

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

March 2023

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:

For decades, housing production has not kept pace with the growing population of the San Diego region, resulting in continuously rising housing prices for both renters and homeowners, increased instances of displacement, overcrowding, and homelessness. With the support of \$6.8 million in REAP 1.0 funding, SANDAG began to address the housing crisis and launched a Housing Acceleration Program (HAP). Throughout 2022, SANDAG continued its education and outreach efforts, finalized its HAP Strategy, focused on program development and implementation, and suballocated funds to local jurisdictions through a call for projects.

The HAP Strategy outlines goals, policies, and actions to accelerate affordable, fair, and sustainable housing production across the San Diego region. SANDAG's refined HAP is comprised of 3 Core Strategies:

- **Local Jurisdiction Support:** Offers technical resources and assistance to support cities and the County.
- **Data Analysis and Policy Resources:** Compiles data, policy tools, resources, and best practices for local jurisdictions, stakeholders and communities.
- **Regional Initiatives:** Provides education, leadership and funding opportunities to accelerate housing investments.

Local Jurisdiction Support	Data Analysis & Policy Resources	Regional Initiatives
• Pass-Through of Funding to Jurisdictions (Grant Program) • Technical Assistance • Sustainable Communities On-Call	• Housing Policy & Planning Tool • Anti-Displacement Strategy • Prohousing Best Practices	• HAP Strategy • Housing Policy Leadership Academy & Policy Forums • Land Value Capture Study • Capital Mapping • Regional Housing Finance Agency

Major accomplishment from 2022 include: the completion of the [HAP strategy](#), completion of the Housing Policy Leadership Academy sessions and three policy forums, the Regional Housing Policy (aka Regional Equitable Housing Framework) and [Capital Mapping Project](#) (aka Grants Clearinghouse) and issuing \$1.9 million in REAP 1.0 grant funding to our local jurisdictions.

Other 2022 efforts included: launching various regional initiatives, continuing education and outreach through the housing policy forums and establishing a consultant bench. There was also a lot of work done related to development of a Regional Housing Finance Agency and although SB1105 failed, lessons learned will help shape future legislation efforts. Currently, SANDAG is awaiting reimbursement from HCD to further continue the HAP.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

2022 Housing Acceleration Program Development, Highlights, and Best Practices:

In the third year of the project, SANDAG made progress in advancing all 3 strategies of its Housing Acceleration Program (HAP): local jurisdiction support, data analysis and policy resources, and regional initiatives.

Local Jurisdiction Support:

During 2022, SANDAG continued to engage local 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.

In late 2021, SANDAG issued an RFP for On-Call Sustainable Communities Consulting Services. Consultants were selected in Q1 of 2022 and the Board of Directors approved awards in April. This on-call solicitation is intended to be used by SANDAG and the local jurisdictions to support the regional HAP and implementation of the Regional Plan and its Sustainable Communities. The firms selected as a result of this solicitation provide planning services across 6 disciplines – land use, housing, community development finance, equity, climate resiliency, and transportation – to increase housing production to help meet the 6th cycle RHNA and supporting elements of the SCS such as reducing VMT and GHG emissions.

In April of 2022, SANDAG awarded \$1,935,243 through HAP Cycle 1 to local jurisdictions to [support 7 planning projects](#) that encourage sustainable and equitable housing practices, policies and process improvements that accelerate housing production, facilitate implementation of the 6th RHNA Cycle, and affirmatively further fair housing in accordance with goals and guidelines established in the San Diego Forward: 2021 Regional Plan. The funding also helps build local jurisdictions' capacity to compete for funding statewide through the HCD Prohousing Designation Program.

To further amplify the impact of HAP grant funding, SANDAG also awarded \$1,869,477 in *TransNet* grant funds (local dollars) through the 5th Cycle of the Smart Growth Incentive Program (SGIP) to [support 5 planning projects](#). SGIP funds support climate action plan implementation, facilitate compact, mixed-use, transit-oriented development, and encourage the acceleration of housing production within priority growth areas. In May, jurisdictions were notified of their awards.

In late 2022, SANDAG selected a consultant and kicked off its technical assistance (TA) program for local jurisdictions. This TA Program will advance innovative best practices, keep local jurisdictions updated on the latest legislation, and build local staff capability through webinars, trainings, toolkits, and legislative summaries. Another goal is to put policy into action by providing guidance resources, customizable templates and tools, and direct staffing assistance to local jurisdictions to help streamline ministerial housing approvals and CEQA processes, rezone sites for housing, implement ordinances, comply with new legislation, and implement other concrete actions to accelerate housing production. The TA program, funded through REAP 1.0, is scheduled to be completed in March of 2024.

Data Analysis & Policy Resources:

Local jurisdictions provided input to SANDAG on resources that would be beneficial for implementing their housing elements. In response to their requests, in the summer of 2022, SANDAG procured a consultant and launched its Housing Policy and Planning Tool (HPPT) initiative, which will be housed on the [open data portal](#). HTTP will provide a 'one-stop' shop where demographic and housing data, resources (including affordable housing development case studies), and technical assistance are readily available online to local jurisdictions and stakeholders. Work products from the TA program outlined above will also be available through the HTTP. Phase 1 of the HPPT is expected to be completed in the fall of 2023.

In September 2022, SANDAG and a consultant team kicked off the Anti-Displacement Strategy. The 4 main goals of this initiative are: (1) To use both quantitative and qualitative data to understand where and to what extent residential displacement is occurring (2) To identify which of these areas facing residential displacement are targeted for infrastructure investment as part of the 2021 Regional Plan and provide SANDAG with insight to craft policies that will help prevent displacement (3) To equip jurisdictions with data and solutions-oriented tools to further develop and adopt anti-displacement policies (4) To engage with key stakeholders to learn about local displacement pressures and vet the validity of materials created as part of this study. Deliverables from this initiative will also be available through the HPPT.

Regional Initiatives:

When SANDAG began developing its housing program, local stakeholders identified the need for more regional leadership and regional resources.

SANDAG's Housing Policy Leadership Academy (HPLA) concluded in December 2022, following the success of a 10-month educational and training program offered across 2 cohorts. The online training course brought together local leaders to explore the relationship between policy, planning, and housing development. From March through December, participants explored how different policy solutions shape both the physical and social landscape and capacity to produce housing for all, and how to proactively contribute to accelerate housing production. The program wrapped up with group research projects and policy proposals. Some members indicated they will continue to work on their initiatives and seek stakeholder support, local approvals, and funding to execute on the policy recommendations researched. Of the people who participated in HPLA, 49 participants completed the program. Graduates include two city council members, five policy advisors, five regional planners, two planning commissioner/planning group representatives, and nine planning and housing department professionals representing nine jurisdictions. Seven additional individuals attended the majority of the sessions but did not complete a group project.

Alongside HPLA, SANDAG hosted 3 forums (2 jointly with SCAG) open to the public, that focused on housing policy issues and trends. The [first, held in February](#), provided policymakers, leaders, interested stakeholders, and engaged citizens an inside look at state housing legislation. The forum featured a review of current legislation, policy trends, and a forecast of issues to watch in 2022. The [second was held in August, in partnership with SCAG](#), and covered the topic of Equitable Homeownership. Attendees learned about state and regional funding sources that support homeownership, ADU development, and other innovative solutions that can help the region meet its housing goals. [The November SANDAG/SCAG forum](#) gave an overview of the 2022-2023 state budget and funding trends. It also reviewed key state bills and legislative themes to enable stakeholders to identify funding and legislative opportunities that can meet their local and regional housing needs.

In the first half of 2022, SANDAG and regional stakeholders began to establish the framework for a regional Housing Finance Agency to raise, administer, and allocate funding for affordable housing in the San Diego region. A Regional Equitable Housing Subcommittee, which included 6 members of the SANDAG board, was formed to lead discussions and identify voluntary, innovative, and incentive-based housing approaches that address housing needs throughout the San Diego region. A Regional Equitable

Housing Task Force, comprised of local stakeholders representing diverse perspectives and sectors, also convened six times to provide input on challenges, opportunities, and constraints regarding San Diego's comprehensive regional housing framework, and explore a regional housing finance authority. Although SB-1105 (the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency), which was introduced by Senator Hueso, didn't successfully pass through the legislature, lessons learned will help shape future efforts.

Another regional initiative, Capital Mapping, identifies public, private, and philanthropic funding opportunities to help meet regional housing targets and accelerate housing production. Project deliverables, which were completed in May, provide a strategic outline for how SANDAG can support regional partners and build coalitions to support housing development and details ways SANDAG can increase the region's success in affordable housing funding opportunities, including the state's Affordable Housing Sustainable Communities (AHSC) program. Historically, San Diego has underperformed compared to other large and urban areas in California in its ability to bring in AHSC funds and hasn't been as consistently coordinated or strategic like other regions. SANDAG has taken on the role of convenor to help facilitate the deep coordination needed among all stakeholders and held a housing workshop in partnership with the Strategic Growth Council (SGC) in October.

At the end of 2022, SANDAG procured a consultant team and launched a Regional Land Value Capture Study. This initiative, scheduled to be completed mid-2023, evaluates the suite of land value capture mechanisms and develops a long-term strategy that can aid SANDAG and partner agencies in advancing regional housing goals and raising sustainable revenue to implement Regional Plan projects that accelerate housing production.

2023 Housing Acceleration Program Anticipated Achievements:

In 2023, SANDAG will continue to implement its Housing Acceleration Program and solidify its role as a Prohousing leader in the region.

In the new year, the Housing Acceleration Program Technical Assistance Program will kick off for Local Jurisdictions. At the first meeting (in-person with a virtual option) in January, planning staff for the 18 cities and unincorporated county will share specific challenges, legislative needs, and housing program priorities that the TA program can potentially support. At subsequent workshops and webinars, SANDAG and consultants will present sets of resources (templates/toolkits), interpret new applicable legislation, provide training and answer follow-up questions. Through the TA Program, the

consultant will also provide up to 75 hours of on-demand local staffing assistance for each jurisdiction. Topics of expertise that may be requested under this task include but are not limited to: CEQA streamlining and document review in relation to housing, housing legislation and policy implementation, up-zoning and re-zoning, Coastal Act compliance, and inclusionary housing implementation. SANDAG and the consultant will also host quarterly meetings with jurisdictions at a subregional level to identify and address issues specific to North County Coastal, North County Inland, East County, South Bay, the City and the County.

In March, SANDAG and SCAG will be partnering for a housing policy forum “Rethinking Social Housing for California.” Presenters and panelists will discuss opportunities to adapt innovative social housing policies in a context fit for California and identify what steps we can take to bring social housing to our region. The forum will also highlight how Vienna solved its housing crisis by adopting a social housing model that has turned the city into a global leader in environmental and social sustainability, design, and infrastructure.

The Regional Land Value Capture Study will wrap up in the summer and deliver a long-term strategy that can aid SANDAG and partner agencies in advancing regional housing goals. Local jurisdictions will continue working to adopt pro-housing policies and process improvements with the funds received from the HAP Cycle 1 call for projects and report progress quarterly to SANDAG.

The Anti-Displacement Strategy will be nearing completion by the end of 2023 and is designed to assist local jurisdictions in preventing residential displacement. The Strategy will include a finalized Existing Conditions Report, Best Practices Report, and draft toolkit by the end of year. The Strategy requires extensive stakeholder outreach to gain input on each of the report’s deliverables and is being conducted in phases throughout the spring, summer, and fall of 2023.

In 2023, the Housing Policy and Planning Tool (HPPT) will be released providing local jurisdictions and other stakeholders with data, templates and toolkits (including those developed from the TA program and Anti-displacement Strategy) and case studies to help advance local and regional housing goals.

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
1,2,3,4,5	Initial Program Development	\$ 441,583.39	\$ 425,174.36	2021-2022	Complete	All activities under initial program development (Needs assessment, defining SANDAG's role in supporting acceleration of housing production, developing a regional housing policy, and a Capital Mapping project) informed the development of SANDAG's Housing Acceleration Program (HAP).

2,4,5	Suballocation via Competitive Process	\$ 1,935,243.00	\$ 167,062.24	Scheduled for completion in March 2024	In Progress. Projects awarded April 2022	Awarded projects encourage sustainable and equitable housing practices, policies and process improvements that accelerate housing production, facilitate implementation of the 6th RHNA Cycle, and affirmatively further fair housing in accordance with goals and guidelines established in the San Diego Forward: 2021 Regional Plan.
1,2,5	Housing Policy & Planning Tool (HPPT)	\$ 387,935.00	\$ 87,412.23	Phase 1 scheduled for completion mid 2023	In Progress	The HPPT will be a 'one-stop' shop that provides local jurisdictions and other stakeholders with data, templates and toolkits (including those developed from the TA program and Anti-displacement Strategy) and case studies to help advance local and regional housing goals.
1,2,5	Technical Assistance Program for Local Jurisdictions	\$ 690,722.40	\$ 4,631.50	November 2022 - March 2024	In Progress	The TA Program helps local jurisdictions put policy into action by building local staff capability through webinars, trainings, and toolkits, and by providing resources, customizable templates, and direct staffing assistance to local jurisdictions

1,2,5	Anti-Displacement Strategy	\$ 353,287.00	\$ 77,727.34	September 2022- January 2024	In Progress	The Strategy provides assistance to help local governments meet state and federal requirements of AFFH and includes region- and locality-specific solutions-oriented tools for preventing displacement.
1,2	Housing Policy Leadership Academy	\$ 459,262.00	\$436,479.27	February 2022 - March 2023	Completed	10-month online training course brought together local leaders to explore the relationship between policy, planning, and housing development.
	Regional Housing Finance Agency				Completed	Establish the framework for a regional Housing Finance Agency to raise, administer, and allocate funding for affordable housing in the San Diego region.
	Housing Policy Forums				In Progress	Educational public forums that enable stakeholders to identify funding, legislative opportunities and other innovative solutions that advance housing goals.
	Land Value Capture Study				In Progress	Will result in a long-term strategy that can aid SANDAG and partner agencies in advancing regional housing goals and raising sustainable revenue to implement Regional Plan projects that accelerate housing production.

6	REAP 1.0 Administration	\$ 342,584.00	\$ 116,328.36	Will run through end of REAP 1.0 program	In Progress	Supports administration of the HAP
1,2,4,5	Staff time (non- admin)	\$ 2,041,063.80	\$ 1,096,695.04	Will run through end of REAP 1.0 program	In Progress	Supports all components of the HAP

Summary of Indicators of Housing Production:

HCD post-submission corrections

Housing Production Indicator	Baseline Year 2019	Current Year 2022	Last Available Year 2021	Change (cumulative change from baseline to 2022)	Notes
Submitted	11,889	N/A 26,267	10,764	-1,125 +14,378	At this time, the 2022 data is not available on HCD's HE Data Viewer.
Entitled	4,309	N/A 8,165	10,364	+6,055 +3,856	
Permitted	9,206	N/A 11,114	10,696	+1,490 +1,908	
Completed	3,834	N/A 9,413	8,201	+4,367 +5,579	
Certificates of Occupancy					Not tracked
Other					

Additional Information:

N/A