SANDAG

THE STATE OF HOUSING

It's no secret that not being able to find affordable housing affects low-income and historically under-resourced populations more than others. While there is enough "market rate" priced housing options being built, development is offtrack to meet the demand for affordable housing supply.

To address housing needs, the State requires that all local governments plan for the housing needs of everyone in their communities. This process is called the Regional Housing Needs Assessment (RHNA). The San Diego Association of Governments (SANDAG) is responsible for overseeing the RHNA process for the San Diego region.

Addressing the housing crisis will require bringing about a shift in housing production priorities while also acknowledging how the San Diego region will be increasingly impacted by the consequences of climate change. These impacts will also create new risks for our region.

To tackle these issues, state agencies require that local governments work towards meeting regional goals for housing production and reducing greenhouse gas emissions (GHGs). Our region's mandated goals are to plan for:
- An additional **171,685 housing units** between 2021 and 2029
- A **19% reduction of GHG emissions by 2035**

SANDAG's Housing Acceleration Program (HAP)
SANDAG launched the Housing Acceleration Program (HAP) to address San Diego's regional challenges while promoting fair and equitable housing for all.

Core Strategies:
- **Local Jurisdiction Support**: Offers technical resources and assistance to support cities and the County, such as the HAP Grant Program which funds projects related to building new housing faster.

- **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.

A household is considered "cost burdened" when more than 30% of their income goes to housing costs.

In San Diego County...

56% of renters are cost burdened

39% of homeowners are cost burdened

65% of Black renter households are cost burdened

59% of Hispanic renter households are cost burdened

Timeline

July 2020:
SANDAG Board of Directors adopts 6th Cycle Regional HNA Plan

2020 – 2024:
REAP 1.0: $6.8 million for SANDAG Housing Acceleration Program

2022 – 2026:
REAP 2.0: $43 million for SANDAG Housing Acceleration Program

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REGIONAL EARLY ACTION PLANNING GRANTS

Regional Early Action Planning Grants of 2019 (REAP 1.0)

In 2019, the California state legislature passed Assembly Bill 101 which provided one-time grant funding through the California Department of Housing and Community Development (HCD) to regional metropolitan planning organizations, like SANDAG. The funding prioritizes planning activities that accelerate housing production to meet RHNA goals. This state program is called Regional Early Action Planning (REAP).

Regional Early Action Planning Grants of 2021 (REAP 2.0)

REAP 2.0 was established as part of the 2021 California Comeback Plan under Assembly Bill 140. This new program builds on the success of REAP 1.0 and expands the program focus by addressing the housing and climate goals in our state at the same time.

Across the state, REAP 2.0 provides a $600 million investment to fund planning and capital projects that meet all program goals:

- Building on underused or unused land
- Building housing for all
- Reducing how many cars are on the road and increasing transit ridership
- Promoting fair housing, combating discrimination, and fostering inclusive communities

SANDAG is using REAP funds towards the Housing Acceleration Program.

$43M

of REAP 2.0 funds is estimated to be allocated towards SANDAG

$7.5M

of REAP 2.0 funds competitively available for Tribal entities across our region and the state

$30M

of REAP 2.0 funds competitively available statewide for a Higher Impact Transformative grant

How to Get Involved!
Visit our housing website and follow us on social media

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