

# **SANDAG**

## ***Regional Planning Technical Working Group***

### ***Agenda***

**Wednesday, November 10, 2021**

**1:15 p.m.**

**\*\*Teleconference Meeting\*\***

MEETING ANNOUNCEMENT AMIDST COVID-19 PANDEMIC:

The Regional Planning Technical Working Group (TWG) meeting scheduled for Wednesday, November 10, 2021, will be conducted virtually in accordance with Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak, Government Code Section 54953(e), Assembly Bill 361 (Rivas 2021), and the Guidance for Gatherings issued by the California Department of Public Health.

Group members will primarily participate in the meeting virtually, while practicing social distancing, from individual remote locations.

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**Public Comments:** Persons who wish to address the members on an item to be considered at this meeting, or on non-agendized issues, may email comments to the Clerk at [clerkoftheboard@sandag.org](mailto:clerkoftheboard@sandag.org) (please reference "Wednesday, November 10, 2021, Regional Planning Technical Working Group Meeting," in your subject line and identify the item number(s) to which your comments pertain). Comments received by 4 p.m. on Tuesday, November 9, 2021 will be provided to members prior to the meeting. If you desire to provide live verbal comment during the meeting, please join the Zoom meeting by computer or phone and use the "Raise Hand" function to request to provide public comment. On a computer, the "Raise Hand" feature is on the Zoom toolbar. By phone, enter \*9 to "Raise Hand" and \*6 to unmute. Requests to provide live public comment must be made at the beginning of the relevant item, and no later than the end of any staff presentation on the item. The Clerk will call on members of the public who have timely requested to provide comment by name for those joining via a computer and by the last three digits of for those joining via telephone. All comments received prior to the close of the meeting will be made part of the meeting record. Please note that any available chat feature on the Zoom meeting platform should be used by panelists and attendees solely for procedural or other "housekeeping" matters as comments provided via the chat feature will not be retained as part of the meeting record. All comments to be provided for the record must be made via email or orally per the instructions above.

# SANDAG

Welcome to SANDAG. Members of the public may speak to the Regional Planning Technical Working Group (TWG) on any item at the time the TWG is considering the item. Public speakers are limited to three minutes or less per person. The TWG may only take action on any item appearing on the agenda.

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## **Vision Statement**

*Pursuing a brighter future for all.*

## **Mission Statement**

*We are the regional agency that connects people, places, and innovative ideas by implementing solutions with our unique and diverse communities.*

## **Our Commitment to Equity**

*We hold ourselves accountable to the communities we serve. We acknowledge we have much to learn and much to change; and we firmly uphold equity and inclusion for every person in the San Diego region. This includes historically underserved, systemically marginalized groups impacted by actions and inactions at all levels of our government and society.*

*We have an obligation to eliminate disparities and ensure that safe, healthy, accessible, and inclusive opportunities are available to everyone. In 2021, SANDAG will develop an equity action plan that will inform how we plan, prioritize, fund, and build projects and programs; frame how we work with our communities; define how we recruit and develop our employees; guide our efforts to conduct unbiased research and interpret data; and set expectations for companies and stakeholders that work with us.*

*We are committed to creating a San Diego region where every person who visits, works, and lives can thrive.*

# Regional Planning Technical Working Group

Wednesday, November 10, 2021

Item No.		Action
1.	Welcome and Introductions	
2.	<b>Public Comments/Communications/Member Comments</b> Public comments under this agenda item will be limited to five public speakers. Members of the public shall have the opportunity to address the Regional Planning Technical Working Group (TWG) on any issue within the jurisdiction of the TWG that is not on this agenda. Public speakers are limited to three minutes or less per person. TWG members also may provide information and announcements under this agenda item. If the number of public comments under this agenda item exceeds five, additional public comments will be taken at the end of the agenda. Subjects of previous agenda items may not again be addressed under public comment.	
+3.	<b>Approval of Meeting Minutes</b> The TWG is asked to review and approve the minutes from its October 12, 2021, meeting.	Approve
<b>Reports</b>		
+4.	<b>Housing Acceleration Program and <i>Transnet</i> Smart Growth Incentive Program – Call for Projects</b> An overview on the upcoming call for projects for the Housing Acceleration Program and <i>TransNet</i> Smart Growth Incentive Program, will be presented. Staff will also discuss ways to incorporate mobility hub concepts into potential projects.	Discussion
+5.	<b>Senate Bill 9 and Senate Bill 10</b> The TWG will discuss how jurisdictions are approaching implementation of Senate Bill (SB) 9 (Atkins, 2021) and SB 10 (Weiner, 2021).	Discussion
6.	<b>Fixing America’s Surface Transportation Act: Performance Management Safety Targets</b> An overview on target-setting efforts for Performance Management Rule 1, which includes measures related to fatalities and serious injuries on all public roads.	Information
7.	<b>Upcoming Meetings and Future Topics</b> The TWG meeting originally scheduled for Thursday, December 9, 2021, has been cancelled. The next TWG meeting is scheduled for Thursday, January 13, 2022, at 1:15 p.m. The TWG is asked to suggest topics for future meetings.	Information
8.	<b>Adjournment</b>	

+ next to an item indicates an attachment

November 10, 2021

Action: **Approve**

## **October 12, 2021, Meeting Minutes**

### **1. Welcome and Introductions:**

Vice Chair Tony Shute (City of El Cajon) called the meeting of the Regional Planning Technical Working Group (TWG) to order at 1:16 p.m.

### **2. Approval of Meeting Minutes (Approve)**

Action: Upon a motion by Seth Litchney (City of San Diego) and a second by Jesse Brown (City of Coronado), the TWG approved the minutes from its July 22, 2021, meeting.

The motion passed.

Yes: Vice Chair Shute (City of El Cajon), Eric Lardy (City of Carlsbad), Tiffany Allen (City of Chula Vista), Jesse Brown (City of Coronado), Joseph Smith (City of Del Mar), Jennifer Gates (City of Encinitas), Adam Finestone (City of Escondido), Meagan Openshaw (City of Imperial Beach), Jeff Hunt (City of Oceanside), David De Vries (City of Poway), Seth Litchney (City of San Diego), Chris Jacobs (City of Santee), John Conley (City of Vista), and Rob Efird (County of San Diego),.

No: None.

Abstain: Joseph Lim (City of Solana Beach).

Absent: City of La Mesa, City of Lemon Grove, City of National City, and City of San Marcos.

### **3. Public Comment/Communications/Member Comments**

Senior Regional Planner, Allison Wood, announced that SANDAG will be holding a joint meeting with the Southern California Association of Governments (SCAG) on connecting publicly subsidized housing complexes to high-speed internet on October 21, 2021, from 1:30 to 4 p.m.

## **Reports**

### **4. Regional Planning Technical Working Group Chair and Vice Chair Elections (Approve)**

The TWG conducted elections for a new Chair and Vice Chair.

Action: Upon a motion by Seth Litchney and a second by John Conley, the TWG nominated Tait Galloway for TWG Chair.

The motion passed.

Yes: Vice Chair Shute, Eric Lardy, Tiffany Allen, Jesse Brown, Joseph Smith, Jennifer Gates, Adam Finestone, Meagan Openshaw, Jeff Hunt, David De Vries, Seth Litchney, Chris Jacobs, Joseph Lim, John Conley, and Rob Efird.

No: None.

Abstain: None.

Absent: City of La Mesa, City of Lemon Grove, City of National City, and City of San Marcos.

Action: Upon a motion by David De Vries and a second by Seth Litchney, the TWG nominated David De Vries as TWG Vice Chair.

The motion passed.

Yes: Vice Chair Chute, Eric Lardy, Tiffany Allen, Jesse Brown, Joseph Smith, Jennifer Gates, Adam Finestone, Meagan Openshaw, Jeff Hunt, David De Vries, Seth Litchney, Chris Jacobs, Joseph Lim, John Conley, and Rob Efird.

No: None.

Abstain: None.

Absent: City of La Mesa, City of Lemon Grove, City of National City, and City of San Marcos.

## **5. Housing Acceleration Program and *TransNet* Smart Growth Incentive Program Calls for Projects Workshop (Discussion)**

Principal Regional Planner, Tuere Fa'aola, and Helmi Hisserich from LeSar Development Consultants, conducted a workshop with TWG members on the upcoming call for projects.

Several TWG members provided comments.

## **6. Regional Parking Inventory and Behavior Survey**

Regional Planner Eva Sanchez provided an overview of Regional Parking Inventory and Behavioral Survey. TWG members were asked to share updates on any recent parking data collection efforts.

Several TWG members provided comments

## **7. Upcoming Meetings**

The next Regional Planning Technical Working Group meeting is scheduled for November 18, 2021, at 1:15 p.m.; however, the jurisdiction was surveyed to change the date to November 10, 2021, at 1:15 p.m. John Conley and Dahvia Lynch suggested a discussion on Senate Bills 9 and 10 during the next TWG meeting.

## **8. Adjournment**

Vice Chair David De Vries adjourned the meeting at 3:04 p.m.

## Confirmed Attendance at SANDAG Regional Planning Technical Working Group Meeting

October 12, 2021

Jurisdiction	Name	Attended	Comments
City of Carlsbad	Don Neu	No	
	Jeff Murphey	No	
	Eric Lardy	Yes	
City of Chula Vista	Tiffany Allen	Yes	
	Scott Donaghe	No	
City of Coronado	Richard Grunow	No	
	Jesse Brown	Yes	
City of County of San Diego	Rami Talleh	Yes	Joined after Item 4.
	Rob Efird	Yes	
City of Del Mar	Joseph Smith	Yes	
	Amanda Lee	No	
City of El Cajon	Tony Shute (Vice Chair)	Yes	
City of Encinitas	Roy Sapa'u	Yes	Not present for action items
	Jennifer Gates	Yes	
City of Escondido	Adam Finestone	Yes	
City of Imperial Beach	Tyler Foltz	No	
	Meagan Openshaw	Yes	
	Reyna Ayala	Yes	
City of La Mesa	Kerry Kusiak	No	
	Matthew Feske	No	
City of Lemon Grove	Noah Alvey	No	
	Mike Viglione	No	
City of National City	Martin Reeder	No	
	David Welch	No	
City of Oceanside	Jeff Hunt	Yes	
	Russ Cunningham	No	
	Jonathan Borrego	No	
City of Poway	Robert (Bob) Manis	No	
	David De Vries	Yes	

Jurisdiction	Name	Attended	Comments
City of San Diego	Seth Litchney	Yes	Accepted nomination for TWG Chair in advance of the meeting.
	Tait Galloway	No	
City of San Marcos	Joe Farace	No	Joined after Item 4.
	Dahvia Lynch	Yes	
	Saima Qureshy	No	
City of Santee	Melanie Kush	No	
	Chris Jacobs	Yes	
	Michael Coyne	No	
City of Solana Beach	Joseph Lim	Yes	
	Corey Andrews	No	
City of Vista	John Conley	Yes	
	Patsy Chow	No	
Advisory Members			
Air Pollution Control District	Kathy Keehan	Yes	
Caltrans	Omar Flores	Yes	
	Barby Valentine	No	
	Seth Cutter	No	
LAFCO	Pricilla Allen	Yes	
	Keene Simonds	No	
NCTD	Katie Persons	No	
MTS	Denis Desmond	No	
Airport Authority (SDCRAA)	Brendan Reed	No	
Water Authority (SDCWA)	Seevani Bista	No	
Port (SDUPD)	Lesley Nihishira	No	
US Department of Defense (DOD)	Mary Beth Dreusike	No	
	David Zajac	No	

**SANDAG Staff**

- Samuel Solis (Regional Planner)
- Nikki Zanchetta (Regional Planner)
- Tuere Fa'aola (Principal Planner)
- Allison Wood (Senior Planner)
- Lisa Madsen (Senior Planner)
- Jenny Russo (Contracts Manager)
- Coleen Clementson (Director of Regional Planning)

November 5, 2021

## Housing Incentive Program Overview and Housing Acceleration Program and *TransNet* Smart Growth Incentive Program Calls for Projects

### Overview

Increasing the availability of affordable homes is critical to bettering the quality of life for all San Diegans. In 2019, the state legislature passed Assembly Bill 101, which allowed for the creation of state grant fund programs to distribute one-time funding to regional entities to prioritize planning activities that accelerate housing production. The California Department of Housing and Community Development (HCD) established the Regional Early Action Planning Grant program (REAP), which allocated \$6.8 million to SANDAG. Using these grant funds, SANDAG is working to establish a Regional Housing Incentive Program and collaborate on projects that have a broader regional impact on housing.

As a component of the Regional Housing Incentive Program, SANDAG plans to release up to \$6 million through two calls for projects in November 2021: Housing Acceleration Program and *TransNet* Smart Growth Incentive Program.

The Housing Acceleration Program is a new grant program funded through the HCD REAP grant program, which is focused on housing acceleration and smart growth. To further accelerate the production of housing and promote sustainable development within employment centers, smart growth areas, and transit-oriented communities, SANDAG also is releasing a call for projects through the *TransNet* Smart Growth Incentive Program (SGIP).

### Key Considerations

#### **Regional Housing Incentive Program**

After receiving approval from the Board of Directors in January 2020, SANDAG applied for and received 25% of its REAP funds (\$1.7 million) from HCD. Similarly, in February 2021, SANDAG applied and received approval for the remaining 75% of its REAP funds (\$5.1 million) from HCD to continue developing a regional housing incentive program. Legislation requires that the funds (\$6.8 million) must be expended no later than December 2023. SANDAG has committed to the following actions for the Regional Housing Incentive Program:

- Perform outreach and develop a needs assessment identifying challenges facing local governments in achieving housing production goals, including funding, data collection, and reporting;

#### Action: **Recommend**

The Regional Planning Committee is asked to recommend that the Board of Directors approve:

1. The evaluation criteria, in substantially the same form as attached, and release the calls for projects for both the 2021 Housing Acceleration Program and the 2021 *TransNet* Smart Growth Incentive Program - Planning; and
2. The proposed waivers of certain requirements in Board Policy Nos. 033 and 035 for this cycle of the HAP and SGIP.

#### **Fiscal Impact:**

\$3 million HAP grants is funded through OWP 3321900, and \$3 million of SGIP funding is available through *TransNet*.

#### **Schedule/Scope Impact:**

Pending Board approval, the HAP and SGIP funds can be awarded and a notice to proceed issued by spring 2022.

- Develop a local grant program to fund local governments planning actions to streamline housing development;
- Develop a housing grant clearinghouse to increase the amount of state and federal grants acquired in the region; and
- Develop a housing policy outlining the role of SANDAG in increasing housing development in the region and meeting the goals of the Regional Housing Needs Assessment (RHNA).

As part of the development of the Regional Housing Incentive Program, a survey was taken of local jurisdiction planning staff. With the survey, SANDAG staff identified regional initiatives SANDAG could implement to establish SANDAG as a prohousing leader and encourage the acceleration of housing production.

Regional Housing Incentive Program Initiatives	
<ul style="list-style-type: none"> <li>• Housing Equity and Anti-Displacement Technical Assistance</li> <li>• Housing Legislation and California Environmental Quality Act (CEQA) Streamlining Training</li> <li>• Housing Policy Leadership Academy</li> <li>• Regional Support for Civic Engagement on Housing</li> <li>• Regional Housing Finance Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Capital Mapping</li> <li>• Regional GIS Database for Affordable Housing</li> <li>• Accelerating Housing on Publicly Owned Land</li> <li>• Local Pass-Through of Funding Jurisdictions</li> </ul>

### ***Housing Acceleration Program***

As part of the regional housing incentive program, SANDAG committed to release up to \$3 million through a call for projects for a newly developed grant program: Housing Acceleration Program (HAP).

HAP, funded by REAP, focuses on housing acceleration and smart growth. The goal of the HAP is to develop and adopt policies and process improvements that accelerate housing production, facilitate implementation of local jurisdictions’ housing elements, implement the Regional Plan Sustainable Communities Strategy, and build local jurisdictions’ capacity to compete for funding statewide through the HCD Prohousing Designation Program. The program provides grants and technical assistance to local jurisdictions to accelerate housing production statewide as well as promote equity and sustainability in housing planning and production.

Attachment 1 is the HAP call for projects including eligibility and evaluation criteria.

### ***Smart Growth Incentive Program Planning***

SANDAG would release up to \$3 million in *TransNet* SGIP funds for planning efforts that encourage mobility hub planning in smart growth areas or employment centers. The Board committed to developing a Regional Mobility Hub Implementation Plan to reduce greenhouse gas (GHG) emissions as a mitigation measure for the 2015 Regional Plan. The [Regional Mobility Hub Implementation Strategy](#) was completed in December 2017 and is included in the Board approved 2019 Federal Regional Transportation Plan. Additionally, SGIP funds for planning could support climate action plan implementation and facilitate compact, mixed-use, transit-oriented development that encourages the acceleration of housing production. In contrast to prior SGIP calls for projects, this cycle would make available planning funds only and therefore consists of a streamlined application process to efficiently award funding to local planning projects that support smart growth development, promote equity, and help our region meet state mandated goals to reduce vehicle miles traveled and GHG emissions.

Attachment 2 is the SGIP call for projects including eligibility and evaluation criteria. Attachment 3 includes a summary table that outlines some key elements of each grant program and how they differentiate.

### **Board Policies**

#### *Board Policy No. 033: Implementation Guidelines for SANDAG Regional Housing Needs Assessment Funding Incentives*

Board Policy No. 033 provides specific requirements related to housing element compliance and lower income housing for local jurisdictions when applying for discretionary grant funding from SANDAG. Section 3 of the Policy provides that the Regional Planning Committee shall review and recommend to the Board whether new funding sources should be subject to Board Policy No. 033. As described above, the new REAP funding would support the HAP, which focuses on housing acceleration and smart growth policies. As such, staff recommends that Board Policy No. 033 apply to the new REAP funding source when discretionary funding is allocated to local agency projects by SANDAG.

Section 5 of Board Policy No. 033 establishes criteria for allocating points in the project evaluation process based on each local jurisdiction's efforts to plan for and produce lower income housing: (1) Greater RHNA Share Taken; (2) Regional Share of Cumulative Total of Lower Income Units Produced; (3) Total Number of Affordable Housing Units; and (4) Percent of Lower Income Households. Board Policy No. 033 was amended in January 2012, following adoption of the 2050 Regional Transportation Plan and Sustainable Communities Plan and the fifth housing element cycle. Similarly, a revision to these criteria is planned following the Board's consideration of the draft 2021 Regional Plan as an early implementation action to align board policy with current planning principles. Specific to criterion (1), Government Code Section 65584.05 no longer provides for agreements to shift regional housing need among local jurisdictions; therefore, this criterion could not be applied to this housing element cycle. In anticipation of the Board's action on the 2021 Regional Plan and board policy updates that would be proposed as a result, the Board is being asked to waive the application of Section 5 of Board Policy No. 033 to this cycle of the HAP and SGIP.

#### *Board Policy No. 035: Competitive Grant Program Procedures*

Board Policy No. 035 sets forth SANDAG's competitive grant program procedures. Among those procedures is: (1) a minimum application submittal window of 90 days; and (2) a requirement that grantees provide a resolution from their governing bodies committing to the matching fund amounts in their application and authorizing staff to accept the funding and execute a grant agreement with SANDAG. To maximize the jurisdictions' time to complete their proposed projects before the June 2023 expenditure deadline, staff is proposing a 60-day application submittal window and foregoing the requirement for a governing board resolution at the time of application to accommodate the shorter timeframe. As such, the Board is being asked to waive the 90-day application submittal window and the application requirement for a governing body resolution in Board Policy No. 035 for this cycle of the HAP.

### **Next Steps**

Pending recommendation by the Regional Planning Committee, and action by the Board at its November 19, 2021, meeting, all application materials would be finalized and released. All applicants must submit an application by the respective deadlines for each program in order to be considered for project funding.

### **Coleen Clementson, Director of Regional Planning**

Key Staff Contacts: Tuere Fa'aola, (619) 699-1989, tuere.faaola@sandag.org  
Jenny Russo, (619) 699-7314, jenny.russo@sandag.org

Attachments: 1. Draft Housing Acceleration Program Call for Projects  
2. Draft Smart Growth Incentive Program Call for Projects  
3. HAP and SGIP Summary Table

# **SANDAG**

## **Housing Acceleration Grant Program**

*Call for Projects*

### I. Eligible Applicants and Projects

#### A. Eligible Applicants

- **Individual Jurisdictions:** Eligible applicants include the 18 incorporated cities in the SANDAG region and the County of San Diego.
- **Partnerships:** Jurisdictions can opt to work together on an application to conduct eligible activities consistent with the goals and objectives of this program. Jurisdictions may also partner with a community-based organization (CBO) or nonprofit located in the San Diego region to ensure the benefits of their activities are realized by a broad population and in an equitable manner. Only the 18 cities and County of San Diego are eligible to serve as the lead applicant and grantee.
  - Applicants forming partnerships must provide a letter of support from each jurisdiction, CBO, or nonprofit.

Only one application may be submitted per jurisdiction as an individual jurisdiction. Up to two applications may be submitted for jurisdictions forming partnerships. To be eligible to receive grant funds, an applicant/partnership must:

- Have the technical and financial capacity to implement the proposed project if awarded
- Have established Civil Rights Assurances that include adequate methods for ensuring that the benefits of the project are distributed equitably
- Be eligible to do business with the government. SANDAG will conduct a pre-award risk assessment, including but not limited to, verifying the suspension or debarment status of the applicant using SAM.gov.
- Comply with the provisions of the grant agreement
- Be willing to provide the required insurance and execute a grant agreement for a HAP project in the same form as attached to this CFP within the timelines noted in this CFP.

#### B. Eligible Projects and Project Types

To be eligible, a project must meet the following criteria:

- Project area must include a regionally defined priority area for smart growth.
- Jurisdiction has an adopted (or is in the process of developing a Climate Action Plan (CAP)
- Project application identifies the ability to achieve at least one Prohousing activity from among those listed in the program application (Attachment A).
- The application must be signed by an authorized representative of the lead applicant(s), 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 the application.

- The project must be completed by June 30, 2023.
- Applications must include a project budget and a clear description of how funding will be used in the project budget table included in **Attachment A** of this CFP. Applicants are encouraged to add budget detail that includes quotes for products and services.
- The application must demonstrate a direct connection between the proposed activities and the program's goal to accelerate housing production. A plan for measuring outcomes must be included in the proposal and submitted in the final reporting.
- Project activities must illustrate their reach to the entire project area and describe the effort that will be made to reach low-income, disabled, and minority communities within the project area.
- Projects must not have alcohol, political, religious, or discriminatory themes or affiliations.

The Program will fund housing planning projects and activities. Projects eligible for funding under this Program must meet Program goals and objectives and result in a deliverable, such as a policy or program, that will help to accelerate housing production. Applicants should also describe how they plan to promote equity in housing production, promote sustainability, and/or drive development around transit. Projects must demonstrate a nexus to increasing housing and accelerating housing production. Some examples are provided below, but are not intended to be an exhaustive list:

- Projects may be coordinated or combined with Local Early Action Planning (LEAP) Grant program projects
- Technical assistance in improving housing permitting processes, tracking systems, and planning tools
- Establishing regional and countywide housing trust fund for affordable housing (e.g. planning activities and processes, guidelines, and charters)
- Performing infrastructure planning, including sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents
- Perform feasibility studies to determine the most efficient locations to site housing consistent with Government Code Sections 65040.1 (State Planning Priorities) and 65080 (regional transportation plans)
- Covering the costs of temporary staffing or consultant needs associated with eligible activities
- Other actions to accelerate additional housing production

Additional examples of eligible projects can be found in [REAP Eligible Activities Best Practices Examples](#).

## II. Evaluation Criteria

Projects will be scored based on how well the applicant responses meet the criteria below. All criteria are Quantitative. See the section entitled “Quantitative Scoring and Qualitative Scoring” for more details.

No.	CRITERIA	POINTS POSSIBLE
1.	RELATIONSHIP TO REGIONAL TRANSIT	
A.	Project area includes or is within 0.5 miles of an existing or planned Rapid and/or rail stop (10 points) OR	10
B.	Project includes or is within 0.5 miles of an existing or planned major transit stop (non-Rapid/non-Rail projects) (5 points)	
2.	FURTHERING REGIONAL MOBILITY HUB IMPLEMENTATION STRATEGY	
A.	Project implements a land use strategy that facilitates VMT reduction and includes zoning for a higher density of housing than is currently allowed and/or improves jobs-housing balance.	10
B.	Project proposes housing policies, Prohousing activities, and/or plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network.	10
3.	PROHOUSING POLICY IMPLEMENTATION	
A.	Favorable Zoning and Land Use	20
B.	Acceleration of Housing Production Timeframes	
C.	Reduction of Construction and Development Costs	
D.	Providing Financial Subsidies	
4.	HOUSING EQUITY	
	Planning activities that advance housing equity	20
5.	PARTNERSHIPS	
A.	Interjurisdictional Prohousing partnership	5
B.	Community-based organization partnership	5
6.	SUSTAINABILITY	
A.	Project is in a climate resilient area (areas with lower risk of fires, flooding, and impacts of sea level rise) OR includes plans to minimize the impacts of climate change.	5
B.	Project includes measures to reduce greenhouse gas emissions and implement a jurisdiction’s Climate Action Plan	5
7.	MATCHING FUNDS	
	Projects will be awarded points based on evidence of matching funds	10
<b>TOTAL</b>		<b>100</b>

### III. Scoring Rubric

The Rubric is a guide for SANDAG staff and the Evaluation Panel to assist with awarding points based on the Evaluation Criteria.

#### 1. RELATIONSHIP TO REGIONAL TRANSIT (10 POINTS POSSIBLE)

- Project area includes or is within 0.5 miles of an existing or planned Rapid and/or rail stop, as defined in the adopted [6th Cycle Regional Housing Needs Assessment \(RHNA\) plan](#) and shown in Figure 4.2 on page 19 of that document. **10 points**

OR

- Project includes or is within 0.5 miles of an existing or planned major transit stop (non-Rapid/non-Rail projects), as defined in the adopted [6th Cycle RHNA plan](#) and shown in Figure 4.2 on page 19 of that document. **5 points**

#### 2. FURTHER PLANNING TO SUPPORT REGIONAL MOBILITY HUB IMPLEMENTATION STRATEGY (20 POINTS POSSIBLE)

Up to 20 points may be awarded to programs that further planning to support the Regional Mobility Hub Implementation Strategy in San Diego Forward: the 2019 Federal Regional Transportation Plan. Ten points will be awarded in two separate categories as shown below:

- Category 1: Land Use Strategies That Facilitate VMT Reduction

Project implements a land use strategy that facilitates VMT reduction and includes zoning for a higher density of housing than is currently allowed and/or improves jobs-housing balance. **10 points**

- Category 2: Projects that Connect Housing with Transportation

Project proposes housing policies, Prohousing activities, and/or plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network. **10 points**

#### 3. PROHOUSING POLICY IMPLEMENTATION (20 POINTS POSSIBLE)

The California Department of Housing and Community Development (HCD) has developed [Prohousing regulations](#). These regulations guide how HCD prioritizes localities that have implemented certain housing policies for state housing funding. One goal of SANDAG's Housing Acceleration Program is to create incentives for localities in the region to achieve the Prohousing designation. Prohousing activities are grouped into four categories.

Applicants will be awarded 5 or 10 points, as indicated below, for each Prohousing activity up to **20 points cumulative** for all categories. Applicants may choose to implement multiple Prohousing policies in a single category or in multiple categories.

- **Category 1: Favorable Zoning and Land Use**

Activities worth **10 points** each:

- Program would implement 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

Activities worth **5 points** each:

- Allowing more/larger accessory dwelling units (ADUs) than state law requires
- Density bonus that is >10% more than state requirements
- Establishment of Workforce Housing Opportunity Zone (WHZO) or housing sustainability district
- Modify development standards to promote more density
- Program would implement housing element plan for zoned capacity of >125% of RHNA
- Reducing parking requirements

- **Category 2: Acceleration of Housing Production Timeframes**

Activities worth **10 points** each:

- Ministerial approval of housing
- Streamlined/program level California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) for general plans/specific plans etc.
- Establishing permit process that is less than 2 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

Activities worth **5 points** each:

- Streamlining housing development at project level
- Establishing permit process that is less than 4 months
- Limitation to 3 public hearings for projects consistent with zoning/general plan
- Eliminate or replace 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**

Activities worth **10 points** each:

- Waive development impact fees for housing
- Adoption of universal design ordinances
- Preapproved prototype plans for missing middle housing (e.g., duplexes, triplexes, fourplexes, townhomes)

Activities worth **5 points** each:

- Measures that reduce costs for transportation related infrastructure or that encourage active transit or other alternatives to cars

- Reduce 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 reduce development costs
- **Category 4: Providing Financial Subsidies**

Activities worth **10 points** each:

- Establishment of 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
- Establish Enhanced Infrastructure Financing District (EIFD)
- Prioritization of local general funds for affordable housing

Activities worth **5 points** each:

- 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

**4. HOUSING EQUITY (20 POINTS POSSIBLE)**

In February 2021, the SANDAG Board of Directors adopted the following statement of Commitment to Equity.

*Our Commitment to Equity*

*We hold ourselves accountable to the communities we serve. We acknowledge we have much to learn and much to change; and we firmly uphold equity and inclusion for every person in the San Diego region. This includes historically underserved, systemically marginalized groups impacted by actions and inactions at all levels of our government and society. We have an obligation to eliminate disparities and ensure that safe, healthy, accessible, and inclusive opportunities are available to everyone.*

*SANDAG board adopted – February 22, 2021.*

In accordance with SANDAG's Commitment to Equity, applicants will receive 5 or 10 points, as indicated below, for each planning activity that advances housing equity. Applicants may choose to implement multiple activities in each point category. 5 or 10 points will be awarded for every checked box, **up to 20 points maximum.**

Activities worth 10 points each:

- 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 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 Section 3, 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 \(CTCAC\)/HCD Opportunity Maps, and disadvantaged communities pursuant to California Senate Bill 535 \(2012\)](#).
- Zone changes or other policies (other than those listed above) that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the [2021 CTCAC/HCD Opportunity Maps](#).

Activities worth **5 points** each:

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

**5. PARTNERSHIPS (10 POINTS POSSIBLE)**

To leverage resources and create consistency across the region, SANDAG is encouraging jurisdictions to partner to share information, plan, and adopt policies together. Additionally, SANDAG encourages jurisdictions to partner with a community-based organization or nonprofit to ensure the benefits of Prohousing activities are realized by a broad population and in an equitable manner. Partnerships must be evidenced by a letter of support.

- Interjurisdictional Prohousing partnership letter provided **5 points**
- Community-based organization partnership letter provided **5 points**

**6. SUSTAINABILITY (10 POINTS POSSIBLE)**

- Is this project in a climate resilient area (areas with lower risk of fires, flooding, and impacts of sea level rise) OR does the project include plans to minimize the impacts of climate change? **5 points**
- Does the project include measures to reduce greenhouse gas emissions and implement a jurisdiction's Climate Action Plan? **5 points**

**7. MATCHING FUNDS (10 POINTS POSSIBLE)**

Projects will be awarded points based on evidence of matching funds. Only funds with evidence of enforceable commitments will be considered matching funds.

MATCH PERCENTAGE	POINTS
0%	0
0.01-9.99%	2
10.00-19.99%	4
20.00-29.99%	6
30.00-39.99%	8
40% or more	10

\*Match percentage is calculated by dividing the matching funds committed to the project with the total project cost and multiplying by 100.

# **SANDAG**

## **Smart Growth Incentive Program**

### *Call for Projects*

## I. Eligible Applicants and Projects

### A. Eligible Applicants

- **Individual Jurisdictions:** Eligible applicants include the 18 incorporated cities in the SANDAG region and the County of San Diego.
- **Partnerships:** Jurisdictions can opt to work together on an application to conduct eligible activities consistent with the goals and objectives of this program. Jurisdictions may also partner with a community-based organization (CBO) or nonprofit located in the San Diego region to ensure the benefits of their activities are realized by a broad population and in an equitable manner. Only the 18 cities and County of San Diego are eligible to serve as the lead applicant and grantee.
  - Applicants forming partnerships must provide a letter of support from each jurisdiction, CBO, or nonprofit.

Only one application may be submitted per jurisdiction as an individual jurisdiction. Up to two applications may be submitted for jurisdictions forming partnerships. To be eligible to receive grant funds, an applicant must:

- Have the technical and financial capacity to implement the proposed project if awarded
- Have established Civil Rights Assurances that include adequate methods for ensuring that the benefits of the project are distributed equitably
- Be eligible to do business with the government. SANDAG will conduct a pre-award risk assessment, including but not limited to, verifying the suspension or debarment status of the applicant using SAM.gov.
- Comply with the provisions of the grant agreement.
- Be willing to provide the required insurance and execute a grant agreement for a SGIP project in the same form as attached to this CFP within the timelines noted in this CFP.

### B. Eligible Projects and Project Types

The SGIP provides funding for transportation-related infrastructure improvements and planning efforts that support smart growth development in Smart Growth Opportunity Areas as shown on the [Smart Growth Concept Map \(updated May 2016\)](#) or regionally identified [employment centers](#). The goal is to fund planning activities that facilitate compact, mixed-use, transit-oriented development and increase housing and transportation choices. Eligible projects should fall within the below categories. Some examples are provided for each category, but are not intended to be an exhaustive list. Additional examples of eligible projects can be found in [SGIP Eligible Planning Projects](#).

- Comprehensive planning efforts:
  - Specific area plans or community plans
  - Amendments/updates to general or specific plans

- Updates to climate action plans
- Updates to complete streets policies
- Smaller-scale neighborhood planning activities:
  - Traffic calming or mobility plans
  - Feasibility studies for future capital improvements
  - Parking management plans
  - Form based codes or design guidelines
  - Planning efforts required to make smart growth zoning changes
  - Health benefits and Impact assessments (HIA) to inform development of local planning efforts funded by the Smart Growth Incentive Program (SGIP), such as specific plans, area plans, or specific plan amendments. Any proposed HIA's must be directly connected to a proposed SGIP planning project
- Complete Streets Design Manuals
- Financing Tools
- Smart Growth Studies
- Transit Oriented Development Overlay Zones
- Transit Oriented Concept Plans
- Mobility Hub Plans

To be eligible, a project must also meet the following criteria:

- Jurisdiction has an adopted Climate Action Plan (CAP)
- The application must be signed by an authorized representative of the lead applicant(s), 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 the application.
- Applications must include a project budget and a clear description of how funding will be used in the project budget table included in **Attachment A** of this CFP. Applicants are encouraged to add budget detail that includes quotes for products and services.
- The project(s) must be completed within thirty-six months of receiving the written Notice to Proceed.
- Project activities must illustrate their reach to the entire project area and describe the effort that will be made to reach low-income, disabled, and minority communities within the project area.
- Funded projects must not have alcohol, political, religious, or discriminatory themes or affiliations.

## II. Evaluation Criteria

Projects will be scored based on how well the applicant responses meet the criteria below. All criteria are Quantitative. See the section entitled “Quantitative Scoring and Qualitative Scoring” for more details.

No.	CRITERIA	POINTS POSSIBLE
1.	RELATIONSHIP TO REGIONAL TRANSIT	
A.	Project area includes or is within 0.5 miles of an existing or planned Rapid and/or rail stop (10 points) OR	10
B.	Project includes or is within 0.5 miles of an existing or planned major transit stop (non-Rapid/non-Rail) (5 points)	
2.	FURTHER REGIONAL MOBILITY HUB IMPLEMENTATION STRATEGY	
A.	Project implements a land use strategy that facilitates VMT reduction and includes zoning for a higher density of housing than is currently allowed and/or improves jobs-housing balance.	10
B.	Project proposes housing policies, pro housing activities, and/or transportation/mobility improvements to better connect housing to the existing/planned regional transportation network.	10
3.	SMART GROWTH POLICY IMPLEMENTATION	
A.	Land Use	20
B.	Urban Design	
C.	Mobility	
D.	Sustainability	
E.	Resilience	
4.	SMART GROWTH EQUITY	
	Planning activities that advance equity	20
5.	PARTNERSHIPS	
	Interjurisdictional Prohousing partnership	5
	Community-based organization or nonprofit partnership	5
6.	SUSTAINABILITY	
A.	Project is in a climate resilient area (areas with lower risk of fires, flooding, and impacts of sea level rise) OR includes plans to minimize the impacts of climate change.	5
B.	Project includes measures to reduce greenhouse gas emissions and implement a jurisdiction’s Climate Action Plan	5
7.	MATCHING FUNDS	
	Projects will be awarded points based on evidence of matching funds	10
<b>TOTAL</b>		<b>100</b>

### III. Scoring Rubric

The Rubric is a guide for SANDAG staff and the Evaluation Panel to assist with awarding points based on the Evaluation Criteria.

#### 1. RELATIONSHIP TO REGIONAL TRANSIT (10 POINTS POSSIBLE)

- Project area includes or is within 0.5 miles of an existing or planned *Rapid* and/or rail stop, as defined in the adopted [6th Cycle Regional Housing Needs Assessment \(RHNA\) plan](#) and shown in Figure 4.2 on page 19 of that document. **10 points**

OR

- Project includes or is within 0.5 miles of an existing or planned major transit stop (non-*Rapid*/non-Rail projects), as defined in the adopted [6th Cycle RHNA plan](#) and shown in Figure 4.2 on page 19 of that document. **5 points**

#### 2. FURTHER THE REGIONAL MOBILITY HUB IMPLEMENTATION STRATEGY (20 POINTS POSSIBLE)

Up to 20 points may be awarded to programs that further planning to support the Regional Mobility Hub Implementation Strategy in San Diego Forward: the 2019 Federal Regional Transportation Plan. Up to ten points will be awarded in two separate categories as shown below:

- Category 1: Land Use Strategies That Align with SGOA or Mobility Hub

Project implements a land use strategy that facilitates VMT reduction and includes zoning for a higher density of housing than is currently allowed and/or improves jobs-housing balance. **10 points**

- Category 2: Projects that Connect Housing with Transportation

Project proposes housing policies, Prohousing activities, and/or plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network. **10 points**

#### 3. SMART GROWTH POLICY IMPLEMENTATION (20 POINTS POSSIBLE)

Smart growth is a compact, efficient, and environmentally sensitive urban development pattern. It focuses future growth and infill development close to jobs, services, and public facilities to maximize the use of existing infrastructure and preserve open space and natural resources. Smart growth is characterized by more compact, higher density development in urbanized areas throughout the region. These areas are walkable, bike-friendly, near public transit, and promote good community design, resulting in housing and transportation choices for those who live and work in these areas. SANDAG seeks to promote a pattern of development with whole communities that feature a convenient mix of travel choices, safer streets, and support amenities.

Applicants will be awarded 5 or 10 points, as indicated below, for each smart growth activity up to **20 points cumulative**. Applicants may choose to implement multiple smart growth activities in a single category or in multiple categories.

- **Category 1: Land Use**

Activities worth **10 points** each:

- Increasing density within 0.5 miles of an existing or planned *Rapid* and/or rail stop, as defined in the adopted [6th Cycle Regional Housing Needs Assessment \(RHNA\) plan](#)
- Planning Transit Oriented Development (TOD) zones with incentives for affordable housing
- Creating Smart Growth & Housing Overlay Zones — A set of zoning ordinances specifying land use and/or design standards for a designated district; to ensure architectural character and urban form align with best practices in Smart Growth and support the development of range of housing options including moderate and affordable housing options
- Implementing density bonus that is >20% more than state requirements
- Eliminating parking requirements

Activities worth **5 points** each:

- Increasing density within 0.5 miles of an existing or planned major transit stop, as defined in the adopted [6th Cycle Regional Housing Needs Assessment \(RHNA\) methodology](#)
- Implementing density bonus that is >10% more than state requirements
- Establishment of Workforce Housing Opportunity Zone (WHOOZ) or housing sustainability district
- Modify development standards to promote more density
- Establishing density minimums
- Reducing parking requirements

- **Category 2: Urban Design**

Activities worth **10 points** each:

- Comprehensive Smart Growth Design Guidelines — A set of standards that aims to promote walkability, active transportation, multimodal transportation options, and a unique community character through features such as building façades, public spaces, or landscaping.
- Creating zoning districts that allow mixed-use, mixed income development by right (i.e., without the need for a rezoning or special discretionary approval process).
- Permit residences in the upper floors of buildings in appropriate existing commercially zoned districts

Activities worth **5 points** each:

- Design guidelines to promote street-oriented buildings, with reduced or eliminated setbacks, building heights at least 50 percent of the street width, and locating vehicle entrances behind or on the sides of buildings.
- Design guidelines that promote attractive building entrances and frontages through requiring awnings, canopies or arcades that offer shade and weather protection for pedestrians, and other standards to enhance the pedestrian realm.
- Walkability Plan that includes design improvements to the public realm such as street trees, increased crosswalk visibility, wider sidewalks, street benches, wayfinding signage, etc.

- Bike Plan includes provisions for bicycle parking near building entrances using racks that can support the bicycle's frame at two points, protected bikeways, reduced vehicle speed limits, etc.

- **Category 3: Mobility**

Activities worth **10 points** each:

- Developing Smart Growth Street Design Standards to promote walking and multimodal transit options. Plans may include narrowing travel-lane width, increase bicycle lanes, decreasing on-street parking, medians, sidewalks, landscaping, lighting, crosswalks, pedestrian refuge islands, bulbouts, and accessibility ramps.
- Developing a comprehensive active transportation plan citywide, or within a targeted transit rich neighborhood
- Implementing Vision Zero plan city wide
- Project will offer people access to shared, on-demand transportation services that provide convenient and personalized travel options

Activities worth **5 points** each:

- Measures that reduce costs for transportation related infrastructure or that encourage active transit or other alternatives to cars
- Measures that reduce costs for transportation related infrastructure or that encourage active transit or other alternatives to cars
- Increasing transportation options (such as bus/rail service, micromobility, active transit, etc.) that connects existing or planned housing to other land uses
- Project will connect all adjacent roads to its internal street network and provides for future connection with adjacent properties, and street network is a highly connected grid, with streets spaces no further than 350 feet apart on average
- Increasing transportation options (such as bus/rail service, micromobility, active transit, etc.) that connects existing or planned housing to other land uses. Plan to connect most adjacent roads to its internal street network
- Plan to provide amenities to improve mobility such as trip-planning kiosks, complimentary WiFi, mobile device charging options, electric vehicle charging options, parcel delivery lockers, mobile retail services, passenger loading areas, and secure parking and charging for bikes, scooters, and rideable electric vehicles.

- **Category 4: Sustainability**

Activities worth **10 points** each:

- Develop a plan to reduce timeline for 20% reduction in greenhouse gas emissions by 2025

Activities worth **5 points** each:

- Plan to promote developments that achieve the highest level of certification from a green building certification system
- Plan to promote green building, including increasing reliance on renewable energy
- Plan to reduce building waste through recycling/reuse materials

- **Category 5: Resilience**

Activities worth 10 points each:

- Developing a comprehensive resiliency plan for the city, county, or targeted residential growth area, that addresses impacts of climate change such as wildfire, drought, and sea level rise

Activities worth 5 points each:

- Working with emergency first responders to develop emergency response plan for compact neighborhood development.
- Developing development standards for mitigating risks of climate change

#### 4. SMART GROWTH EQUITY (20 POINTS POSSIBLE)

In February 2021, the SANDAG Board of Directors adopted the following statement of Commitment to Equity.

*Our Commitment to Equity*

*We hold ourselves accountable to the communities we serve. We acknowledge we have much to learn and much to change; and we firmly uphold equity and inclusion for every person in the San Diego region. This includes historically underserved, systemically marginalized groups impacted by actions and inactions at all levels of our government and society. We have an obligation to eliminate disparities and ensure that safe, healthy, accessible, and inclusive opportunities are available to everyone.*

*SANDAG board adopted – February 22, 2021.*

In accordance with SANDAG's Commitment to Equity, applicants will receive 5 points for each planning activity that advances housing equity. 5 points will be awarded for every item, **up to 20 points maximum.**

- Policies and plans that improve transportation choices in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated California Tax Credit Allocation Committee (CTCAC)/HCD Opportunity Maps, and disadvantaged communities pursuant to California Senate Bill 535 (2012).
- Rezoning and other policies that result in an increase of housing choices in high and highest resource areas, designated in the most recently updated California Tax Credit Allocation Committee (CTCAC)/HCD Opportunity Maps
- 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.
- Plan promotes equitable community engagement, for example through collaboration with community-based organizations or other nonprofits connected to disadvantaged communities or a public outreach plan that seeks to engage a diverse range of existing and future residents in the plan area.

#### 5. PARTNERSHIPS (10 POINTS POSSIBLE)

To leverage resources and create consistency across the region, SANDAG is encouraging localities to partner to share information, plan and adopt policies together and to partner

with a community-based organization or nonprofit. Partnerships must be evidenced by a letter of support.

- Interjurisdictional Prohousing partnership letter provided **5 points**
- Community-based organization partnership letter provided **5 points**

**6. SUSTAINABILITY (10 POINTS POSSIBLE)**

Is this project in a climate resilient area (areas with lower risk of fires, flooding, and impacts of sea level rise) OR does the project include plans to minimize the impacts of climate change? **5 points**

Does the project include measures to reduce greenhouse gas emissions and implement a jurisdiction's Climate Action Plan? **5 points**

**7. MATCHING FUNDS (10 POINTS POSSIBLE)**

Projects will be awarded points based on evidence of matching funds. Only funds with evidence of enforceable commitments will be considered matching funds.

<b>MATCH PERCENTAGE</b>	<b>POINTS</b>
0%	0
0.01-9.99%	2
10.00-19.99%	4
20.00-29.99%	6
30.00-39.99%	8
40% or more	10

\*Match percentage is calculated by dividing the matching funds committed to the project with the total project cost and multiplying by 100.

**Housing Acceleration Program and *TransNet* Smart Growth Incentive Program  
Calls for Projects Summary Table**

<b>Housing Acceleration Program (HAP)</b>	<b>Smart Growth Incentive Program – Planning</b>
<b>Funding Source:</b> Regional Early Action Planning (REAP) Grant	<b>Funding Source:</b> <i>TransNet</i> Extension Ordinance
<b>Total Funding Available:</b> \$3 million	<b>Total Funding Available:</b> \$3 million
<b>Award Amount:</b> Minimum – \$125,000 Maximum – \$500,000	<b>Award Amount:</b> Maximum – \$500,000
<b>Match:</b> Not required; however, points are awarded based on evidence of matching.	<b>Match:</b> Not required; however, points are awarded based on evidence of matching.
<b>Project Examples:</b> ADU ordinances, environmental documents, staff augmentation, etc. <b>MUST</b> have a nexus to housing acceleration. <b>NO</b> capital improvement projects.	<b>Project Examples:</b> Overlay zones, specific plans, complete street design manuals, mobility hub plans, etc. <b>NO</b> capital improvement projects.
<b>Expenditure Deadline:</b> June 30, 2023	<b>Expenditure Deadline:</b> 36 months upon grant execution
<b>Application Timeline:</b> 60 days	<b>Application Timeline:</b> 90 days

## Senate Bill 9 and Senate Bill 10 (Resources)

### Background

#### *Senate Bill 9 (Atkins)*

SB 9 requires ministerial approval of a housing development of no more than two units (duplex) in a single-family zone, the subdivision of a parcel zoned for residential use into two parcels (lot split), or both, in census-designated urbanized areas or urban clusters.

#### *Senate Bill 10 (Weiner)*

Authorizes, until 2029, a city or county to pass an ordinance to zone any parcel for up to 10 units of residential density, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area, which include areas near rail transit or bus routes with peak headways of 15 minutes or faster, or an urban infill site. The bill creates an exception to any locally-approved ballot measures that would otherwise preclude the council/board from completing such rezonings, except as related to a local ballot measure designating publicly-owned property for open space or recreational purposes and specifies that rezonings completed pursuant to the bill are not projects for purposes of the California Environmental Quality Act.

### Resources

- California State Association of Counties Bulletin - New Laws for 2022: Housing, Land Use, and Transportation [New Laws for 2022: Housing, Land Use, and Transportation - California State Association of Counties](#)
- SCAG 2021 Housing Policy Forum: A Rundown of Federal and State Funding and Legislation (November 1, 2021) Recording, presentation, and resources available at: <https://scag.ca.gov/housing-policy-forum-series-fall-2021>
- Institute for Local Government: New Housing Laws, Programs, and Funding Webinar (November 4, 2021) <https://www.ca-ilg.org/webinar/new-housing-laws-programs-and-funding>

### Upcoming Webinars

- Cal Cities: Special Briefing on 2021 Legislative Report and New Laws Impacting Cities (December 1, 2021) <https://www.calcities.org/detail-pages/event/2021/12/01/default-calendar/special-briefing-on-the-2021-legislative-report-and-new-laws-impacting-cities>
- Cal Cities: City Attorney Webinar focused on SB 9 (December - date TBD)