

Regional Early Action Planning Grants of 2019 (REAP) Close Out Report Form



SANDAG

November 2024

REAP Close Out Report Form Instructions

This form is for Regional Early Action Planning Grants of 2019 (REAP) grant holders to satisfy the reporting requirements of California Health and Safety Code section 50515.04. The report must be submitted to the California Department of Housing and Community Development (HCD) via email to reap@hcd.ca.gov no later than December 31, 2025.

Additional information about the REAP program is found at the program's webpage at: <https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2019>

Please proceed to the REAP Close Out Report Form on the next page and complete Parts I–X.

REAP Close Out Report Form

Part I – Summary

Briefly describe the grantee's REAP project(s), including but not limited to the following information:

1. Overview of the project
2. Project start date, duration and completion
3. Project goals and relevance to REAP goals
4. Proposed uses and actions taken in support of proposed uses
5. Actions that had the greatest impact on housing production
6. Overall outcomes including quantified outcomes

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 from the Regional Early Action Planning Grants of 2019 (REAP 1.0), SANDAG began to address the housing crisis and launched a Housing Acceleration Program (HAP) to support local jurisdictions as they develop and adopt policies and process improvements that help advance the region's housing goals.

In 2020, SANDAG applied for its 25% advance allocation and staff began conducting interviews with member agencies to design a program that would cater to their varying needs and capacities.

In 2021, staff submitted its full REAP application to HCD to obtain the remaining 75% of its allocation, defined its role in housing and identified housing policy priorities and implementation actions to further housing production across the region.

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.

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

- **Local Jurisdiction Support:** Offers resources and technical 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.

During 2023 and early 2024, SANDAG continued to implement HAP initiatives.

Local Jurisdiction Support	
HAP Cycle 1 Planning Grants	Competitive call for projects for local jurisdictions. \$1.9 million awarded in March 2022 for 7 planning projects that encourage sustainable and equitable housing practices, policies and process improvements that accelerate housing production, facilitate implementation of the 6th Housing Element Cycle, and affirmatively further fair housing.
Local Jurisdiction Technical Assistance Program	Developed with local jurisdiction input and includes multiple components that cater to their varying needs and capacities: • Trainings & webinars (Six completed) • Engagement, communication and collaboration • Legislative tracking and interpretation • Sub-regional meetings and focus groups (Seven held) • Templates, toolkits and memos (Twenty-two completed) • Supported thirteen member agencies with local staffing assistance for unique projects Some of the resources are stored in the Housing Policy Resource section of the Housing Policy and Planning Tool and can also be found on SANDAG's TA webpage.
Sustainable Communities On-Call	Consultant bench across 6 disciplines – land use, housing, community development finance, equity, climate resiliency, and transportation – available to member agencies
Data and Policy Resources	
Pro-Housing Best Practices Report	Provides context for how SANDAG could remove barriers to housing development, advance equity, and improve housing finance mechanisms. <i>Completed September 2021</i>
Housing Policy & Planning Tool (HPPT)	Online housing resource hub for policymakers, jurisdiction staff, and the public. Modules: affordable housing case studies, housing policy resources, housing element compliance, APR housing data explorer, ADU report, RHNA dashboard and Anti-displacement Strategies. <i>Launched Fall 2023</i>
Anti-Displacement Strategy	Takes a data-driven approach to tell the story of displacement in the San Diego region and is designed to assist local jurisdictions in preventing residential displacement. Includes existing conditions, best practice research and provides a toolkit with implementation actions tailored to the San Diego region. <i>Completed Winter 2024</i>
Regional Initiatives	

Housing Acceleration Program (HAP) Strategy	Outlines goals, policies, and actions to guide SANDAG's role as a housing leader and HAP initiatives. <i>Completed September 2022</i>
Housing Policy Leadership Academy (HPLA)	A forum for leaders and housing professionals to explore the relationship between policy, planning, and housing development and develop equitable, inclusive policy solutions to increase housing production and affordability. 49 participants across 2 cohorts graduated in <i>December 2022</i>. Graduates included two city council members, six policy advisors, five regional planners, two planning commissioner/planning group representatives, and eight planning and housing department professionals. 38 participants graduated with the 2024 cohort in May 2024. Graduates include regional planners, developers, policy advocates, a city councilmember, and elected official staff.
Housing Policy Bootcamp	4-week intensive course which challenges HPLA alumni to learn the essentials of policy analysis and policy development. 15 professionals participated. <i>Completed June 2024.</i>
Housing Policy Forums	Housing Legislative Overview, February 2022 – 190 attendees Equitable Homeownership, August 2022 (joint with SCAG) – 263 attendees Housing Legislative Overview, November 2022 (joint with SCAG) – 279 attendees Rethinking Social Housing for California, March 2023 (joint with SCAG) – 252 attendees 2023 New State Housing Laws Overview Webinar, November 2023 (joint with ABAG) – 464 attendees
Land Value Capture Study	Evaluates a 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. <i>Completed August 2023</i>
Capital Mapping Study	Identifies public, private, and philanthropic funding opportunities to help meet regional housing targets and accelerate housing production. <i>Completed May 2022</i>

SANDAG's Housing Acceleration Program won a 2022 Ruby Award from the San Diego Housing Federation. The Ruby Awards is San Diego County's largest affordable housing community recognition event honoring the best people, projects, and achievements during the past year.

The Regional 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.

Part II – Lead Agency and Partnerships

List lead agency and partnerships, including names, position titles, organizations, and the roles and responsibilities of each. What did those collaborative relationships and processes look like?

HAP Program Development

Team: SANDAG, WSP USA, LeSar Development Consultants, Turner Housing Innovation Labs & VTA

SANDAG staff and the Consultant Team closely collaborated to develop SANDAG's Housing Acceleration Program (HAP). Tasks that helped define the SANDAG's role in housing and how the agency could have the biggest regional impact included: engaging with stakeholders, assessing the regional need to financial and technical assistance, developing best practices recommendations, drafting regional housing policy framework, and compiling a comprehensive list of potential funding sources for planning and capital projects that support housing production.

Anti-displacement Strategy

Team: SANDAG, LeSar Development Consultants, Urban Displacement Project/UC, Berkley

SANDAG staff worked closely with the Consultant Team to prepare a Regional Anti-Displacement Strategy. The project team took a data-driven approach to tell the story of displacement in the San Diego region, conducted best practice research and developed an anti-displacement toolkit aimed to prevent displacement in the San Diego region.

Stakeholders were engaged throughout the process and provided input on the deliverables at various meetings and outreach events. Participants included members of the Social Equity Working Group, Community Based Organization (CBO) Outreach Team, Sustainable Communities Working Group, Committee on Binational Regional Opportunities (COBRO) and the HAP TA program. There were also 8 community focus group events to gather feedback that was incorporated into the final deliverables.

Housing Policy and Planning Tool (HPPT)

Team: SANDAG, Dyett & Bhatia, CityThinkers

Staff from SANDAG's planning and data Science departments closely coordinated with the consultant team to design, develop and launch the housing policy and planning tool

(HPPT). Since some of the modules use data from HCD's data dashboard, the team also communicated with HCD staff to resolve discrepancies between the API pull into SANDAG's open data portal which houses the HPPT and data in downloaded tables. Throughout the process, stakeholders were engaged to provide feedback and input on the tool.

Local Jurisdiction Technical Assistance (TA) Program

Team: SANDAG, Ascent Environmental, Estolano, Goldfarb, Civic Solutions, OpenScope

The initiation and development of the TA program and its products were primarily driven by collaboration with jurisdiction staff, our MPO partners, and insights from our contracted consultants. SANDAG held a kickoff workshop and conducted regular check-ins with jurisdiction staff to understand challenges, clarify program objectives, identify priority resources, and address relevant legislative policy priorities for the TA program. Throughout the first phase, the team engaged with external speakers, community groups, and industry professionals to enhance training and materials with their expertise. The contracted consultants worked closely with SANDAG staff, jurisdiction staff, and other community stakeholders to provide specialized knowledge in areas such as housing policy, legislation, equity, fair housing, design, and other housing-related topics.

Housing Policy Leadership Academy (HPLA) and Bootcamp

Team: SANDAG, Global Policy Leadership Academy (GPLA)

Before each HPLA began, SANDAG staff, including the government relations team, worked closely with the consultants to create an outreach strategy to promote HPLA and the Housing Policy Bootcamp to elected officials, jurisdiction staff, stakeholders, and the public.

SANDAG planning staff coordinated with the consultants to revise the core curriculum to reflect policy trends and incorporate local data and examples. The team also coordinated guest speakers and panel discussions featuring local and state leaders, as well as opportunities for cohort members to share their knowledge and perspectives based on their lived and professional experiences.

Regional Land Value Capture Study

Team: SANDAG, HR&A Advisors, KPMG, Sperry Capital

To help develop the Regional Value Capture Study, SANDAG contracted a consultant team including HR&A Advisors, Sperry Capital, and KPMG. The consultant team combined experience from working internationally with deep knowledge of California's legislation and history with land value capture instruments. SANDAG staff and the consultant team met with staff from local jurisdictions and transit agencies to understand their policies and potential barriers to implementation. The study offers recommendations and a long-term implementation strategy for local agencies to address housing and infrastructure needs using innovative financing strategies. SANDAG staff presented to agency working groups and policy advisory committees on the information and transit-oriented development opportunities identified through case studies and developed particular interest from some elected officials. Staff also held a workshop with outside speakers and discussed with local jurisdiction staff how to best use the resources developed in the study, including the Land Value Capture Screening Tool. The effort successfully contributed to SANDAG's efforts through REAP to provide policy and technical assistance to member agencies.

Housing Policy Forums

1. Housing Legislation & Policy Trends

Team: SANDAG, GPLA

Speakers & Panelists: Catherine Blakespear, Mayor Encinitas/Chair of SANDAG; Terra Lawson-Remer, County Supervisor; Hasan Ikrata, SANDAG CEO; LeSar Development Consultants, Alejandra Sotelo-Solis, Mayor National City; Chris Ward, Assembly Member; Pamela Gray Payton, VP, San Diego Foundation; Sean Spear, President & CEO, Community HousingWorks

2. Equitable Homeownership

Team: SCAG (Lead), SANDAG, GPLA

Speakers & Panelists: Jan Harnik, Mayor of Palm Desert/ SCAG Regional Council President; Catherine Blakespear, Mayor Encinitas/Chair of SANDAG; Adam Briones, CEO, California Community Builders; Lori Gay, CEO, Neighborhood Housing Services of LA County; Ricardo Flores, ED, LISC San Diego; Mark Asturias, ED, Irvine Community Land Trust; Kwofi Reed, President & CEO, San Diego Habitat for Humanity; Clemente Mojica, President & CEO, Neighborhood Partnership Housing Services; Roberto Garcia-Ceballos, Co-Director, Fideisomiso Comunitarian Tierra Libre CLT; Sua Hernandez, ED, El Sereno CLT

3. California's Housing Budget & 2022 Legislative Landscape

Team: SANDAG (Lead), SCAG, GPLA

Speakers & Panelists: Jan Harnik, Mayor of Palm Desert/ SCAG Regional Council President; Jennifer McElyea, Managing Partner, Ethos; Tommy Newman, VP, Untitled Way; Sara Tsay, SVP, Abode Communications; Alfred Fraijo, Partner, Sheppard Mullin; Jed Leano, Mayor, City of Claremont; Ontario Smith, Principal & Co-Founder, S2 Partners; Claudia Monterrosa, Chief Housing Officer, Mayor's Office, City of LA; David Garcia, Policy Director, Turner Center

4. Rethinking Social Housing for California

Team: SANDAG, GPLA

Speakers & Panelists: Assemblymember Alex Lee (D-25); Jenna Hornstock, Deputy Mayor of Housing, Office of Los Angeles Mayor Karen Bass; Joe Donlin, Deputy Director and Director of Research and Policy Advocacy, SAJE; Sean Spear, President and CEO, Community Housing Works; Susan Guinn, Chief Innovation Officer, San Diego Foundation

5. 2023 New Housing Laws Overview

Team: ABAG, SANDAG, Goldfarb & Lipman, Ascent Environmental

Speakers: Goldfarb & Lipman LLP - Barbara E Kautz, Gabrielle Janssens, Erin Laperyrolerie, Nazanin Salehi

Part III – Drivers

Answer the following questions:

1. Did any local, state, or federal legislation or mandates drive the project(s)? (SB 35, AB 1397, etc.)
2. Was it a community-driven effort?
3. Were there additional funding opportunities present?

State legislation (AB101) enabled SANDAG to launch its Housing Acceleration Program (HAP). To determine how this one time funding would best benefit our region, SANDAG engaged with member agencies and stakeholders to better understand housing challenges and identify areas where we could best support local jurisdictions. With REAP 1.0, SANDAG prioritized planning activities that accelerate housing production to support the region's 6th cycle RHNA goal of 171,685 units.

In particular, our [technical assistance \(TA\) program](#) for local jurisdictions was developed to support jurisdictional staff in implementing new legislation and mandates. SANDAG offered legislation tracking and interpretation and developed resources to support local jurisdictions as they implement their 6th Cycle housing elements, prepare for and implement new housing legislation, and promote strategies to streamline CEQA and permitting processes for local housing developments.

In addition to holding 5 legislative review webinars, the following bills were addressed through, templates/toolkits and/or the local staffing assistance programs: AB 2011, SB 6, AB 2097, SB 330, SB 4, SB 423, SB 1087, AB 1332, AB 1033, SB 35, SB 684, AB 1397.

SANDAG also awarded \$1.9M through HAP Cycle 1 grant program 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.

To further amplify the impact of HAP grant funding, SANDAG awarded \$1.9 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.

Part IV – Engagement Process

Answer the following questions:

1. Who were your stakeholders?
2. What did the engagement process look like?
3. What role did stakeholders play in the process? (Keep in mind: training, education, council formation, technical assistance, etc.)
4. What were the outcomes of the engagement process?

SANDAG's member agencies are the principal stakeholders in Housing Acceleration Program (HAP). Early in the REAP 1.0 application process, SANDAG staff conducted interviews with staff of the 18 cities and the unincorporated county to help shape the program. These early outreach efforts identified challenges facing local governments in achieving housing production goals, including funding, data collection, and reporting. With input from local jurisdictions and best practices research, SANDAG developed the framework of the program and each initiative of HAP included stakeholder engagement and was presented to various groups including SANDAG's Sustainable Communities Working Group, Social Equity Working Group, Regional Planning Committee, and other community lead public meetings.

With continual feedback throughout the REAP 1.0 program, SANDAG was able to tailor the TA efforts to meet the needs of city staff and address feedback received from stakeholders. Jurisdiction staff participated in training, education, and peer-learning opportunities and utilized resources and the staffing assistance program. SANDAG also engaged with jurisdiction staff through a monthly newsletter "what's HAPpening" (examples included as an attachment).

Through engagement with disadvantaged communities, SANDAG developed a best practices report, a deliverable of the Anti-displacement Strategy, which identified a number of ways to combat displacement. Through stakeholder engagement with CBOs, local jurisdiction staff, and housing developers, 10 policies such as Alternative Ownership Policies, Community Land Trust Support, Housing on Land Owned by Faith-Based Organizations and Educational Institutions, Rent Stabilization Ordinances, and Tenant Protections, were selected as priorities. The Anti-displacement strategy provides guidance tailored specifically to local agency staff to create, adopt, and implement these priority policies.

Staff also presented program updates, shared relevant resources and solicited feedback from SANDAG working groups and Policy Advisory Committees and to groups in the region including the San Diego chapter of the American Planning Association, Building Industry Association of San Diego County, and several CBOs.

SANDAG actively participated in the REAP group facilitated by CALCOG where best practices and tools were shared among other MPOs and COGs. In addition, we held

joint legislative forums with MTC/ABAG and SCAG and shared published resources with each other.

The engagement process enabled SANDAG to develop and implement a robust housing program which provided local cities with the tool and resources to facilitate compliance with 6th cycle RHNA and accelerate housing production in our region.

Part V – Challenges

Answer the following questions:

1. What challenges were encountered?
2. What solutions were encountered or created?
3. Are there areas for improvement of policy alignment at the state or federal level to help achieve this project more easily?

Before REAP 1.0, SANDAG's role in housing was limited to the Regional Housing Needs Assessment (RHNA) process. Since supporting local jurisdictions with facilitating compliance in implementing the 6th Cycle was a new component of our work, there was a large learning curve at the beginning for staff.

Through outreach efforts, we learned that the main challenges faced by our jurisdictions was staff capacity, funding, and guidance interpreting legislation. We developed our program around these needs.

Timing around housing element due dates also posed a challenge. Since SANDAG is one of the earlier agencies in the state to go through the RHNA process, several of the housing supportive data tools, packages, and best practices were not able to be implemented during the development of the 6th cycle housing elements but could be utilized for future cycles.

Another challenge was the initial expenditure deadline. When we issued our HAP cycle 1 grants to the local jurisdiction there was concern that the projects could not be completed on time. The extension was very beneficial to our region. Future funding opportunities should allow for additional time for expenditure when MPOs are suballocating funds as developing suballocation agreements must follow each agency's guidelines and policies.

Local jurisdictions have requested more clarity and guidance from state agencies regarding housing particularly related to coastal regulation, RHNA, AFFH, etc.

While CALCOG held monthly REAP meeting, we see more opportunity for collaboration between MPOs working on similar efforts and further collaboration with the state on their goals.

Part VI – Outcomes

Answer the following questions:

1. What are the current or projected outcomes? What are the benefits?
2. Did actual outcomes meet expectations?
3. Have new opportunities arisen as a result of this project?
4. What are the next steps?

With REAP 1.0 funding SANDAG was able to provide local jurisdictions with financial and technical resources to facilitate compliance with 6th cycle RHNA and accelerate housing production in our region. All 18 cities and the unincorporated county in the San Diego region now have compliant housing elements and have implemented pro-housing policies. Both the City and County of San Diego earned Pro-Housing Designation from HCD.

Seven jurisdictions benefited from the HAP Cycle 1 planning grants and completed studies to accelerate housing development. Del Mar completed a feasibility study for developing at least 54 affordable housing units at the Fairgrounds. 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.

Our technical assistance (TA) program provided much needed resources to the local jurisdictions including trainings, webinars, templates toolkits and free staffing hours. Through the TA program, SANDAG offered the local jurisdictions a total of 72 hours of free staffing, on-demand/as-needed consultant support providing technical expertise on topics related to housing development, housing element implementation, and permit/CEQA streamlining (as it relates to housing). 13 jurisdictions took advantage and had over 30 individual projects completed. SANDAG will continue to provide technical assistance to the local jurisdictions and expand the program to incorporate the objectives of the REAP 2.0 program. Many of the TA resources are available on the Housing Policy and Planning Tool, along with other modules that enables stakeholders to monitor and analyze housing data and progress toward the region's RHNA goals.

Through the REAP 1.0 program SANDAG was able to establish itself as a leader and regional convener when it comes to housing. It opened the door for new opportunities and more coordination with other housing leaders in the region and more collaboration with other MPOs, affordable housing developers, philanthropic institutions, housing advocates, and more.

Next steps include continuing and expanded the HAP with REAP 2.0 funding. The TA program was very successful providing jurisdictions with the support needed to help accelerate housing within their jurisdictions. This work will be continued under REAP 2.0 and SANDAG will continue to advocate to the state for future funding to allow MPOs to continue such programs.

Part VII – Replicability

Answer the following questions:

1. What aspects of the project could be replicated in other communities?
2. What useful resources and tools were implemented? Were there specific tools used for specific regions or sectors?

Many of SANDAG's REAP 1.0 funded initiatives could be replicated in other communities.

[The HPPT](#) is an online, interactive tool that provides a 'one-stop' shop where data, and resources are readily available to local jurisdictions and stakeholders. While HCD's APR data dashboard provides a high level overview of housing development data at the state level, our local government staff was interested in a more user-friendly version tailored to our region. The HPPT specifically analyzes data for our region. For example, the APR Housing Data Explorer module provides maps and charts on housing permitting trends by year by unit category, and affordability specific to our local jurisdictions. The RHNA dashboard could be used to better understand our region's housing need and progress towards meeting those goals.

The HAP Technical Assistance Program provides [housing policy resources](#) tailored to support local jurisdictions as they implement their 6th Cycle housing elements, prepare for new housing legislation and streamline permitting processes to enable more efficient land use and spur housing development. While some of the resources are specific to the San Diego Region, others are already applicable statewide.

The Housing Policy Leadership Academy and Bootcamp could be expanded across the state. Both of these educational programs provide leaders and housing professionals with a free, in-depth forum to explore and develop equitable, inclusive policy solutions to increase housing production and affordability. Materials could be customized to a particular audience and region.

Housing forums are another education and outreach effort that could be replicated across the state. These free webinars provided the latest information on housing policy and an overview of key themes and initiatives across housing legislation in California.

Urban Displacement Project's (UDP) Estimated Displacement Risk (EDR) model for California identifies varying levels of displacement risk for low-income renter households in all census tracts in the state. SANDAG worked with UDP and LeSar Development Consultants to apply the model to the San Diego region and explores our findings specific to our region, the driving forces of displacement, and which populations are most impacted. Based on this analysis, an anti-displacement toolkit was created for local jurisdictions. This effort could be replicated in other communities and the policy toolkit applied to other regions.

The [Regional Value Capture Study](#) identified and evaluated value capture instruments and joint development opportunities for the San Diego region. The study offers recommendations and a long-term implementation strategy for local agencies to address housing and infrastructure needs using innovative financing strategies. Similar tools and strategies could be developed for other regions as well.

Part VIII – Project Highlights, Best Practices and Anticipated Achievements

Answer the following questions:

1. What are the most prominent project highlights and why?
2. What are some of the best practices that could be used by other agencies at a local, regional, state or federal level?
3. What are some long-term achievements that could result from the overall project?

The REAP 1.0 program enabled SANDAG to create a Housing Acceleration Program (HAP) comprised of 3 core strategies: local jurisdiction support, data and policy resources and regional initiatives. With financial support and resources from SANDAG, the 19 local governments in the region were able to prepare, adopt, and implement plans and processes that accelerate housing production and facilitate compliance in implementing the 6th Cycle RHNA. All 18 cities and the Unincorporated County in the San Diego region now have compliant housing elements and have implemented pro-housing policies to accelerate housing production.

SANDAG's housing program won a 2022 Ruby Award, the County's largest affordable housing community recognition event honoring the best people, projects, and achievements during the past year. Other prominent highlights from REAP 1.0 include grant funding and the local jurisdiction technical assistance program. The \$1.9 million awarded through HAP Cycle 1 supported 7 planning projects that encourage policies and process improvements that accelerate sustainable housing production and affirmatively further fair housing. To further amplify the impact of HAP grant funding, SANDAG also awarded \$1.9 million in *TransNet* grant funds (local dollars) for 5 projects through the 5th Cycle of the Smart Growth Incentive Program (SGIP). SGIP funds support projects that facilitate compact, mixed-use, transit-oriented development, and encourage the acceleration of housing production. In addition, the TA program provided guidance and support to local jurisdiction staff as they implemented their housing elements, interpreted and applied new legislation, and streamlined permitting processes. Both the both HAP and SGIP grants and the TA program helped jurisdictions establish of policies and programs that will accelerate development towards our region's 6th cycle RHNA goal of 171,685 housing units.

A number of best practices resulted from REAP 1.0 programming. The [Pro-Housing Best Practices Report](#) provided recommendations on how SANDAG could best support its member agencies in addressing barriers in the development process and advance equity in housing policy. It outlines 5 key action areas: (1) regional collaboration and leadership (2) addressing barriers in the development process (3) advancing equity in housing policy (4) improving mechanisms to finance affordable housing (5) maximizing large-scale land development opportunities, and helped shape SANDAG's housing program. The best practices identified in this report can be used by other agencies at the local, regional, state and federal level.

Some of the best practice highlights from SANDAG's HAP include the [anti-displacement strategy](#), [technical assistance program](#) and the [Housing Policy and Planning Tool \(HPPT\)](#). To take action against displacement, SANDAG, in partnership with a consultant team developed an Anti-Displacement Strategy that addresses the issue from a regional perspective. The strategy was developed to understand the forces behind residential displacement and create tools to combat it while being supported and guided by engagement between community-based organizations (CBO), local jurisdictions, and other stakeholders. The Regional Anti-displacement Strategy was awarded the 2024 Best Practice Excellence Award from the San Diego APA Chapter.

In addition to providing financial support to the local jurisdictions through the HAP cycle 1 grants, SANDAG also launched a technical assistance program (TA) focused on housing policy and legislation, housing element implementation, and CEQA streamlining to assist SANDAG's 19 member agencies. The TA program was developed through stakeholder engagement and refined through constant feedback from the local jurisdictions. It provides resources, training and on-demand staffing assistance to support the local jurisdictions as they implement their 6th Cycle Housing Elements, and streamline permitting processes to enable more efficient land use and spur housing development.

Many of the resources created through the TA program are housed on the HPPT, which stemmed from the Best Practices Report and stakeholder requests. The HPPT is a web-based resource that allows users to analyze datasets and policy documents related to housing, land use, and equity throughout the San Diego region. Improving access to housing information enables local jurisdictions to make data-driven decisions to implement policies that help accelerate development.

The REAP 1.0 program enabled SANDAG to established itself as a prohousing leader in the San Diego region and created channels of communication between member agencies and SANDAG related to housing. Through the HAP, SANDAG provided much needed support to local jurisdictions as they began to implement their 6th Cycle Housing Elements and develop processes to spur housing development. The planning documents, pro-housing policies and process improvements that resulted from REAP 1.0 have prepared our region to take on its share of the state's housing needs. With REAP 2.0 funding, SANDAG will continue to support the local jurisdictions in meeting their RHNA goals and expand the program to help accelerate housing development with other partners as well.

Part IX – Additional Resources

Provide web links to:

1. the project itself, and
2. resources used throughout the project, and any other relevant resources.

[HAP Webpage](#)

[HAP Cycle 1 Planning Grants](#)

[Technical Assistance Program](#)

[Pro-Housing Best Practices Report](#)

[Housing Policy & Planning Tool](#)

[Anti-Displacement Strategy](#)

[Housing Acceleration Program \(HAP\) Strategy](#)

[Land Value Capture Study](#)

[Capital Mapping Study](#)

Policy Forums: [Housing Legislative Overview](#), [Equitable Homeownership](#), [Housing Legislative Overview](#), [Rethinking Social Housing for California](#), [2023 New State Housing Laws Overview Webinar](#).

Part X – Further Information

Provide information on who can be reached for HCD to obtain more information about the project. Include names, phone numbers, and email addresses for one or more individuals.

Stacey Cooper, Senior Regional Planner
(619) 595-5354
scoo@sandag.org

Tuere Fa'aola, Deputy Director of Sustainable Communities
(619) 599-1989
tfa@sandag.org