

Regional Early Action Planning Grants of 2021 (REAP 2.0)

Annual Report Template for Metropolitan Planning Organizations



SANDAG

For the reporting period of:

01/2023 to 12/2023

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 these fields by right-clicking the field and selecting *Update Field*, by entering and exiting the Print Preview of Word (*shortcut: Ctr/+P, Esc*), or by saving, closing, and then reopening the document.

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:
 - o Accelerating infill development that facilitates housing supply, choice, and affordability,
 - o Affirmatively Furthering Fair Housing (AFFH), and
 - o 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 - Status of Activities

Provide details of each Proposed Use. Utilize the project timeline and budget from the approved advance allocation and full application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Advance Allocation Application - Proposed Activities:**
 - **Activity Title** - Input Proposed Activity title.
 - **Application Requirements Developed or Accelerated** - Specify the associated application requirements as inputted in the Advance Allocation Application.
 - **Estimated Start Date** - Approximate start date of work performed.
 - **Estimated End Date** - Approximate completion date of work performed.
 - **Status** - Select whether activity is not started, in progress, or completed as of the end of the reporting period.
- **Full Application - Proposed Uses & Subtasks:**
 - **Activity Type** - Select activity type from dropdown menu (Proposed Use or Subtask)
 - **Activity Number** - Should correspond with Activity Number in Proposed Use Timeline and Budget in full application.

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

- o **Activity Title** - Should correspond with Activity Title in Proposed Use Timeline and Budget in full application.
- o **Timeline** - Beginning and anticipated completion dates.
- o **Status** - Select a status from the dropdown menu (not started, in progress, complete).

When completing the Eligible Uses column, please indicate which eligible uses are being achieved through the activity as listed in 50515.08 (c)(1)(E)(i-iv):

- (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.

For additional information please reference section 50515.08 (d)(4-7).

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 - Funding Summary by Proposed Use

Provide details for each Proposed Use from the approved advance (if applicable) and full grant application as of the end of the reporting period:

- **Advance Allocation Application - Proposed Activities:** Specify the grant amounts proposed and expended for each approved Activity.
- **Full Application - Proposed Uses:** Specify the grant amounts retained, suballocated, and expended for each approved Proposed Use.

Part VI - 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>) accurately visualizes VMT patterns in their region is sufficient. Additional maps relevant to the proposed use(s) may also be included.

Part VII - 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>) (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):

After robust outreach and community engagement throughout the year, SANDAG submitted its full application to the state in December of 2022. The four proposed uses further all three REAP 2.0 objectives:

#1 Local Jurisdiction Support: provide capital and planning grants and technical assistance for efforts to implement local housing elements and accelerate the development of affordable housing.

#2 Affordable Housing Programs: develop and contribute to a regional housing trust fund. The contribution from REAP 2.0 would be leveraged with funding from partners across the region to provide grants or revolving loans for affordable housing development.

#3 Transit Agency Partnership: support activities that advance housing, particularly workforce housing, near major transit stations in the San Diego region. Funding would advance transit-oriented development on land owned by Metropolitan Transit System (MTS) and North County Transit District (NCTD).

#4 Tribal Partnership: a program to support each of the 17 federally recognized Tribe's unique housing needs.

Current Status:

#1 Local Jurisdiction Support: SANDAG awarded \$12.3 million in capital and planning grants to the local jurisdictions through Housing Acceleration Program grants (HAP cycle 2). All awarded projects align with the REAP 2.0 program objectives and SANDAG's 2021 Regional Plan and Sustainable Communities Strategy.

#2 Affordable Housing Programs: SANDAG, in partnership with the San Diego Foundation, developed the framework for the regional housing trust fund. Upon execution of the MOU, SANDAG will contribute \$15M to the fund which will be leveraged with approx \$20M in government and philanthropic dollars to directly support affordable housing development.

#3 Transit Agency Partnership: NCTD procured a consultant and began work on the Escondido Transit Center land swap study. SANDAG procured a consultant and kicked off the Blue Line TOD study for the San Ysidro and Palomar Street stations. SANDAG, in collaboration with NCTD and MTS, developed a scope of work, schedule and budget for the workforce housing study and released an RFP.

#4 Tribal Partnership: SANDAG and the Southern California Tribal Chairmens Association (SCTCA) signed an MOU and began to develop a housing program for tribes in the San Diego Region.

Part II -Highlights, Accomplishments, and Best Practices

2023 Highlights/Accomplishments:

SANDAG's full application was approved by HCD.

#1 Local Jurisdiction Support: Developed and released the HAP Cycle 2 call for projects. Awarded \$12.3M in grants to local jurisdictions for capital and planning projects.

#2 Affordable Housing Programs: Worked closely with the San Diego Foundation to develop the framework for the Regional Housing Trust Fund.

#3 Transit Agency Partnership: NCTD began work on the Escondido Transit Center land swap study. SANDAG kicked off the Blue Line TOD study for the San Ysidro and Palomar Street stations.

#4 Tribal Partnership: SANDAG and the SCTCA executed an MOU for the tribal housing program.

Part III - Status of Activities

Insert data in the tables below regarding Status of Activities.

Advance Allocation Application - Proposed Activities

The grantee did not submit the REAP 2.0 advance a/location application, check the following box and proceed to Full Application - Proposed Uses & Subtasks: ☐ Not Applicable

Activity Title	Application Requirements Developed or Accelerated	Estimated Start Date	Estimated End Date	Status
Admin	Administrative costs include but are not limited to: staff time to prepare REAP application, coordinate with HCD, prepare invoices, manage contracts, prepare MOUs, and prepare monitoring reports	Feb 2022	June 2026	In Progress
Program Development/initial Priority Setting	Draft proposed uses, release for public review & submit full application. Develop framework for programs under each proposed use. Release call for projects for local jurisdictions, evaluate applications and make funding recommendations.	Feb 2022	June 2024	In Progress
Education, Outreach, and Engagement (includes Targeted Education and Outreach, Education and Outreach Strategy, Inter-regional Engagement, and Intra-regional and Tribal Engagement)	Develop and implement a robust education and outreach strategy to seek input and feedback on REAP 2.0 program. Education, outreach and engagement will be conducted at all phases: before developing proposed uses and approaches, in the early stages of program development, through program	Feb 2022	June 2026	In Progress

Activity Title	Application Requirements Developed or Accelerated	Estimated Start Date	Estimated End Date	Status
	development, and through implementation. Includes coordination with neighboring counties, partner agencies.			
				-Select-
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Full Application - Proposed Uses & Subtasks

Activity Type	Activity No.	Activity Title	Estimated Start Date	Estimated End Date	Eligible Uses	Status
Proposed Use	1.0	Local Jurisdiction Support	01/23	06/26		In Progress
Subtask	1 .1	HAP Cycle 2 Planning Grants	01/24	12/25		In Progress
Subtask	1 .2	HAP Cycle 2 Capital Grants	01/24	12/25		In Progress
Subtask	1 .3	HAP Technical Assistance	06/24	06/26		Not Started
Subtask	1 .4	Housing Policy & Planning Tool	06/24	06/26		Not Started
Subtask	1 .5	Program implementation	01/23	06/26		In Progress
Proposed Use	2.0	Affordable Housing Programs	01/23	06/26		In Progress
Subtask	2 .1	Regional Housing Trust Fund	08/23	12/25		In Progress
Subtask	2.2	State Grant Coordination	11/23	04/26		In Progress
Subtask	2.3	Financial Strategies	01/25	12/25		Not Started
Subtask	2 .4	Program implementation	01/23	06/26		In Progress
Proposed Use	3.0	Transit Agency Partnership	01/23	06/26		In Progress
Subtask	3 .1	Blue Line TOD (San Ysidro Mobility Hub)	05/23	01/25		In Progress
Subtask	3.2	Affordable Housing for Transit Workers	01/24	01/25		In Progress
Subtask	3.3	NCTD station redevelopment (Escondido Land Swap)	09/23	09/24		In Progress
Subtask	3 .4	Program Implementation	01/23	06/26		In Progress
Proposed Use	4.0	Tribal Partnership	06/23	06/26		In Progress
Subtask	4 .1	SCTCA Housing Programs	04/24	12/25		In Progress
Subtask	4.2	Program Implementation	06/23	06/26		In Progress
Proposed Use	5.0	Admin	02/22	06/26		In Progress
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Activity Tvoe	Activity No.	Activity Title	Estimated Start Date	Estimated End Date	Eligible Uses	Status
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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	SANDAG will work with HCD to develop and refine the measurable outcomes and metrics for reporting, based on the projects awarded through the suballocation.			
2	Number of future housing units to be supported by REAP 2.0 funds that facilitate housing supply, choice, and affordability for very low, low, and moderate income households	SANDAG has not previously funded housing	Advance development of at least 100 housing units that facilitate housing supply, choice, affordability for very low, low, and moderate income households	
3	Number of planned very low, low, and moderate income TOD infill housing units.	There are underutilized transit agency owned properties (e.g., surface parking lots) that are ideal candidates to be redeveloped to provide very low, low and moderate income housing.	Up to 1500 units planned for on transit agency owned land adjacent to high quality transit	

Proposed Use	Measurable Outcome	Baseline	Target	Results
4	SANDAG will work with HCD to develop and refine the measurable outcomes and metrics for reporting, based on the projects awarded through the suballocation			
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	SANDAG will work with HCD to develop and refine the measurable outcomes and metrics for reporting, based on the projects awarded through the suballocation.			
2	Number of very low and low income housing units to be funded by REAP 2.0 that achieve AFFH goals in higher resourced areas as well as in historically disadvantaged communities.	A lack of very low, low, and moderate income housing units in higher resourced areas	Advance development of at least 100 very low, low, and moderate income housing units that achieve AFFH goals/targets in higher resourced areas as well as in historically disadvantaged communities.	
3	Number of very low, low and moderate income housing units supported by REAP 2.0 that achieve AFFH targets.	There are underutilized transit agency owned properties (e.g., surface parking lots) that are ideal candidates to be redeveloped to provide very low, low and moderate income housing.	Up to 1500 units planned for on transit agency owned land adjacent to high quality transit with 20% very low, low, and moderate income and/or transit worker housin	
4	SANDAG will work with HCD to develop and refine the measurable			

Proposed Use	Measurable Outcome	Baseline	Target	Results
	outcomes and metrics for reporting, based on the projects awarded through the suballocation.			
5				
6				
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	SANDAG will work with HCD to develop and refine the measurable outcomes and metrics for reporting, based on the projects awarded through the suballocation.			
2	Number of housing units supported by REAP 2.0 located in key locations (e.g., mobility hubs, TPAs, and low VMT areas) that will help to reduce VMT.	SANDAG has identified mobility hubs, TPAs and low VMT areas for future focused regional growth.	Advance development of at least 100 housing units in mobility hubs, TPAs, and low VMT areas.	
3	Estimated increased transit ridership and VMT reductions from planned projects funded by REAP 2.0	The 2021 Regional Plan identifies a mobility hub strategy that would locate very low, low, and moderate income housing near high-quality transit to make transit more accessible reduce and VMT.	1500 units planned for in areas with per capita VMT below the regional average	
4	SANDAG will work with HCD to develop and refine the measurable outcomes and metrics for reporting, based on the			

Proposed Use	Measurable Outcome	Baseline	Target	Results
	projects awarded through the suballocation.			
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Part V- Funding Summary by Proposed Use

Insert applicable data in the tables below regarding funding a/locations and expenditures for each Proposed Activity/

Use. Advance Allocation Application - Proposed Activities

If the grantee did not submit the REAP 2.0 advance a/location application, check the following box and proceed to Full Application - Proposed Uses: ☐ Not Applicable

Activity Title	Amount of Funds Proposed to be Utilized for Proposed Activity	Amount of Funds Expended
Admin	1,075,933.07	118,563.82
Program Development/Initial Priority Setting	1,205,000.00	560,885.95
Education, Outreach, and Engagement (includes Targeted Education and Outreach, Education and Outreach Strategy, Inter-regional Engagement, and Intra-regional and Tribal Engagement)	2,022,799.20	365,689.52
Total	\$4,303,732.27	\$1,045,139.29

Full Application - Proposed Uses

Proposed Use	Retained Amounts Allocated	Suballocated Amounts Allocated	Total Allocated	Retained Amounts Expended	Suballocated Amounts Expended	Total Expended
1	3,007,657.3	16,000,000.00	19,007,657.38			0.00
2	1,450,000.00	14,000,000.00	15,450,000.00			0.00
3	900,000.00	600,000.00	1,500,000.00	51,065.55	7,249.61	58,315.16
4	200,000.00	1,500,000.00	1,700,000.00			0.00
5	750,933.01	325,000.00	1,075,933.01			0.00
6			0.00			0.00
7			0.00			0.00
8			0.00			0.00
Total	\$6,308,590.45	\$32,425,000.00	\$38,733,590.45	\$51,065.55	\$7,249.61	\$58,315.16

Part VI -Web Report

URL: San Diego Region S8743 VMT maps

<https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=bb8f938b625c40cea14c825835519a2b>

Part VII -Additional Information

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

SANDAG has paused most the initiatives due to the uncertainty of the state budget and will need to make changes to the 4 proposed uses if not awarded the \$43M that was funded to the region.