

GRANT APPLICATION INSTRUCTIONS

The following materials must be submitted electronically through [BidNet](#) before the Application Deadline. Applications cannot be emailed. If any of the required components are not completed and included with the application by the Application Deadline so that it can be fully evaluated without negatively impacting the fairness of the competitive process, the application will be deemed ineligible.

Required Components

- Completed Grant Application
- Signed Applicant Statement Form(s)
- Signed Required Forms
 - Equal Employment Opportunity Certificate
 - Public Contract Code Questionnaires and Statements
 - Non-Collusion Affidavit/Declaration
- Project Scope of Work, Schedule, and Budget workbook (Excel file)
 - The template is available in [BidNet](#).
 - If a project is selected to receive funding, the Scope of Work, Schedule, and Budget will be added to the Grant Agreement, with any adjustments required by SANDAG, and the Applicant will be held responsible for implementing the project in accordance with the Scope of Work, Schedule, and Budget. Applicants should follow the directions in the Scope of Work, Schedule, and Budget template.

Recommended Components

- Documentation of support for the project from community groups or individuals
- Resolution including all statements provided in the Sample Resolution
 - The template is available in [BidNet](#).

Grant Application

General Information

Applicant Information

Applicant Name	City of Vista
Applicant Address	200 Civic Center Drive, Vista, CA 92084
Contact Name	Cassidy McCarthy
Title	Climate Action Plan Program Administrator
Phone	760.643.5219
Email	cmccarthy@vista.gov

Climate Action Plan (CAP)

☐ The Applicant does not have a locally-adopted CAP.

☒ The Applicant has a locally adopted CAP. The document is available here (provide link):

<https://www.vista.gov/home/showpublisheddocument/24574/637699911232170000>

Project Information

Project Title	Updating the City of Vista's Climate Action Plan
Project Area Limits	The City of Vista
Brief Project Summary	The City of Vista will be updating their 2021 Climate Action Plan.

Project Manager

List the day-to-day project manager/person who will manage the project.

Name	Cassidy McCarthy
Title	Climate Action Plan Program Administrator
Phone	760.643.5213
Email	cmccarthy@vista.gov

Additional Contacts for Grant-Related Correspondence

Include the individual(s) who will prepare the quarterly reports, submit invoices, or otherwise be involved in the project.

Role	City of Vista Grants Writer
Name	Angela Baggett
Title	Management Analyst / Grants Writer
Phone	760.643.5362
Email	abaggett@vista.gov

Role	
Name	
Title	
Phone	
Email	

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Project Partners

List the name(s) and contact information for any project partners.

Entity Name	
Contact Name	
Title	
Phone	
Email	

Entity Name	
Contact Name	
Title	
Phone	
Email	

Entity Name	
Contact Name	
Title	
Phone	
Email	

Project Budget

SGIP Funding Request

Total SGIP Grant Request Amount	\$400,000
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Matching Funds

List the source(s) and associated dollar amounts of proposed matching funds. Matching funds can consist of in-kind services or cash match from the Applicant, funds from outside sources such as developer contributions, non-profit contributions, other state or federal funds, or other quantifiable sources. Other TransNet funds, including Local Street and Road Program funding, cannot be used as a match.

Source of Funding	Vista's General Fund
Amount of Funding	\$45,000

Source of Funding	Vista's CAP Budget
Amount of Funding	\$40,000

Source of Funding	
Amount of Funding	\$

Total Matching Funds Provided	\$85,000
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INDIRECT COSTS

The Applicant intends to apply indirect costs to the project:

☐ Yes* ☒ No

*If the Applicant intends to apply indirect costs, the following method will be used:

- ☐ The Applicant has a Federally Negotiated Indirect Cost Rate (FNICR) recognized by the federal government, and that rate will be used.
- ☐ The Applicant has never received a FNICR and will elect the de minimis rate. The current de minimis rate is 15%.

**Applicants who intend to apply indirect costs to their proposed project should ensure that the indirect costs are incorporated into the Scope of Work, Schedule, and Budget worksheet.*

Performance Measures

Using the SGIP Performance Metrics, which are available with the other SGIP application materials in [BidNet](#), select five metrics that can be used to measure the project's success in meeting the SGIP goals and objectives. **Please be aware that at the end of the grant term the Applicant must be able to meet all five metrics that it lists below or the Applicant may be required to repay the grant.** The Applicant will report on the progress toward meeting these performance metrics in its quarterly report.

In the table below, list each performance metric selected, and include the baseline measure (what the number is today, before the SGIP program begins).

Metric No.	Performance Metric (from the SGIP Performance Metrics list)	Baseline Measure
1.	Increase number of publicly available progress reports and/or dashboards with pertinent performance measures	No current dashboard, only current CAP & monitoring report
2.	Increase number of community members and community organizations involved in project development and representation by underserved/vulnerable communities	Currently only our Environmental Commission
3.	Increase number of suggestions/proposals from community engagement processes that are incorporated into decisions and plans	Currently only public comment at Council or Commission meetings
4.	Instill positive perception of social cohesion/connectedness/community	Current lack of awareness on the community connectedness and social cohesion
5.	Increase level of coordination/collaboration among relevant departments (transportation, landuse/zoning, housing, economic development, public health, etc.)	Currently have an internal working group but lacking in some department representation

In the space below, include any additional information regarding the Applicant's selected performance metrics or baseline data.

The City is committed to enhancing community engagement and transparency in the climate action plan (CAP) update process through a dedicated webpage and inclusive workshops. This platform will serve as a repository for publicly accessible progress reports and performance metrics, enabling residents to track advancements associated with the newly adopted CAP. By collaborating with our consultant and the Environmental Commission, we will actively involve external stakeholders, particularly underserved communities, via targeted outreach and Spanish-only workshops. Our strategy includes utilizing various communication channels, such as newsletters and social media, to invite public comments and foster participation in small group brainstorming sessions. Furthermore, we will re-establish an internal stakeholder group with representatives from all city departments, ensuring increased coordination and collaboration across sectors. This comprehensive approach aims to enhance social cohesion, amplify community representation, and integrate community-driven suggestions into planning decisions, all of which align with the performance metrics noted above.

Evaluation Criteria Responses

1. New Climate Action Plan Or CAP Update Contents

A. New CAP Or CAP Update Timeline

This project will (select one):

- ☐ Develop a new CAP
- ☒ Update an existing CAP. The existing CAP was adopted:
 - ☒ Three or more years ago (2/28/2022 or earlier)
 - ☐ Less than three years but more than one year ago (between 3/1/2022 and 2/28/2024)
 - ☐ Within the last year (between 3/1/2024 and 2/28/2025)
- ☐ Neither develop a new CAP nor update an existing CAP(skip to Criteria #2 below)

B. GHG Emissions Inventory And Near- And Long-Term GHG Emissions Forecasts And Reduction Targets

Describe in the space below the approach to the new CAP or CAP Update, including the greenhouse gas (GHG) emissions inventory and the baseline year that will be used, in accordance with adopted protocols. Describe how the CAP or CAP Update will include near- and long-term GHG emissions forecasts (e.g., 2035 and 2050) and GHG reduction targets.

If the project is neither a new CAP nor CAP Update, this question can be skipped.

The 2026 Climate Action Plan (CAP) Update project is designed to integrate comprehensive community and stakeholder engagement, ensuring diverse input throughout the planning process. This endeavor will commence with the development of a greenhouse gas (GHG) emissions inventory, establishing a baseline year of 2022 or newer in alignment with adopted protocols. By leveraging past GHG inventories alongside the newly created inventory, the CAP Update will produce detailed near- and long-term GHG emissions forecasts for target years such as 2035 and 2050. These forecasts will be informed by current and projected legislation at the City, Regional, and State levels, thus ensuring compliance and alignment with broader climate goals. Furthermore, the CAP Update will identify sectors with the highest emissions, which will inform the establishment of actionable GHG reduction targets, goals, and measures. By building on previous climate action initiatives and linking its strategies to the City's new General Plan Update 2050, the updated CAP will chart a progressive path forward, positioning Vista to achieve its climate action objectives effectively and sustainably. This methodical approach not only addresses immediate emissions concerns but also prepares Vista for future climate challenges.

To ensure the efficacy, we will procure a consultant with demonstrated expertise in developing CAP measures and goals, in adherence to our established city procurement policies. This meticulous approach will create a forward-thinking roadmap for climate action that is aligned with both local priorities and broader environmental mandates,

C. GHG Reduction Measures

Describe in the space below how the Applicant will ensure that the new CAP or CAP Update will include specific, quantifiable GHG reduction measures to achieve the GHG reduction targets.

If the project is neither a new CAP nor CAP Update, this question can be skipped.

Through our Request for Proposals, in adherence to our established city procurement policies, we will require that our contractor develop specific, quantifiable GHG reduction measures to achieve the GHG reduction targets. These measures will be developed through stakeholder and community engagement with oversight from the City of Vista, a cost benefit analysis for implementation and implementation feasibility. Vista will implement a structured approach to ensure that the new Climate Action Plan (CAP) and its subsequent updates incorporate specific, quantifiable greenhouse gas (GHG) reduction measures aimed at achieving targeted reductions. This will involve a comprehensive analysis of current GHG emission sources and the establishment of baseline metrics against which progress can be measured. Additionally, Vista will engage relevant stakeholders, including community members and experts in sustainability, to identify viable strategies that have proven efficacy in reducing emissions. These strategies will be documented, along with clear performance indicators, to facilitate ongoing monitoring and evaluation. Regular progress reports will also be established to transparently communicate the effectiveness of implemented measures, thereby ensuring accountability in reaching the defined GHG reduction targets. The main considerations for developing these measures will be the GHG reduction potential, available funding, equity, and ability to monitor.

2. Implementation and Monitoring

A. CAP Implementation

For a new CAP or CAP Update, describe in the space below the plan for implementing each GHG emissions reduction measure identified in the CAP, including, but not limited to, the identification of responsible parties, key actions, timeline, costs, and funding sources.

For an Implementation Plan for an existing CAP, describe in the space below how the project will develop an implementation plan for an existing CAP, including but not limited to the identification of responsible parties, key actions, timeline, costs, and funding sources.

The implementation of the greenhouse gas (GHG) emissions reduction measures outlined in the Climate Action Plan (CAP) will necessitate a structured approach that encompasses the identification of responsible parties, delineation of key actions, establishment of a timeline, assessment of associated costs, and identification of potential funding sources. Each measure will be assigned to designated departments or agencies, ensuring accountability and clarity in execution. Key actions will be mapped out to align with specific outcomes, incorporating stakeholder engagement to foster community support and involvement. A comprehensive timeline will be developed, detailing milestones and deadlines to facilitate progress tracking. Cost analysis will be conducted to ascertain the financial implications of each measure, alongside exploration of funding opportunities, such as state grants, federal programs, and public-private partnerships, to ensure sustainable financial backing. This systematic approach will be underpinned by established protocols and regular progress reviews, thereby facilitating effective implementation of the plan and the achievement of GHG emissions reduction targets.

Similar to our current CAP we will develop an implementation matrix that will point to specific departments that measures will relate to and require collaboration with for success. Below is a sample of the current implementation matrix for reference:

Table 4-2 Implementation Strategy Matrix						
Measure	Title	Category	Responsible Department/ Agency	Implementation Timeframe	Staff Implementation Costs	Ease of Implementation
Strategy 1: Increase Use of Zero-Emission/Alternative Fuel Vehicles						
T-1	Transition to a Clean and More Fuel-Efficient Municipal Vehicle Fleet	Municipal Operations	PW	Mid-Term	Low	Low
T-2	Increase EV Charging Stations at Public Facilities	Municipal Operations	CD; PW	Short-Term	Low	Medium
T-3	Require EV Charging Stations at New Multi-Family and Commercial Developments	New Ordinances and Code Updates	BD; CD	Mid-Term	Low	Medium
Strategy 2: Reduce Vehicle Miles Traveled						
T-4	Participate in the SANDAG's iCommute Vanpool Program	Partnerships; Education and Outreach	CM; CD	Ongoing	Low	Low
T-5	Implement the City's Bicycle Master Plan	Planning	CD; ENG	Ongoing	Medium	Medium
T-6	Increase Density and Mixed-Use Development	Planning	CM; CD	Long-Term	Medium	High
Strategy 3: Reduce Fossil Fuel Use						
T-7	Require Electric-Powered or Alternative Fueled Construction Equipment	New Ordinances and Code Updates	BD; CD	Short-Term	Low	Low
Strategy 4: Increase Building Energy Efficiency						
E-1	Implement Energy Efficient Projects in Municipal Facilities	Municipal Operations	PW	Mid-Term	Medium	Medium
Strategy 5: Increase Renewable and Zero-Carbon Energy						
E-2	Continue PV Installation at Municipal Facilities	Municipal Operations	PW; ENG	Ongoing	Low	Low
E-3	Join a Program to Increase Grid-Supply Renewable and Zero-Carbon Electricity	Financing and Incentives; Partnerships; Education and Outreach	CM	Long-Term	High	High
Strategy 6: Reduce and Recycle Solid Waste						
W-1	Reduce Solid Waste Disposal and Increase Recycling	New Ordinances and Code Updates; Partnerships	PW	Mid-Term	Medium	High
Strategy 7: Carbon Sequestration						
C-1	Increase Tree Planting at Municipal Facilities and Public Rights-of-Way	Municipal Operations; Partnerships	PW	Short-Term	Low	Medium
C-2	Increase Tree Planting at New Private Properties	New Ordinances and Code Updates; Education and Outreach	CD; PW	Short-Term	Low	Medium
Notes: BD = Building Division; CD = Community Development Department; CM = City Manager's Office; ENG = Engineering Department; EV = electric vehicle; PV = Photovoltaic; PW = Public Works Department; SANDAG = San Diego Association of Governments Source: Ascent Environmental 2019.						

B. CAP Monitoring

For a new CAP or CAP Update, describe in the space below how progress toward achievement of the GHG emissions reduction target(s) will be monitored, including but not limited to metrics for tracking progress, periodic updates to the GHG emissions inventory, regular reporting of progress, and timing of future CAP updates.

For an Implementation Plan for an existing CAP, describe in the space below how the project will establish monitoring measures for an existing CAP including but not limited to metrics for tracking progress, periodic updates to the GHG emissions inventory, regular reporting of progress, and timing of future CAP updates.

Currently, Vista's Climate Action Plan coordinator continually reviews projects and programs contributing to meeting goals and measures through interviewing and collaborating with project managers to report key milestones towards goals like number of trees planted and completed solar projects. This information is tabulated and combined with established measurable goals from the CAP to monitor progress and establish updates to provide reports and disseminate information to the community and stakeholders periodically. In addition to this the updated CAP will build upon this by creating a robust framework for monitoring measures designed to track progress toward achieving greenhouse gas (GHG) emission reduction targets. Progress will be meticulously evaluated through the systematic tracking of both the measures and goals outlined in the CAP update, ensuring that tangible benchmarks are institutionalized to facilitate year-over-year assessment of successes and areas for improvement. To maintain transparency and accountability, an annual monitoring report will be publicly published; this report will detail updates on CAP progress and serve as a vital communication tool for stakeholders. Furthermore, a recommended timeline will be put forth for future GHG emissions inventories, updates to the CAP, and subsequent monitoring plans, thereby fostering a continuous cycle of evaluation and enhancement that aligns with our long-term sustainability objectives. Through these measures, we aim to ensure that the CAP remains a living document that evolves with our community's needs and environmental challenges.

3. Project Feasibility

A. Efficient Use Of Project Funds

The Applicant's Scope of Work, Schedule, and Budget workbook will be reviewed to determine the degree to which the project will efficiently use program funds in the following three areas.

Project Scope of Work

Please indicate which of the following factors was considered when developing the Scope of Work. Check all that apply.

- ☒ All major tasks and subtasks were included that are necessary to complete the project, including any tasks or subtasks that may be deemed unnecessary during project implementation
- ☒ The Applicant considered the steps it would take to complete the planning work, including robust stakeholder engagement.
- ☒ The Applicant considered the effort necessary to prepare any necessary consultant work for competitive bidding and ensured that it's agency's procurement requirements will be met before advertising the solicitation.
- ☒ The Scope of Work considers the approvals needed to enter into a contract with the selected consultant.

Project Schedule

Please indicate which of the following factors was considered when developing the Project Schedule. Check all that apply.

- ☒ The Project Schedule includes reasonable start dates, taking into account any work that has already been completed before the NTP has been issued and any other tasks or subtasks that might impact the start date for each task and subtask.
- ☒ Project durations and completion dates are reasonable and include timeframes that the Applicant can actually achieve.
- ☒ The Applicant is aware that it will be required to adhere to the Project Schedule and that all schedules must meet the Project Milestone and Completion Deadlines that are listed in SANDAG Board Policy No. 035.

Project Budget

Please indicate which of the following factors was considered when developing the Project Schedule. Check all that apply.

- ☒ The Project Budget considered all of the tasks and subtasks listed in the Scope of Work.
- ☒ Each task and subtask identifies reasonable costs to complete the task or subtask, and any matching funds are included.
- ☒ If the Applicant intends to request reimbursement for indirect costs, those costs are included in the Project Budget and the Applicant indicated in this Application whether it will elect the de minimis rate or it has a FNICR.

B. Community Engagement

Please describe how the project has and will continue to have strong community support, opportunities for community input, and how community members can have a meaningful role in the project, including underserved and limited English proficiency populations.

The project will undertake a rigorous approach to community engagement, ensuring active participation from a diverse range of stakeholders across various media platforms. A community engagement plan will be developed through our contractor, encompassing several initiatives such as community workshops, focus groups with local organizations, and an interactive project website. These efforts will be complemented by a community engagement summary and sessions with the City Council. To maximize outreach, the meetings, workshops, and surveys will be advertised through the City's public newsletter, magazine, and social media channels, and direct mailings, ensuring widespread visibility. Importantly, all outreach materials will be provided in both English and Spanish, with interpretation services available at every workshop, including a dedicated Spanish-speaking session. The update to the Climate Action Plan (CAP) signifies a crucial advancement in garnering community support and encouraging feedback on environmental stewardship, particularly targeting underserved populations and individuals with limited English proficiency. By employing an inclusive framework that leverages partnerships with community-based organizations, faith groups, and educational institutions, the project aims to expand its outreach to effectively engage the 33% of the population that speaks Spanish. To gather a wide array of perspectives that will inform the CAP's vision and recommendations, diverse engagement strategies will be employed, including community workshops, pop-up events, and web-based surveys. Continuous communication throughout the planning process will underscore our commitment to transparency and community involvement as fundamental aspects in achieving the City of Vista's goals for a safe, connected, and environmentally sustainable future.

4. Board Policy No. 033

A. Prohousing Policies

☐ Applicant currently has HCD Prohousing Designation

OR

Select all policies currently in place in the following categories:

Category 1: Favorable Zoning And Land Use

- ☐ Housing element plan for zoned capacity of >150% of RHNA
- ☒ Permitting missing middle uses (e.g., duplexes, triplexes, fourplexes, townhomes) in existing low-density single-family zones
- ☐ Eliminating minimum parking requirements
- ☒ Allowing residential in commercial zones
- ☐ Allowing more/larger accessory dwelling units (ADUs) than state law requires
- ☐ Density bonus that is >10% more than state requirements
- ☐ Established Workforce Housing Opportunity Zone (WHOF) or housing sustainability district
- ☒ Standards to promote more density
- ☐ Housing element plan for zoned capacity of >125% of RHNA
- ☒ Reduced parking requirements

Category 2: Acceleration Of Housing Production Timeframes

- ☒ Ministerial approval of housing
- ☒ Streamlined/program level California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) for general plans/specific plans etc.
- ☐ Permit process that is less than two months
- ☐ Elimination of public hearings for projects consistent with zoning/general plan
- ☒ One-stop shop permitting processes or single point of contact
- ☐ Priority permit processing or reduced plan check times for ADUs/junior ADUs, multifamily, or affordable housing
- ☒ Streamlined housing development at the project level
- ☐ Permit process that is less than four months
- ☒ Three public hearings limit for projects consistent with zoning/general plan
- ☐ Eliminated or replaced subjective design standards with objective standards that simplify zoning
- ☐ Standard entitlement application
- ☒ Publicly posting online status updates on permit approvals

Category 3: Reduction Of Construction And Development Costs

- ☒ Waived development impact fees for housing
- ☒ Adopted universal design ordinances
- ☒ Preapproved prototype plans for missing middle housing (e.g., duplexes, triplexes, fourplexes, townhomes)
- ☐ Measures that reduce costs for transportation-related infrastructure or that encourage active transit or other alternatives to cars
- ☒ Reduced development impact fees for housing
- ☐ Less restrictive ADU standards than state requirements
- ☒ Fee reduction, including deferrals or reduced fees for housing with people with special needs
- ☒ Promoting innovative housing types that reduced development costs

Category 4: Providing Financial Subsidies

- ☐ Local housing trust fund or collaboration on regional fund
- ☒ Program to comply with Surplus Lands Act and make publicly owned land available for affordable housing
- ☐ Enhanced Infrastructure Financing District (EIFD)
- ☒ Prioritization of local general funds for affordable housing
- ☐ Grants/low-interest loans for affordable ADUs
- ☒ Direct residual redevelopment funds to affordable housing
- ☒ Development and regular use of housing subsidy pool, local/regional trust, or similar funding source

Please provide more information on each of the policies selected (or links to documentation)

Favorable Zoning and Land Use

- The City of Vista permits missing middle complexes and plans to amend a Zoning Ordinance by April 2025 that approves missing middle housing in lower-density residential zones. This updated zoning ordinance is part of the 6th Cycle Housing Element of the General Plan Update.
- There are 2 areas within Vista that are mixed-use, [Downtown Vista Specific Plan](#) and [North Santa Fe Overlay Zone](#) (pg 54). (SB 6) Additionally, in Downtown Vista the mixed-use plan allows for reduced parking as it follows [California density bonus law](#) and AB2097 to reduce parking requirements on development projects located within ½ half of public transit.
- With the new [General Plan Update](#), the City of Vista will include policies to promote more density in major corridors and high traffic areas. Currently, standard multifamily developments have a cap of 21 units per acre, but the General Plan Update will update this policy to allow mixed used zones to have a cap of 40 units per acre. The Downtown Vista Specific Plan supports lot consolidation for denser development and the North Santa Fe Overlay Zone allows 40 units per acre with a maximum building height of 60ft.

Acceleration of Housing Production Timeframes

- The City of Vista has [ministerial approval](#) of housing from previous housing element cycles. Through this policy, it promotes development in under-utilized properties. With the General Plan Update and Downtown Vista Specific Plan, there is projected to be 20% or more affordable housing through ministerial approval.
- With the upcoming General Plan Update, Vista will have a proper EIR to streamline CEQA compliance.
- Some affordable housing projects don't require public hearings, such as plot plans for missing middle housing and projects with 4 units or less. Currently, any housing project that is greater than 4 units must go through a public hearing, however, Vista is currently working on updating the threshold to be 10 units or more to require a public hearing. In compliance with SB330, Vista has a maximum of 3 public hearings for all projects.
- For permitting processes, Vista has a single point of contact through the planning counter. Larger projects also have a single point of contact through the project engineer.
- Vista has eliminated subjective design standards to streamline housing development in addition to providing a [pre-application meetings](#) for smaller development projects. These pre-application meetings contain information on the project that is reviewed by departments at the beginning of the process and forwarded to the planning commission for comment, allowing the developers to discuss potential issues and comments as related to the City's goals and standards prior to applying for the project.

Reduction of Construction and Development Costs

- Vista has adopted ADA requirements within our [objective design standards](#).
- There are 2 housing development ordinances as a result of SB 9. Through these ordinances, it allows the splitting of single-family homes in addition to [10 preapproved housing project templates for ADUs](#) to speed up processing and reduce plan check time. For ADUs under 750 sq ft waived fees can be provided.
- Vista has incorporated density housing policies and mixed-use development to promote active transit and alternative transportation methods. Additionally, the City is hosting an [e-bike safety](#)

[training and rebate program](#) to teach residents bike safety and provide financial incentives to use alternative transportation instead of single passenger vehicle use.

- Vista recently began considering deferring [development impact fees](#) for upcoming affordable housing developments. Specifically, Vista provides reduced impact fees for building ADUs under 750 sqft (no impact fees due, other than school fees) and if it's over 750 sqft they will pay a percentage of the impact fees.
- The city offers [fee reductions](#) and [reasonable accommodations](#) for housing projects that serve individuals with special needs

Providing Financial Subsidies

- Vista supports developers in applying for county funds for housing developments, including San Diego County HOME Consortium
- In the Downtown Vista Specific Plan, development projects comply with the Surplus Lands Act
- To prioritize local general funds for affordable housing, Vista has added [inclusionary housing in our development code](#) in 2022 that requires 9% of units with any new market rate housing project be affordable units
 - [Inclusionary Housing Study](#) (November 2022)
- The City of Vista does use residual redevelopment funds to subsidize nearly 100% affordable housing developments
- For ADU developments, the City of Vista has an [Accessory Dwelling Unit Fee Waiver Program](#) for ADU projects that are less than 750 sqft.
- The City of Vista also has a Development and Regular use of Housing Subsidy Pool as outlined in the annual reports – [Housing Successor Agency Annual Report](#).

B. Housing Equity

The Applicant has the following policies or practices that advance housing equity (mark all that apply).

- ☒ An adopted inclusionary housing ordinance
- ☐ Establishment of rent stabilization
- ☒ Establishment of anti-displacement policies in conjunction with transit improvements
- ☐ Creation of a strategy or fund to preserve naturally occurring affordable housing
- ☒ Creation of tenant protection policies such as access to legal counsel, just cause eviction policy, etc.
- ☐ Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from environmentally sensitive or hazardous areas.
- ☒ Programs, land use plans, and new policies (other than those indicated in the Prohousing Policy Implementation section above) that are intended to result in increased investment (such as infrastructure, housing, open space, etc.) in lower opportunity areas. Such areas include but are not limited to, Low Resource and High Segregation & Poverty areas designated in the 2021 California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Map, and disadvantaged communities under California Senate Bill 535 (2012).
- ☐ Zone changes or other policies (other than those listed in the Prohousing Policy Implementation section 3 above) that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the 2021 CTCAC/HCD Opportunity Maps.
- ☒ Displacement risk studies

- ☒ Creating a publicly available database of affordable housing properties at risk of losing affordability restrictions through the expiration of rent restrictions or tenant voucher programs
- ☒ Proactive monitoring of housing at risk of losing affordability restrictions and proactive enforcement of state-mandated tenant notification provision

Please provide more information on each of the policies selected (or links to documentation)

- Vista has an [adopted inclusionary housing ordinance](#) that requires 9% of units within any new market rate housing project be affordable units. This 9% is broken down into a minimum of 4% of the units as moderate income units or lower and 5% of the units as low-income units or lower, with “moderate income” and “low-income” as defined by the California Department of Housing and Community Development.
- With Vista’s upcoming General Plan Update there will be new policies that plan to increase higher density areas in high traffic zones, including disadvantaged community areas. Additionally, a new [Planned Residential Development](#) (PRD) ordinance will be presented for environmental areas.
- Through Economic Development, the City of Vista has a grant to “beautify Vista” by planting more trees, adding new sidewalks, and inputting new irrigation systems
- The City of Vista contracts with [CSA San Diego County](#), to promote social justice and public welfare related to housing discrimination and tenant rights.
- The City of Vista has an [Opportunity Zone](#) within the Downtown Vista area that includes mixed-use affordable housing, including very low-income residential units, various attached residential condominiums, missing middle housing, and additional senior affordable housing
- For [displacement risk studies](#), City Staff conduct annual evaluations of the Downtown Specific Plan policies and standards to assure they are adequately effective to protect existing residents from displacement. Additionally, the 2023 General Plan Update states that the City will utilize affirmative marketing strategies and plans to target nearby neighborhoods, a disadvantaged community of low-income community to protect residents from displacement.
- Through Vista’s Housing and Homeless Services department, the City has a public database that tracks [affordable housing properties](#) at risk of losing affordability restrictions as well as resources for housing assistance and upcoming affordable housing developments.

APPLICANT STATEMENT FORM

This form must be signed by an authorized representative of the Applicant, such as the city manager or other authorized individual under the Applicant's policies and procedures, and demonstrate the Applicant's willingness to participate and fulfill the program requirements. If applying in a partnership, each jurisdiction under the partnership must have an authorized representative sign this form.

Please indicate application completeness by checking the following boxes, then sign and date below.

As an authorized delegate, I certify that my agency:

- ☒ Has not submitted a project that is already underway and is fully funded unless the application requests funds for additional work beyond the scope of the current project. I understand that TransNet funds cannot replace existing project funding.
- ☒ Has read the Grant Agreement Template and accepts and can meet the terms and conditions.
- ☒ Understands that SANDAG will not reimburse the applicant for expenses incurred before the Notice to Proceed issuance or after the grant term expiration.
- ☒ Understand that Projects already underway are eligible to apply ONLY if the Application requests funds for additional work beyond the scope of the current project. TransNet funds cannot be used to supplant or replace existing project funding.

If this application is approved for funding, I certify that my agency:

- ☒ Understands that the responses in this application will become requirements reflected in the Grant Agreement with SANDAG.
- ☒ Agrees to sign and return the Grant Agreement to SANDAG, without exceptions, within 45 days of receipt.
- ☒ Will submit progress reports and invoices documenting the use of grant and matching funds to SANDAG no less frequently than quarterly using the method required by SANDAG.
- ☒ Understand that my project must meet the performance measures in the grant agreement between SANDAG and the grantee.
- ☒ Will set up a separate project account for quarterly reporting and invoicing.
- ☒ Will not use project funding for alcohol, political, religious, or discriminatory themes or affiliations.

I certify that I agree with the above statements and that the information submitted in this application is complete and accurate. I have the authorization to submit this Grant Application on behalf of my agency.

John Conley

Print Name

City Manager

Title

Signature

John Conley

Date

3/25/2025

REQUIRED FORMS

Equal Employment Opportunity Certificate

Certificate of Compliance with Equal Employment Opportunity Requirements

The Equal Employment Opportunity (EEO) provisions of the Agreement SANDAG will award to the Applicant requires the Applicant to provide equal employment to all people, regardless of race, color, religion, sex, or national origin.

Applicant certifies that it will comply with the provisions of the SANDAG Equal Employment Opportunity Program ([SANDAG Board Policy No. 007](#)) and rules and regulations adopted pursuant thereto, Title VI of the Civil Rights Act of 1964, the California Fair Employment Practices Act, and any other applicable federal and state laws and regulations relating to equal employment opportunity, including laws and regulations hereinafter enacted.

Furthermore, the Applicant certifies that it

☐ has ☒ has not

been found, adjudicated, or determined to have violated any laws of Executive Orders relating to employment discrimination or affirmative action including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000[e] et seq.); the Equal Pay Act (29 U.S.C. 206[d]); Executive Order (EO) 10925 (Kennedy, 1961), EO 11114 (Kennedy, 1963), or EO 11246 (Johnson, 1965); or the California Fair Employment and Housing Act (Government Code 12460 et seq.); by any federal or California court or agency, including but not limited to the Equal Employment Opportunity Commission, the Office of Federal Contract Compliance Programs, and the California Fair Employment and Housing Commission.

If yes, please explain the circumstance in the space below:

<u>John Conley</u>	<u>City Manager</u>
Print Name	Title
<u>John Conley</u>	<u>3/25/2025</u>
Signature	Date

Public Contract Code Questionnaires and Statements

Public Contract Code Section 10162 Questionnaire

The Applicant shall complete, under penalty of perjury, the following questionnaire:

Has the Applicant, any officer of the Applicant, or any employee of the Applicant who has a proprietary interest in the Applicant, ever been disqualified, removed, or otherwise prevented from bidding or proposing on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

☐ Yes* ☒ No

*If Yes, explain the circumstances in the space below.

Public Contract Code Section 10232 Statement

In conformance with Public Contract Code Section 10232, the Applicant states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Applicant within the immediately preceding two-year period because the Applicant failed to comply with an order of a federal court which ordered the Applicant to comply with an order of the National Labor Relations Board.

Public Contract Code Section 10285.1 Statement

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the Applicant declares under penalty of perjury under the laws of the State of California that the Applicant (must check one)

☐ has ☒ has not

been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "Applicant" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as well as any subapplicant of the Applicant, as referred to in Section 10285.1 (reference to "bidder/proposer"). Applicants are cautioned that false certification may subject the certifier to criminal prosecution.

John Conley
Authorized Delegate Name

City Manager
Title

Signature

John Conley

Date

3/25/2025

Non-Collusion Affidavit/Declaration

In accordance with Title 23, United States Code Section 112, and Public Contract Code 7106, the Applicant declares that the application is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The application is genuine and not collusive or sham. The Applicant has not directly or indirectly induced or solicited any other Applicant to put in a false or sham application. The Applicant has not directly or indirectly colluded, conspired, connived, or agreed with any Applicant or anyone else to put in a sham application, or to refrain from applying. The Applicant has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the grant amount requested, or that any other Applicant, or to fix any overhead or cost element of the grant amount requested, or of that of any other Applicant. All statements contained in the application are true. The Applicant has not, directly or indirectly, submitted its grant amount requested or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company association, organization, application depository, or to any member or agent thereof to effectuate a collusive or sham application, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of the Applicant that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Applicant.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Applicant is cautioned that making a false certification may subject the certifier to criminal prosecution.

Print Name	John Conley	Title	City Manager
Signature		Date	3/25/2025