

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

CY 2023

REAP Grant Annual Report - 2024

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 its Housing Acceleration Program (HAP).

SANDAG's [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 • Education and outreach • Sustainable Communities On-Call	• Housing Policy & Planning Tool • Anti-Displacement Strategy • Prohousing Best Practices	• Regional Convenings • Housing Policy Leadership Academy • Regional financing and revenue opportunities • Regional Studies

Major accomplishment from 2023 include: the launch of the technical assistance program for local jurisdictions and the housing policy and planning tool (HPPT), co-hosting 2 joint policy forums and completing the Land Value Capture Study.

Other 2023 efforts included: continuing education and outreach and furthering work on the regional anti-displacement strategy. One jurisdiction completed its planning study funded through HAP Cycle 1 and the other six who received funding are on target to wrap up studies before the deadline.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

2023 Housing Acceleration Program Development, Highlights, and Best Practices:

In the fourth year of the REAP 1.0, 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 2023, SANDAG continued to engage local jurisdictions across the region to better understand their housing needs and challenges, and provide support to help make progress towards their 6th Cycle RHNA allocation.

SANDAG retains on-call consultant services, which the cities and the County of San Diego can use for a variety of planning disciplines without having to undergo lengthy procurement processes or negotiation procedures. The firms that were selected in 2022 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 goals and supporting elements of the SCS such as reducing VMT and GHG emissions.

Last year, 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 2021 Regional Plan. The city of Del Mar completed its “Housing Feasibility Assessment for Smart Growth Areas” study and the other 6 jurisdictions are on track to complete their studies by the REAP 1.0 deadline.

In early 2023, SANDAG launched its Housing Technical Assistance (TA) program for local jurisdictions. The program was developed with local jurisdiction input and includes multiple components that cater to their varying needs and capacities:

- Trainings & webinars
- Engagement, communication and collaboration
- Legislative tracking and interpretation
- Sub-regional meetings and focus groups
- Templates, toolkits and memos
- Local staffing assistance

The TA program was designed to address the unique needs of the SANDAG region and all jurisdictions have taken advantage of at least one component of the program.

During 2023, SANDAG held 5 regional trainings/webinars for the local jurisdictions focused on showcasing existing resources, implementation of AB 2011 and SB 6, understanding Anti-displacement causes and policies, Objective Design Standards, and Housing Rehabilitation Programs. SANDAG also held various office hours and opportunities for one-on-one consultations.

To supplement trainings and to address capacity challenges, SANDAG also offered 70-75 hours of free on-demand support to local jurisdictions. 13 of the jurisdictions requested and are receiving local staffing assistance for 36 different requests including: objective design standards, ADU streamlining, and CEQA assistance. In addition to staffing support, the TA program also includes legislative updates, policy briefings, APR trainings and other data resources

Many of the resources created through the TA program are housed on the Housing Policy and Planning Tool under [Housing Policy Resources](#).

Data Analysis & Policy Resources:

Local jurisdictions provided input to SANDAG on resources that would be beneficial in implementing their housing elements. In response to their requests, SANDAG procured a consultant and launched its [Housing Policy and Planning Tool](#) (HPPT), housed on SANDAG's [open data portal](#). HTTP is a 'one-stop' online platform where housing data, resources and policy documents are readily available online to local jurisdictions and stakeholders. The modules made available in 2023 include:

- [Affordable Housing Case Studies](#): offer 25 examples of projects throughout the region that have successfully developed affordable housing, highlighting the key characteristics that helped contribute to the region's housing and sustainability goals.
- [Housing Policy Resources](#): contains a summary of existing housing planning and policy resources organized by topic. These resources provide direction for implementing housing programs in the San Diego region.
- [Housing Element Compliance](#): outlines the current status of all jurisdiction's 6th RHNA Cycle housing elements. SANDAG jurisdiction's housing element planning period is April 15, 2021 through April 15, 2029.
- [APR Housing Data Explorer](#): provides an overview of housing permitting trends based on Annual Progress Report (APR) data from HCD.
- [ADU Report](#): represents a snapshot in time of ADU development in the region

- [RHNA Dashboard](#): provides visualizations of the region's RHNA and progress towards achieving those needs.

During 2023, SANDAG and a consultant team continued working on the Anti-Displacement Strategy and provided updates on progress made to stakeholders as well as considered their feedback. 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.

Completed deliverables during the 2023 calendar year include the Existing Conditions Map & Report and the Best Practices Report. The team is finalizing the toolkit, a robust package of resources that will provide tools for local jurisdictions to address the complex issues related to anti-displacement. All completed deliverables are available in the [Anti-Displacement Strategy](#) module on the HPPT.

Regional Initiatives:

During program development and ongoing outreach, local stakeholders identified the need for more regional leadership and regional resources.

In 2022, SANDAG offered the Housing Policy Leadership Academy (HPLA) to 2 cohorts of local leaders. Another one is planned for early 2024 which will bring stakeholders together to explore the relationship between policy, planning, and housing development.

SANDAG also co-hosted 2 policy forums open to the public, that focused on housing policy issues and trends. The first, [Rethinking Social Housing for California](#), was a joint venture with SCAG. This forum focused on social housing models, spotlighting Vienna, to highlight parallels and key differences in California's housing landscape to uplift potential for adaptation of innovative housing policies. The forum also included a panel of housing experts from the LA and San Diego region and Assemblymember Alex Lee (D-25). Over 250 people attended the forum.

The second, [2023 New State Housing Laws Overview Webinar](#), joint with ABAG, covered new legislation regarding Project Processing, Affordable Housing Entitlements, CEQA, Density Bonus and Inclusionary Zoning, ADUs, Parking and Housing Development Financing. Over 500 people RSVP'd with about a quarter from the San Diego Region.

In 2023, SANDAG completed a [Regional Value Capture Study](#). This initiative identifies and evaluates value capture instruments and joint development opportunities for the San Diego region. The study offers recommendations and a long-term implementation strategy for SANDAG, local jurisdictions, and transit agencies to collaboratively address housing and infrastructure needs using innovative financing strategies. An additional [Screening Tool](#) was created and can be used to evaluate specific opportunities.

2024 Housing Acceleration Program Anticipated Achievements:

In the first half of 2024, SANDAG will continue to implement its Housing Acceleration Program and solidify its role as a Prohousing leader in the region with REAP 1.0 funding.

In the new year, the HAP TA program will continue to provide support to local jurisdictions, initially funded through REAP 1.0, then be extended with REAP 2.0 funding.

The data on the HPPT will be updated to reflect the most recent HCD APR data when it becomes available and additional resources, like the Anti-Displacement toolkit, will be added.

As mentioned above, SANDAG will be offering HPLA to another cohort of diverse leaders and housing professionals in 2024 and complement that effort with a Housing Policy Bootcamp. The bootcamp is intensive course that challenges HPLA alumni to learn the essentials of policy analysis and policy development. The course culminates in a housing policy proposal developed by small groups of collaborators that will be presented at the final session to local leaders and Subject Matter Experts. In addition, SANDAG is planning for additional Regional Policy Forums in early 2024.

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	\$522,683.73	Scheduled for completion in April 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	\$ 301,515.15	Phase 1 completed. Additional resources will be added as they become available	In Progress	The HPPT is 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	\$ 284,957.49	November 2022 - June 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	\$ 294,208.07	September 2022- March 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	\$459,262.00	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				Completed	Educational public forums that enable stakeholders to identify funding, legislative opportunities and other innovative solutions that advance housing goals.
1	Land Value Capture Study	\$ 199,999.41	\$ 199,266.95	August 2022 - June 2023	Completed	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	\$ 1,820,943.68	Will run through end of REAP 1.0 program	In Progress	Supports all components of the HAP
1,2	HPLA 2024	\$242,750 ¹		Late November 2023 – June 2024	Beginning early 2024	10-session online training course brought together local leaders to explore the relationship between policy, planning, and housing development.
	Housing Policy Bootcamp					4-week intensive course which challenges HPLA alumni to learn the essentials of policy analysis and policy development.
	Housing Policy Forums 2024					Educational public forums that enable stakeholders to identify funding, legislative opportunities and other innovative solutions that advance housing goals.

¹ Funded through staff/admin cost savings
Regional Early Action Planning Grant

Summary of Indicators of Housing Production:

HCD post-submission corrections

Housing Production Indicator	Baseline Year 2019	Current Year 2023	Last Available Year 2022	Change	Notes
Submitted	11,889	N/A 20,171	25,498	+13,609 +8,282	At this time, the 2023 data is not available on HCD's HE Data Viewer.
Entitled	4,309	N/A 7,666	8,165	+3,856 +3,357	
Permitted	9,206	N/A 15,531	11,075	+1,869 -6,325	
Completed	3,834	N/A 8,392	9,409	+5,575 +4,558	
Certificates of Occupancy					Not tracked
Other					

Additional Information:

N/A