Overall Context:

Increasing the availability of affordable homes is critical to bettering the quality of life for all San Diegans. With the support of REAP 1.0, SANDAG is making significant strides to become a prohousing leader within the region through its Housing Acceleration Program (HAP). In 2021, SANDAG focused on program development and preparing to suballocate funds to local jurisdictions through a call for projects.

As outlined in the REAP application, SANDAG committed to the following actions for the Housing Acceleration Program:

- Perform outreach and develop a needs assessment identifying challenges facing local governments in achieving housing production goals, including funding, data collection, and reporting;
- Develop a local grant program to fund local governments planning actions to streamline housing development;
- Develop a housing grant clearinghouse to increase the number of state and federal grants acquired in the region; and
- Develop a housing policy outlining the role of SANDAG in increasing housing development in the region and meeting the goals of the Regional Housing Needs Assessment (RHNA).

In the development of the HAP, SANDAG surveyed local jurisdiction planning staff. With the survey, SANDAG staff identified regional initiatives SANDAG could implement to establish SANDAG as a prohousing leader and encourage the acceleration of housing production. Below is a table of identified Housing Acceleration Program Regional Initiatives:

Housing Acceleration Program Regional Initiatives	
• Housing Equity and Anti-Displacement Technical Assistance • Housing Legislation and California Environmental Quality Act (CEQA) Streamlining Training	• Capital Mapping • Regional GIS Database for Affordable Housing • Accelerating Housing on Publicly Owned Land • Local Pass-Through of Funding to Jurisdictions

• Housing Policy Leadership Academy • Regional Support for Civic Engagement on Housing • Regional Housing Finance Agency	• Sustainable Communities On-Call Consultant Bench
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** Items in bold are currently in progress at the time of this submittal*

A major accomplishment from 2021 includes the release of up to \$6 million through two Calls for Projects in November 2021: \$3 million for the Housing Acceleration Program Grant Funding (REAP 1.0 funded) and \$3 million from the *TransNet* Smart Growth Incentive Program (local dollars).

Initial activities to develop the HAP have been using the 25% advance allocation of \$1,712,920. In August 2021, SANDAG staff provided an update to HCD staff on the full REAP 1.0 application. In November 2021, SANDAG received an award letter from HCD approving the full application of \$5.1 million of REAP 1.0 funding. Currently, SANDAG is awaiting an amendment to the current standard agreement and will be seeking reimbursement to further continue the HAP.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

General Overview of Housing Acceleration Program:

In the second year of the project, SANDAG made progress in developing its Housing Acceleration Program by procuring consultant support, surveying jurisdictions, preparing a Prohousing Best Practices report, developing the Housing Acceleration Program Grant Funding call for projects, identifying Housing Acceleration Program Regional Initiatives, developing a Regional Equitable Housing Framework, and initiating a Regional Equitable Housing Subcommittee of the Board of Directors.

REAP 1.0 On-Going Efforts:

To inform program development, SANDAG has continued to actively participate in REAP 1.0 calls facilitated by CALCOG to share best practices and tools, and have robust conversations on pertinent housing issues regions are facing among other MPOs and COGs.

2021 Housing Acceleration Program Development, Highlights, and Best Practices:

In early 2021, SANDAG procured a consultant team to begin designing and developing SANDAG's Housing Acceleration Program (HAP). Some early actions to designing and developing SANDAG's HAP included conducting stakeholder interviews with planning and community development directors from jurisdictions across the SANDAG region to better understand their housing needs, barriers to accelerating housing production, and priority actions the HAP should take to support local jurisdictions in meeting their 6th Cycle RHNA allocation. Of the 19 local jurisdictions in the San Diego region, a total of 14 jurisdictions agreed to participate and provide input in the development of the HAP.

Another early action in development of the HAP was developing a best practices document. From July–September 2021, SANDAG and the consultant team developed a “Prohousing Best Practices for the San Diego Region” document. The document encompasses best practices, recommendations, and a 3-phase literature review. The document contains dozens of recent housing-focused articles and reports from across the San Diego Region and throughout the State of California and distills the ideas into recommendations for Pro-Housing Best Practices. The Best Practices document

enhances discussions on housing-related issues by establishing a shared baseline of knowledge about housing activities in our communities and building upon the existing policy development.

One component of SANDAG's HAP is grant funding for local jurisdictions. From August–November 2021, SANDAG designed and developed its Housing Acceleration Program Grant Funding (HAP Grant Funding) call for projects. The HAP Grant Funding is intended to support housing acceleration and smart growth with the goal of developing and adopting policies and process improvements that accelerate housing production, facilitating implementation of local jurisdictions' housing elements, implementing the Regional Plan Sustainable Communities Strategy, and building local jurisdictions' capacity to compete for funding statewide through the HCD Prohousing Designation Program. In this first call for projects, SANDAG made available up to \$3 million in competitive grants for local jurisdictions to accelerate housing production as well as promote equity and sustainability in housing planning and production. To further amplify the impact, SANDAG made available up to \$3 million in *TransNet* grant funds (local dollars) through the 5th Cycle of the Smart Growth Incentive Program (SGIP) in tandem with the HAP Grant Funding. SGIP planning funds support climate action plan implementation, facilitate compact, mixed-use, transit-oriented development, and encourage the acceleration of housing production within mobility hubs in smart growth areas or employment center.

Another component of SANDAG's HAP is Regional Initiatives (HAP Regional Initiative). As noted earlier, SANDAG surveyed local jurisdictions and a common denominator among those surveys was the need for more regional leadership and regional resources. SANDAG identified regional initiatives it could implement to establish SANDAG as a prohousing leader and accelerate the production of housing. To date, there are currently four HAP Regional Initiatives in progress that offers education in housing planning and policy, regional guidance for data analysis and policy resources, and explore avenues for additional funding opportunities.

Sustainable Communities On-Call Consultant:

To immediately support the HAP and other related programs, SANDAG began developing and procuring a Sustainable Communities On-Call (consultant bench) across 6 disciplines (i.e., land use, community development finance, equity, grant writing, sustainability, and transportation). The on-call is intended to support the HAP and its other components (i.e., HAP Grant Funding and HAP Regional Initiatives), the implementation of the 2021 Regional Plan and its Sustainable Communities Strategy (SCS), and future work related to the Regional Early Action Planning Grants of 2021 (REAP 2.0). The on-call will be focused on planning efforts to increase housing production to help meet the 6th cycle RHNA and the

linkage to supporting the SCS such as reducing VMT and GHG emissions. Local jurisdictions will be able to utilize the consultant bench for their individual HAP or SGIP grants as well.

SANDAG as a Prohousing Leader:

To further support the HAP and SANDAG's stance as a prohousing leader, SANDAG began developing a Regional Equitable Housing Framework that focuses on the 5 P's' Housing Framework: Promoting Equity and Sustainability, Preserving Vulnerable Housing, Protecting Tenants, Preventing Displacement, and Producing Housing for All. The framework will guide SANDAG's role in housing planning and identify near-term implementation actions for SANDAG to advance policy solutions. In addition, SANDAG established the Regional Equitable Housing Subcommittee (REHS), a subcommittee of the SANDAG Board of Directors, to lead discussions and identify voluntary, innovative, and incentive-based housing approaches that address housing needs throughout the San Diego region. The Regional Equitable Housing Framework is scheduled to be completed in 2022, and the REHS is anticipated to meet through calendar year 2022.

Housing Acceleration Program Anticipated Achievements:

In November 2021, SANDAG procured consultant services to deploy a Housing Legislation Forum that featured a review of current state legislation and policy trends, and how to potentially address future issues. In addition, SANDAG will be providing a Housing Policy Leadership Academy to diverse leaders and community members with an in-depth forum to explore and develop equitable, inclusive policy solutions to increase housing production and affordability in their community and across the region. The Housing Legislation Forum and Housing Policy Leadership Academy are on track for February and March 2022. SANDAG has partnered with the Southern California Association of Governments (SCAG) to provide education and outreach on housing matters as a best practice and as Southern California. Other anticipated achievements are the deployment of various HAP Regional Initiatives such as conducting an anti-displacement study, developing a regional GIS database for affordable housing, and providing regional support for civic engagement to mention a few.

Status of Activities:

Activity 1: 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. **Activity 2:** 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. **Activity 3:** Developing an improved methodology for the distribution of the sixth cycle RHNA. **Activity 4:** Suballocating moneys directly and equitably to jurisdictions or other subregional entities in the form of grants for planning that will accelerate housing production in ways that align with state planning priorities, housing, transportation, equity, and climate goals. **Activity 5:** 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. If proposing to use other actions, please describe in project description. **Activity 6:** Covering the costs of administering this grants program.

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
4, 5	Needs Assessment	\$122,000 (included in 25% application)	\$76,250.33	-	Completed	Identifies challenges facing cities and the County of San Diego (member agencies) in achieving housing production goals. Informed the development of SANDAG's Housing Acceleration Program (HAP).
4	SANDAG's role in supporting housing	\$50,000	Part of the Housing Acceleration	-	Completed	Identifies opportunities for SANDAG to support

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
	production acceleration	(included in 25% application)	Program Development			member agencies in achieving 6 th Cycle RHNA goals through local jurisdiction support, data analysis and policy resources, and regional initiatives.
1, 2, 4, 5	Housing Incentive Program Development (aka Housing Acceleration Program)	\$325,000 (included in 25% application)	\$127,024.19	-	Completed	Developed Housing Acceleration Program, including program budget for competitive grants and regional initiatives, and deployed education and outreach.
4, 5	Regional Housing Policy (aka Regional Equitable Housing Framework)	\$30,945.75 (included in 25% application)	\$83,753.80	-	Draft completed; planning to seek recommendation from REHS and acceptance by SANDAG Board of Directors in Summer 2022	Creates regional housing policy that guides the development of housing planning and advance policy solutions to increase the supply and availability of housing at all levels.

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
2, 4, 5	Pass-through Funds (Competitive Grants)	\$3,030,000 (\$1,030,000 included in 25% application; \$2,000,000 included in 75% application)		January 2021 – June 2023	On-going; grant awards anticipated in April 2022	Funds activities that support increased or accelerated housing, including affordable housing in the region
1, 4, 5	Capital Mapping (aka Housing Grant Clearinghouse)	\$100,000 (included in 25% application)		January 2022 – December 2023	On-going	Identifies various funding sources and provide a synopsis of opportunities along w/ recommendations for financial strategies to achieve housing goals
5	Education and Outreach	\$50,000 (included in 25% application)		January 2021 – December 2023	On-going	Inform member agencies of the need and benefits of taking early action in achieving the 6th Cycle RHNA goals, HAP, legislation etc
1, 2, 4, 5, 6	Additional Regional Initiatives:	\$3,143,734.25 (included in 75% application)	\$43,835.74	August 2021 – December 2023	On-going	Deploys initiatives that: Covers education on housing

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
	- Housing Policy Leadership Academy - Regional Finance Authority - Sustainable Communities On-Call)					planning and policy; - establishes the framework for a regional housing finance agency to raise, administer, and allocate funding for affordable housing - provides planning/technical support to HAP and RP SCS
6	Staff and Administration	\$342,584 (5% of total REAP 1.0 allocation)	\$21,936.48	To be completed by December 2023	On-going	Supports administration of the HAP
1, 2, 4, 5	Staff time on Housing Acceleration Program (non-admin)	Included in other line items	\$301,487.58	To be completed by December 2023	On-going	Supports all components of the HAP

Summary of Indicators of Housing Production:

HCD post-submission corrections

Housing Production Indicator	Baseline Year 2019	Current Year 2021	Cumulative Change	Notes
Building Permits	2019 9,206	2021 10,695	N/A +1,489	At this time, the data is not available on HCD's HE Data Viewer.
Certificates of Occupancy	N/A 3,834	N/A 8,203	N/A + 4,369	Currently, SANDAG only collects APRs and does not track certificates of occupancy.
Completed Entitlements	2019 4,309	2021 10,364	N/A + 6,055	At this time, the data is not available on HCD's HE Data Viewer.
Other				
Other				
Other				

Additional Information:

N/A