

Grant Application

General Information

Applicant Information

Applicant Name	City of Solana Beach
Applicant Address	635 S. Highway 101
	Solana Beach, CA 92075
Contact Name	Nicole Grucky
Title	Sustainability Program Manager
Phone	858-720-2467
Email	ngrucky@cosb.org

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.cityofsolanabeach.org/sites/default/files/Solana%20Beach/Environmental%20Sustainability/SolanaBeachCAP.Final_10.29.24.pdf

Project Information

Project Title	Regional Greenhouse Gas Emission Inventory Project
Project Area Limits	San Diego County
Brief Project Summary	Jurisdictions within San Diego County, including unincorporated County of San Diego, who have either updated their Climate Action Plan within the past year or anticipate completing their Climate Action Plan Update within the year, are proposing a joint project to complete multiple community-wide greenhouse gas emission inventories. Through a multi-jurisdictional approach, economies of scale will be leveraged. The inventories will allow the jurisdictions to meet monitoring requirements in their Climate Action Plans and increase transparency within their communities.

Project Manager

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

Name	Nicole Grucky
Title	Sustainability Program Manager
Phone	858-720-2467
Email	ngrucky@cosb.org

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	Assistant City Manager
Name	Dan King
Title	Assistant City Manager

Phone	858-720-2477
Email	dking@cosb.org

Role	
Name	
Title	
Phone	
Email	

Role	
Name	
Title	
Phone	
Email	

Role	
Name	
Title	
Phone	
Email	

Project Partners

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

Entity Name	City of Carlsbad
Contact Name	Katie Hentrich
Title	Climate Action Plan Administrator
Phone	442-339-2623
Email	katie.hentrich@carlsbadca.gov

Entity Name	City of Chula Vista
Contact Name	Cory Downs
Title	Conservation Specialist
Phone	619-476-2442
Email	cdowns@chulavistaca.gov

Entity Name	City of Encinitas
Contact Name	Ryan Lamkin
Title	Management Analyst
Phone	760-633-2616
Email	rlamkin@encinitasca.gov

Entity Name	City of Escondido
Contact Name	Pricila Roldan

Title	Associate Planner
Phone	760-839-4546
Email	Proldan@escondido.gov

Entity Name	City of La Mesa
Contact Name	Hilary Ego
Title	Environmental Manager
Phone	619-667-1326
Email	hego@cityoflamesa.us

Entity Name	City of Oceanside
Contact Name	Justin Gamble
Title	Sustainability Program Administrator
Phone	760-435-5093
Email	JGamble@oceansideca.org

Entity Name	County of San Diego
Contact Name	Alyssa Way
Title	Land Use/Environmental Planner
Phone	619-972-1176
Email	alyssa.way1@sdcounty.ca.gov

Project Budget

SGIP Funding Request

Total SGIP Grant Request Amount	\$400,000
---------------------------------	-----------

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	City of Solana Beach - staffing in-kind services for project management
Amount of Funding	\$62,423

Source of Funding	
Amount of Funding	\$

Source of Funding	
Amount of Funding	\$
Total Matching Funds Provided	\$62,423

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.	Number of publicly available progress reports (GHG inventories) and/or dashboards with pertinent performance measures	7
2.	Cost savings (including staff time) by combining efforts/funds leveraged between agencies or departments	\$0
3.	Number of Commissions, Boards, and Council meetings that receive presentations of the results of the GHG inventories.	0
4.	Number of localized, high impact GHG reduction actions identified for each partner, aligned with SANDAG's San Diego Regional Climate Action Roadmap and/or SANDAG Regional Plan.	0

5.	Number of jurisdictions that receive high-quality transportation sector emissions data (from 2022 and later) to inform CAP implementation, reporting, and monitoring.	0
----	---	---

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

Given the scope of the proposed project, the City is proposing three new performance metrics that align with SANDAG's Regional Climate Action Roadmap and the SANDAG Regional Plan. These performance metrics better encompass the regional scale of this project, while still meeting the SGIP measures and goals. All of the participating jurisdictions, except the County of San Diego, received 2020 ReCAP reports from SANDAG in 2024. However, none of these reports included transportation emission data.

The proposal estimates \$400,000 in cost savings, by doing a regional application versus each jurisdiction completing this process individually.

The proposal also has set a target of two meetings per jurisdiction (except the County, who will submit a memo to their Board) to Boards, Councils, and/or relevant Commissions to report the results, for a total of 16 meetings.

City of Solana Beach: The City of Solana Beach recently adopted a Climate Action Plan Update in October 2024. CAP implementation monitoring is conducted throughout the year to track progress and reported to the Climate & Resiliency Commission. Updates on the Climate Action Plan can be viewed on the website here: <https://www.cityofsolanabeach.org/en/sustainable/climate-action-plan>.

City of Carlsbad: The City of Carlsbad recently adopted a CAP Update in November 2024 and will be updating its annual reporting format. The CAP Update is available on the website here: <https://www.carlsbadca.gov/home/showpublisheddocument/19484/638702977644170000>. Previously, the City has published and presented seven annual reports for its CAP to the City Council. Each annual report is available on the city's website here: <https://www.carlsbadca.gov/departments/environmental-sustainability/climate-action-plan>.

An updated GHG inventory is the most critical piece of monitoring data for the CAP Update. In addition to regular and best available GHG inventory data, other data needed to monitor implementation is included in Chapter 3 under the "data needed to monitor" headers.

City of Chula Vista: The City of Chula Vista recently published a CAP Update Summary in 2024; the full CAP update is expected to be presented to the public in 2025. The City publishes a municipal and community GHG inventory every other year with the most recent community GHG inventory for 2020. The City is now working on a 2022 inventory. Updates on the Climate Action Plan can be found online at: www.chulavistaca.gov/cap.

City of Encinitas: The City of Encinitas adopted a CAP in January 2018 and is in the process of creating a 2025 CAP Update. The City has a Climate Action Plan Climate dashboard and an annual monitoring report. The Climate dashboard can be viewed here: <https://www.encinitasenvironment.org/climate-action-plan>.

City of Escondido: The Escondido City Council adopted its certified CAP in March of 2021. Since, the City has published 2 CAP Annual Reports (2021 and 2022) and the 2020 ReCAP Snapshot. Both reports and ReCAP data are available at: <https://escondido.gov/1106/Policy-and-Regulatory-Documents>. The City's CAP established targets using a 2012 GHG inventory, consistent with the base year used for SANDAG's Series 13 Regional Growth Forecast. The CAP GHG inventory is now 13 years old. An updated inventory is necessary to assess emission trends and comprehensively update the CAP in 2026.

City of La Mesa: The City of La Mesa recently adopted a CAP Update in November 2024. The City has published five Climate Action Plan Annual Reports that are available on the City's website: www.cityoflamesa.us/climateactionplan and presented to City Council. CAP implementation monitoring is conducted throughout the year to track progress City staff can access, such as miles of bike lanes installed, number of event participants, and community participation rates in San Diego Community Power.

City of Oceanside: The City of Oceanside adopted a CAP in April 2019. The last annual progress report was completed in 2022. The City is in the process of a CAP Update as Phase 1 of the General Plan Update. Updates and information on the CAP can be found online here: <https://onwardoceanside.com/>. Oceanside anticipates adoption of the CAP update by end of calendar year 2025 which includes annual progress reporting thereafter, and commitments to update the CAP every five years, or when comprehensive GHG inventory updates are available, whichever is sooner.

County of San Diego: The County's latest 2024 CAP includes a baseline GHG emission inventory for 2019 and requires an update every two years. The County's 2024 CAP requires annual monitoring reports along with regular CAP implementation progress updates communicated through the County's CAP website here: <https://www.sandiegocounty.gov/content/sdc/sustainability/cap.html>, various communication platforms, and with our Environmental Justice Workgroup.

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.

N/A

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.

N/A

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.

All participating jurisdictions have either adopted a CAP Update in the past year, are currently working on the adoption of a CAP Update, or anticipate starting a CAP Update by 2026. Each of these CAPs have a baseline GHG emission inventory, ranging from 2012 - 2019. This project would develop two nonconsecutive year community-wide* GHG inventories and associated reports for each participating jurisdiction using the best available** data. Regular GHG emissions inventories are outlined in each jurisdiction's CAP (e.g., implementation chapter, formal Implementation Plan).

The updated GHG inventories will then be used to prepare current monitoring reports for each jurisdiction, to better inform current CAP implementation and allow for data-informed decision making when prioritizing and carrying out CAP projects, programs, and outreach efforts.

The project will also explore best available data sources, especially transportation and energy data. This data was previously provided to jurisdictions, except the County of San Diego, through SANDAG's ReCAP Snapshots; with the ReCAP program ending, this data has been increasingly difficult for jurisdictions to access.

To carry out this project, a public Request For Proposals process will be issued by the City of Solana Beach to obtain a contract with a chosen Consultant to complete the GHG emission inventories and reports. This Consultant, with the help of each participating jurisdiction, will be responsible for collecting all activity and GHG emissions data and calculating GHG emissions inventories and other

CAP-related metrics. Emissions data will then be converted to an easy-to-read format for further use and public distribution by each participating jurisdiction.

This project will be entirely grant funded, with the City of Solana Beach providing an in-kind services match from the staff who will be overseeing Project Management. The estimated cost for the Consultant is \$25,000 per jurisdiction per inventory year.

*For the County of San Diego's community-wide inventory, the unincorporated area will only be considered.

**The use of best available data depends on accessibility and timeliness. If SANDAG ABM and VMT data are not readily unavailable, the project will utilize other best available transportation data including but not limited to, state data and alternative sources such as Google EIE.

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.

The project will complete jurisdictional specific community-wide GHG emissions inventories for 2022 and 2024 calendar years, but reserve the ability to adjust the years based on the best available data at time of project execution.

The project will identify major emission sources and allow jurisdictional staff to determine the impact of current CAP measures and actions on these sources, including their alignment with State's GHG emissions reduction targets and SANDAG's San Diego Regional Climate Action Roadmap. Participating jurisdictions will utilize the inventories to report this information to City Council, Planning Commission, Board of Supervisors, and/or other relevant decision-making bodies (e.g., Climate or Sustainability Commissions), as well as with the communities they serve. Jurisdictional staff will also be able to utilize the inventories to track progress, monitor, and prioritize current projects within each jurisdiction's CAP or CAP Implementation Plan at a high level.

In addition to presenting at public meetings, jurisdictions will also make their inventories available to the public through online dashboards and/or webpages to provide transparent information on how jurisdictions are reaching their GHG emissions reduction targets within their CAPs. Jurisdictions will also incorporate their inventories into any regular reporting (e.g. Annual Reports).

Furthermore, this project will allow the continuation of regional alignment in climate action. Each participating jurisdiction will have GHG inventories prepared using consistent methodology, creating consistency with reporting across the region in the absence of the ReCAP program, while building relationships to allow for future collaboration in regional climate action work.

Following this project, these GHG inventories could be used as an updated baseline year within future CAP Updates of the participating jurisdictions, continuing to save time and money for local agency staff. While each participating jurisdiction is on a slightly different timeline, jurisdictions anticipate updating their CAP every five years after the last CAP Update was adopted.

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 its 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.

Community engagement will be ongoing throughout the project. Each participating jurisdiction has their own communication channels established for residents, businesses, interested stakeholders, partners, and decision-making bodies and will share the results of the GHG emissions inventories through these channels, ensuring the results are presented in an equitable manner. The final GHG emissions inventories will be published in a user-friendly format so that community members are able to view and understand GHG emissions sources in their community.

The last complete GHG emissions inventories (with transportation data) provided by ReCAP was for 2016. By creating more recent inventories, this project will increase community members' trust in the inventories that jurisdictions are using for climate planning. The inventories will be publicly available online and shared at community events and/or pop-ups, which will create opportunities for community input, engagement, and feedback. The data from the inventories will also allow staff to better understand their community's needs for health equity, environmental justice, and economic opportunities, which will help inform the design of future CAP Update measures, unique to each community served.

Additionally, GHG emissions inventories will be presented to the participating jurisdictions' decision-making bodies, such as the Board of Supervisors, City Council, and/or relevant Commissions, as appropriate.

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)

The City of Solana Beach has implemented several prohousing policies across various categories, which are all within the City's Housing Element:

[City of Solana Beach Housing Element \(2021-2029\)](#)

Category 1: Favorable Zoning and Land Use

- Housing Element Plan for Zoned Capacity of >150% of RHNA: Solana Beach's Housing Element outlines strategies to meet and exceed its Regional Housing Needs Allocation (RHNA) by identifying suitable sites for residential development.
- Allowing Residential in Commercial Zones: The City permits mixed-use developments that integrate residential units within commercial zones, enhancing housing availability and promoting vibrant, walkable communities.
- Allowing More/Larger Accessory Dwelling Units (ADUs) than State Law Requires: Solana Beach has adopted regulations that allow for the construction of detached or attached ADUs up to 850 square feet for units with one bedroom, and up to 1,000 square feet for units with two or more bedrooms. ADUs up to 800 square feet are exempt from floor area requirements, facilitating their development even on lots that have reached maximum coverage.
- Reduced Parking Requirements: The City's Zoning Ordinance includes a Density Bonus Ordinance, which allows applicants that qualify for density bonuses to submit a proposal for additional incentives, which include reductions in parking requirements. The City has also amended parking requirements for emergency shelters and group homes, which is consistent with State law.

Category 2: Acceleration of Housing Production Timeframes

- One-Stop Shop Permitting Processes or Single Point of Contact: The City offers a centralized permitting process, providing applicants with a single point of contact to facilitate and expedite housing development approvals.
- Priority Permit Processing or Reduced Plan Check Times for ADUs/Junior ADUs, Multifamily, or Affordable Housing: Solana Beach prioritizes permit processing for accessory dwelling units, multifamily developments, and affordable housing projects to accelerate their completion.
- Eliminated or Replaced Subjective Design Standards with Objective Standards that Simplify Zoning: The City has revised its zoning code to incorporate objective design standards,

reducing ambiguity and facilitating a more predictable and efficient approval process for housing projects.

- The City has a standard entitlement application. There is a general project application if the proposed project would need to go to City Council ([found online here](#)) and a standard building permit for proposed projects that do not require City Council approval ([found online here](#)). Additionally, all permits can be found on one centralized location on the City's website [here](#).

Category 3: Reduction of Construction and Development Costs

- Allowing More/Larger Accessory Dwelling Units (ADUs) than State Law Requires: Solana Beach has adopted regulations that allow for the construction of detached or attached ADUs up to 850 square feet for units with one bedroom, and up to 1,000 square feet for units with two or more bedrooms. ADUs up to 800 square feet are exempt from floor area requirements, facilitating their development even on lots that have reached maximum coverage.
- Promoting Innovative Housing Types that Reduce Development Costs: Solana Beach allows the development of innovative housing types, such as modular and prefabricated homes, to reduce construction costs and increase housing affordability.

Category 4: Providing Financial Subsidies

- Program to Comply with Surplus Lands Act and Make Publicly Owned Land Available for Affordable Housing: Solana Beach has established programs to identify and utilize surplus public land for the development of affordable housing, in compliance with the Surplus Lands Act.

These initiatives reflect Solana Beach's commitment to implementing prohousing policies that address the community's housing needs and promote sustainable growth.

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)

- An adopted inclusionary housing ordinance: Solana Beach's inclusionary housing ordinance, as outlined in its Municipal Code Chapter 17.70, requires new residential projects to set aside a percentage of units for affordable housing.

[City of Solana Beach Municipal Code Chapter 17.70 Affordable Housing](#)

- Housing Element Update (2021-2029): This document details the City's housing policies and programs for the 2021-2029 planning period, including strategies for increasing housing capacity and affordability.
- In particular, Housing Goal #2 (Preserve and enhance the existing community and neighborhood quality and character) within the Housing Element Update addresses the creation of a strategy to preserve naturally occurring affordable housing, identified affordable housing properties at risk, and proactively monitors housing at risk of losing affordability restrictions.
 - Housing Policy 2.1: Promote revitalization and rehabilitation of existing residential dwellings.
 - Housing Program 2A: Preservation of At-Risk Housing, which will contact property owners within three months of determining affordable units are potentially at risk to explore preservation opportunities such as extending affordability covenants, sale/purchasing these developments, non-profit housing organizations assistance, and applying for financial assistance to preserve these affordable units.
 - Housing Program 2C: Rehabilitation Opportunities for Existing Housing Stock, which identifies naturally occurring affordable housing and the City conducting outreach to the property owners regarding rehabilitation grant opportunities.

[City of Solana Beach Housing Element 2021-2029](#)

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.

<u>Alussa Muto</u>	<u>City manager</u>
Print Name	Title
	<u>4/7/25</u>
Signature	Date

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:

Alyssa Muto

Print Name

City Manager

Title



Signature

4/7/25

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.

<u>Alyssa Muto</u>	<u>City Manager</u>
Authorized Delegate Name	Title
	<u>4/7/25</u>
Signature	Date

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.

<u>Alyssa Muto</u>	<u>City Manager</u>
Print Name	Title
	<u>4-7-25</u>
Signature	Date

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.

<u>Geoff Patnoe</u> Print Name	<u>City Manager</u> Title
<u>Geoff P. Patnoe</u> Signature	<u>3 / 12 / 25</u> Date

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.

Maria V. Kachadoorian

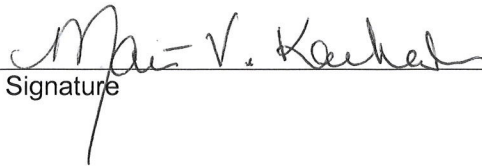
City Manager

Print Name

Title

Signature

Date



3/21/25

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.

<u>Anna Colamussi</u>	<u>Interim Director of Development Services</u>
Print Name	Title
<u>Anna Colamussi</u>	<u>4/2/25</u>
Signature	Date

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.

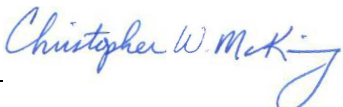
As an authorized delegate, I certify that my agency:

- ☐ 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.

Print Name	Title
	April 1, 2025
	Date

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.

Greg Humora

City Manager

Print Name

Title

Signature

Date

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.

Jonathan Borrego

City Manager

Print Name

Title

Signature

Date

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.

Vince Nicoletti

Director, County of San Diego, Planning & Development Services

Print Name

Title

Vince Nicoletti Digitally signed by Vince Nicoletti
Date: 2025.03.14 12:49:38 -07'00'

3/14/2025

Signature

Date