

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

CY 2024

REAP Grant Annual Report - 2025

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 & Bootcamp • Regional Financing and Revenue Opportunities • Regional Studies

During calendar year 2024, SANDAG wrapped up all HAP activities funded through REAP 1.0. Highlights included the completion of the jurisdictions' HAP Cycle 2 grant projects and the Regional Anti-displacement Strategy. The Anti-displacement Strategy was also awarded the 2024 Best Practice Excellence Award from the San Diego APA Chapter and the 2024 Award of Merit from the California Chapter.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

2024 Housing Acceleration Program Development, Highlights, and Best Practices:

During 2024, SANDAG completed all REAP 1.0 funded initiatives and continued and expanded the HAP with REAP 2.0.

Local Jurisdiction Support:

With REAP 1.0 funding, SANDAG awarded \$1.9 million through the HAP Cycle 1 grant program to local jurisdictions to [support 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. Seven jurisdictions benefited from the HAP Cycle 1 planning grants. In 2023, Del Mar completed a feasibility study for developing at least 54 affordable housing units at the Fairgrounds, while the other grantees completed their projects in 2024. The Unincorporated County established clear guidelines and decreased plan review time for certain projects through its objective design standards project. Santee rezoned four large strategic sites consisting of approximately 37.5 undeveloped acres within the City's Town Center. The City of San Diego accelerated the production of housing in transit rich areas through a combination of improving building permit processes and studying city-owned sites to evaluate feasibility for housing development. The City of Encinitas completed permit ready ADU plans and conducted a Displacement Risk Analysis Study. National City completed a focused general plan update and updated their Climate Action Plan (CAP) to include a new opt-in floor area ratio-based (FAR) residential density bonus program.

SANDAG continued its [Technical Assistance \(TA\) program](#) for local jurisdictions which provides resources to the local jurisdictions including trainings, webinars, templates toolkits and free staffing hours. In 2024, the team supported local jurisdictions with their annual progress report (APR) submittals and provided education and resources covering new legislation and other pertinent topics such as ADUs and no net loss.

Data Analysis & Policy Resources:

SANDAG's [Housing Policy and Planning Tool](#) (HPPT) is a 'one-stop' online platform where housing data, resources and policy documents are readily available online to local jurisdictions and stakeholders. In 2024, 3 of the modules on the HPPT were updated. All completed deliverables of the [Anti-Displacement Strategy](#), including the

toolkit that provides guidance tailored specifically to local agency staff to create, adopt, and implement anti-displacement policies were posted online. The [APR Housing Data Explorer](#) and [RHNA Dashboard](#) modules were also updated with the most data from HCD.

Regional Initiatives:

Due to the success of earlier sessions, SANDAG offered another Housing Policy Leadership Academy (HPLA) in 2024 and added a Housing Policy Bootcamp program.

Thirty-eight participants, including regional/city planners, developers, policy advocates, a city councilmember, and elected official staff, graduated with the 2024 HPLA cohort. This effort was complemented with a Housing Policy Bootcamp, an intensive course that challenges HPLA alumni to learn the essentials of policy analysis and policy development. The bootcamp culminated in a housing policy proposal developed by small groups of collaborators that was presented to a panel of judges.

Final proposals included requests to:

- The City of San Diego to incorporate a plan to expand limited equity housing cooperatives and community land trusts in San Diego
- The County of San Diego to adopt alternate mitigation for reducing VMT in Valley Center, focusing on amenities rather than transit
- The County of San Diego to adopt an ordinance that would place limitations on just cause evictions related to delinquent rent and an Eviction Diversion Program
- SDCERS to create a secure and dedicated permanent housing fund that utilizes 2% of SDCERS asset portfolio to develop and fund affordable housing in the form of an ETI

Anticipated Achievements:

While all efforts funded through REAP 1.0 have been completed, SANDAG is continuing and expanding its [HAP](#) with [REAP 2.0 funds](#).

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.

During 2024, SANDAG wrapped up all activities funded through REAP 1.0.

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	\$ 423,984.58	2021-2022	Completed	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).

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
2,4,5	Suballocation via Competitive Process	\$ 1,935,243.00	\$1,877,946.73	2022 -2024	Completed	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	\$369,301.19	2022 – 2024 (updates to be funded through REAP 2.0)	Completed	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	\$690,684.58	November 2022 - June 2024 (Program to be continued with REAP 2.0)	Completed	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

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
1,2,5	Anti-Displacement Strategy	\$353,287	\$357,019.44	September 2022- March 2024	Completed	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					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					Educational public forums that enable stakeholders to identify funding, legislative opportunities and other innovative solutions that advance housing goals.
6	REAP 1.0 Admin	\$ 342,584.00	\$ 334,992.47	Will run through end of REAP 1.0 program	Completed	Supports administration of the HAP

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
1,2,4,5	Staff time (non-admin)	\$ 2,041,063.80	\$ 1,917,688.12	Will run through end of REAP 1.0 program	Completed	Supports all components of the HAP
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.
1,2	HPLA 2024	Funded through cost savings of other activities	\$221,533.94	November 2023 – June 2024	Completed	Online training course brought together local leaders to explore the relationship between policy, planning, and housing development.
	HPLA Bootcamp					4-week intensive course which challenges HPLA alumni to learn the essentials of policy analysis and policy development.
	Housing Policy Forums					Educational public forums that enable stakeholders to identify funding, legislative opportunities and other innovative solutions that advance housing goals.

Summary of Indicators of Housing Production:

[Insert information on Indicators of Housing Production]

[Insert data in the following table regarding Summary of Indicators of Housing Production] HCD post-submission corrections

Housing Production Indicator	Baseline Year 2019	Current Year 2024	Last Available Year 2023	Change
Submitted	11,889	Not yet available 15,882	20,171	+8,282 +3,993
Entitled	4,309	Not yet available 4,173	7,682	+3,373 +136
Permitted	9,206	Not yet available 14,947	15,531	+6,325 +5,741
Completed	3,834	Not yet available 10,278	8,392	+4,558 +6,444
Other				
Other				

Additional Information:

[HAP webpage](#)