

Regional Early Action Planning Grants of 2021 (REAP 2.0) Higher Impact Transformative Annual Report Template



San Diego Association of Governments (SANDAG)

For the reporting period of:
January 1, 2024 to December 31, 2024

Instructions

This form is to be used for satisfying the reporting requirements of California Health and Safety Code section 50515.10. The report must be submitted to the California Department of Housing and Community Development (HCD) via email at reap2021@hcd.ca.gov in Microsoft Word format by April 1 of the year following award of funding, and annually thereafter by April 1 until all funds are expended.

Details about the REAP 2.0 program can be found at:

<https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2021>

Note: This Microsoft Word form uses cross-references and formulas to autofill some fields using information inputted by the user. Cross-references and calculations may not update immediately upon input. The user may force updates to cross-references by entering and exiting the Print Preview of Word (*shortcut: Ctrl+P, Esc*), or by saving, closing, and then reopening the document. Formulas may be updated by right-clicking the field and selecting *Update Field*.

Refer to the following instructions to complete each part of the report.

Part I – Overall Context

In 500 words or less, provide a brief overview regarding the current status of each Proposed Use and Subtask(s)¹.

- **Overview:** A general description of the overall Proposed Use(s) and Subtask(s).
- **Current Status:** A short summary of the information requested in Part III – Status of Activities on progress made by each Proposed Use to meet the REAP 2.0 objectives:
 - Accelerating infill development that facilitates housing supply, choice, and affordability,
 - Affirmatively Furthering Fair Housing (AFFH), and
 - Reducing Vehicles Miles Traveled (VMT).

¹ If one or more Proposed Uses includes suballocations, please provide additional context for each suballocated award.

Part II – Highlights, Challenges, Opportunities, and Accomplishments

In a paragraph or two per Proposed Use², discuss the highlights, challenges, opportunities, and accomplishments realized at regional, subregional, or local levels to date. This part may include updates about:

- Engaging stakeholders
- Building support for housing and transportation
- Developing strategies for reducing VMT
- Adopting policy reforms to remove barriers to housing production
- Completing project deliverables
- Fostering subregional collaboration on housing and transportation planning
- Administering technical assistance
- Best practices
- Exemplary highlights and program outcomes

Part III – Activity Status and Funding Summary

Utilize the project timeline and budget from the approved grant application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Activity No.** – Should correspond with Activity Number in Proposed Use Timeline and Budget in full application.
- **Activity Title** – Should correspond with Activity Title in Proposed Use Timeline and Budget in full application.
- **Eligible Uses** – Indicate which eligible uses are being achieved through the activity as listed in 50515.08 (c)(1)(E)(i-iv) (reference section [50515.08 \(d\)\(4-7\)](#) for additional information):
 - (i) Accelerating infill development, including housing;
 - (ii) Supporting residents through realizing Multimodal Communities,
 - (iii) Shifting travel behavior through reducing driving, and/or
 - (iv) Increasing transit ridership.
- **Suballocation (Sub)** – Check the box for each activity that utilizes suballocated funds.
- **Timeline** – Approximate start and completion dates of work performed.

² For Proposed Uses that are suballocated, please provide this detail for each suballocation award.

- **Amount Allocated & Amount Expended** – Specify the grant amounts allocated and expended for each approved Proposed Use and Subtask.
- **Status** – Select a status from the dropdown menu (not started, in progress, complete).

Part IV – Measurable Outcomes by Proposed Use

Provide information in the tables provided related to accelerating infill housing, reducing VMT, and Affirmatively Furthering Fair Housing resulting from the performance of activities as of the end of the reporting period.

Part V – Web Report

Provide the URL(s) on the grantee's public website containing existing maps that illustrate VMT generation patterns in their region. A grantee may submit maps produced in the development of the grantee's adopted sustainable community strategies. If public maps are not available on the grantee's website, a statement confirming that the VMT information in [Site Check \(https://sitecheck.opr.ca.gov\)](https://sitecheck.opr.ca.gov) accurately visualizes VMT patterns in their region is sufficient. Additional maps relevant to the proposed use(s) may also be included.

Part VI – Additional Information

Provide materials produced for REAP 2.0 activities as supplemental documentation to this report. This may include templates, announcements, or other program guidance. Common file formats such as PDF, Word document, JPEG, etc. are sufficient.

The grantee may add any other information as deemed appropriate to demonstrate the status and impacts of the overall REAP 2.0 activities. The grantee may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

The grantee may also add recent developments to the data inputted in the Annual Report submitted in the previous reporting period, if applicable. Self-reported data by cities and counties is available on [HCD's Housing Element and Implementation and APR Data Dashboard \(https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard\)](https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard) (note that HCD cannot independently verify most project-level data). HCD recognizes REAP 2.0 funds may not immediately impact production indicators for projects completed in 2023 and 2024, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale.

Report

Part I – Overall Context

Overview of Proposed Use(s) and Subtask(s):

SANDAG, applied as the fiscal agent in collaboration with the City of San Diego, National Core and Casa Familiar, and received \$10M in REAP 2.0 HIT funding for Transforming & Advancing South County Transit Communities (TASC). The Project will advance 3 projects along the blue line trolley (light rail) in South County and includes safer active transportation components, affordable housing options, and transit-oriented development (TOD) with connections to community amenities.

Proposed Use #1: Cypress Drive Cultural Corridor

The Cultural Corridor is a City of San Diego capital improvement project (CIP # S23011) intended to develop creative interventions that will connect existing assets in San Ysidro while also improving social and environmental equity, safety, and quality. This project includes traffic calming measures to increase safety on Cypress Drive in the historic center of San Ysidro. The scope of the project consists of changing the traffic circulation on Cypress drive to one way vehicular access and allow for the installation of a dedicated and protected pedestrian zone in addition to traffic lights, road lumps, and associated signing and striping. REAP 2.0 funds are contributing to the design and construction.

Proposed Use #2: Palm City Transit Village (PCTV)

PCTV is mixed-income community on the underutilized Palm Trolley Station 4-acre parking lot and will provide approximately 500 affordable and middle-income homes and other amenities. REAP 2.0 HIT will provide funding for infrastructure costs necessary to accelerate the housing development. This multi-phased development is a collaborative effort between National CORE and Malick Infill Development.

Proposed Use #3: Avanzando San Ysidro Community Land Trust

Avanzando San Ysidro Community Land Trust is a 103 unit mixed-use, transit oriented, affordable housing development located in San Ysidro. REAP 2.0 HIT is providing funding to non-profit Casa Familiar for predevelopment and infrastructure to accelerate the housing development.

Additional Tasks: Program Administration

Coordination with partners on fund distribution, reporting and program management.

Current Status:

Proposed Use #1: Cypress Drive Cultural Corridor

This project is currently in progress. During 2024, significant progress was made on design. Additional lighting installation was approved by SDG&E and SDG&E completed construction to remove a conflict between the powerlines and the additional streetlights proposed to be installed. The City also received CEQA clearance for the construction that will convert Cypress Drive to a one-way alley.

Proposed Use #2: Palm City Transit Village (PCTV) - In progress

This project is currently in progress. During 2024, the master site plan was finalized and the Phase 0 civil on-site plan was completed. National CORE and partners established a clear pathway to initiate Phase 0 infrastructure work, a critical milestone that directly addresses REAP 2.0's objectives by laying the groundwork for accelerated infill development and significantly boosting housing supply.

Proposed Use #3: Avanzando San Ysidro Community Land Trust

This project is currently in progress. During 2024, the team submitted site plans to the City of San Diego and received comments. They also began working with an architect and engineering team to support the coordination of design for roof, green spaces, and amenities, and engaging with a design team regarding undergrounding plans. In addition, there has been continued outreach and engagement, including a presentation to the community of the project design in November.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

During 2024, all 3 Transforming & Advancing South County Transit Communities (TASC) projects faced a challenge and setback with the uncertainty of the REAP 2.0 program funds in the FY25 state budget. Once the budget was finalized and all of the HIT funding was restored, fund transfer agreements were executed, but partners lost over 6 months from their initially proposed schedules.

Proposed Use #1: Cypress Drive Cultural Corridor

Most of the design for the project has been completed and City received CEQA clearance to convert Cypress Drive to a one-way alley. SDG&E approved the installation of additional lighting and completed construction to remove a conflict between the powerlines and the additional streetlights. However, during design, the City experienced some delays in receiving approval from SDG&E and utilities undergrounding is falling behind schedule. As a result, the City is planning a 2-phase approach for construction.

City staff sees further opportunity to engage stakeholders during the design and construction of this project.

Proposed Use #2: Palm City Transit Village (PCTV)

National CORE has a negotiated ground lease with MTS and the 2 agencies are continuing to coordinate. All soft funding for Phase 1, Building A development has been secured. National CORE has been working closely with staff at the City of San Diego and the project has continued support from the office of Mayor Todd Gloria, council members and elected officials. National CORE and partners also secured \$2M in Electric Program Investment Charge funds to implement: 1) smart and connected home energy management systems, 2) a demand flexibility platform, 3) EV charging, 4) a building-integrated microgrid comprised of stationary energy storage and rooftop solar, and 5) passive design and high-insulative construction materials.

Proposed Use #3: Avanzando San Ysidro Community Land Trust

The Casa Familiar team reached some key milestones with their project in 2024:

- Submitted the draft plans for permit review
- Secured the full project's financial needs

However, in addition to the REAP 2.0 budget uncertainty, the team had to work through challenges with HCD on other award money. The parties are now on track to agreement execution.

Part III – Activity Status and Funding Summary

Insert data in the tables below regarding the status of activities, and funding allocations and expenditures for each Proposed Use.

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Cultural Corridor		☐				-Select-
1.1	Design	(i), (ii), (iii), (iv)	☒	May 2022 – December 2025	800,000.00	39,577.50	In Progress
1.2	Construction	(i), (ii), (iii), (iv)	☒	April 2025 - December 2025	700,000.00	0.00	Not Started
2.0	Palm City Transit Village		☐		4,125,000.00		-Select-
2.1	Infrastructure	(i), (ii), (iii), (iv)	☒				In Progress
3.0	Avanzando SY Community Land Trust		☐				-Select-
3.1	Predevelopment	(i), (ii), (iii), (iv)	☒		1,650,000.00		In Progress
3.2	Construction	(i), (ii), (iii), (iv)	☐		2,475,000.00		Not Started
4 -	Administration		☐		250000.00	3930.44	In Progress
- -			☐				-Select-
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Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
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Total	N/A	N/A	N/A	N/A	\$10,000,000.00	\$43,507.94	N/A

Part IV – Measurable Outcomes by Proposed Use

Input estimates in the tables below resulting from the performance of each REAP 2.0 activity. Please complete to the best of your ability regardless of whether the activity has been fully implemented or not.

Accelerating Infill Development

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Number of multifamily residential permits pulled within a 1/4 mile radius.	0		
2	Number of future housing units to be supported by REAP 2.0 funds that facilitate housing supply, choice, and affordability	No units currently built	at least 500 units	
3	Number of future housing units to be supported by REAP 2.0 funds that facilitate housing supply, choice, and affordability	No units currently built	at least 100 units	
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Number of multifamily residential permits pulled within a 1/4 mile radius.	0		
2	Number of mixed income housing units to be supported by REAP 2.0 funds	No units currently built	at least 500 units	
3	Number of future affordable housing units to be supported by REAP 2.0 funds	No units currently built	at least 100 units	
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5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Linear feet of single passenger vehicle lanes replaced with pedestrian / bicycle pathways	2 vehicular lanes and 0 pedestrian / bike lanes		
2	Number of housing units to be supported by REAP 2.0 funds that will reduce dependence on single occupancy vehicles and help to meet state VMT targets.	No units currently built	At least 500 units	
3	Number of future affordable housing units to be supported by REAP 2.0 funds that will reduce dependence on single occupancy vehicles and help to meet state VMT targets.	No units currently built	At least 200 units	
4				
5				
6				
7				
8				

Part V – Web Report

URL(s):

Cultural Corridor: <https://cipapp.sandiego.gov/CIPDetail.aspx?ID=S23011>

Palm City Transit Village: <https://www.malickinfill.com/projects/palm-ave>

Avanzando San Ysidro CLT: <https://www.casafamiliar.org/our-projects/>

Part VI – Additional Information

Provide any additional indicators, outcomes, and anticipated changes, if applicable. ☒ Not Applicable