

****REVISED #3****



Housing Acceleration Program (HAP)

Call for Projects – Cycle 2

Overview

Program Description

The San Diego Association of Governments (SANDAG) is soliciting applications for its Housing Acceleration Program (HAP). The (HAP) provides grants and technical assistance to local jurisdictions to accelerate housing production and promote equity and sustainability in housing planning and production.

Program Categories

The Cycle 2 HAP Call for Projects (CFP) will fund transformative and innovative Planning and Capital projects, including supportive infrastructure, that will accelerate housing development in infill areas, facilitate implementation of the 6th Cycle Regional Housing Needs Assessment (RHNA), and advance Sustainable Communities Strategies (SCS).

Program Manager

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Eligible Projects

A project must meet all the following criteria to be eligible for funding.

- The project area must be within a mobility hub, transit priority area (TPA), or a low VMT area
- The project must meet all three REAP 2.0 Program Objectives:
 1. Accelerate infill development that facilitates housing supply, choice, and affordability
 2. Affirmatively Further Fair Housing
 3. Reduce vehicle miles traveled

Eligible Applicants

- Cities in the County of San Diego
- County of San Diego

Funding

Funding Source

California Department of Housing and Community Development Regional Early Action Planning Grants of 2021 (REAP 2.0) - State General Fund

Fiscal Year(s) of Funding

2022 – 2026

Available Funding

Total funding available: \$16 million

- \$12 million – Capital projects
- \$4 million – Planning projects

Expenditure Deadline

All funds must be expended on the project by December 31, 2025

Maximum Grant Award (per project)

- \$2.5 million – Capital project
- \$650,000 – Planning project

Example Projects

- Rezoning and updating planning documents and zoning ordinances
- Conducting infrastructure plans and studies
- Affordable housing predevelopment costs and construction
- Capital investments that support future housing development

Other examples can be found under the "List of Resources" section.

Timeline

Activity	Date
Release the Call for Projects	5/7/2023
Prospective Applicant Webinar (2:00-3:30 p.m.)	5/17/2023
CFP Question Deadline (by 5:00 p.m.)	7/21/2023
Deadline to request application assistance	7/21/2023
Responses to all questions released in BidNet	7/28/2023
Application Deadline (by 5:00 p.m.)	8/4/2023
Applicant Resolution Deadline (by 5:00 p.m.)	9/3/2023
Notice of Intent to Award	9/22/2023
Regional Planning Committee considers funding recommendations	10/6/2023
Board of Directors considers funding recommendations	10/27/2023
Grant Agreements Executed/Notices to Proceed Issued	November 2023

Attachments

Attachment A – Planning Scoring Rubric

Attachment B – Capital Scoring Rubric

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I. Glossary of Key Terms

Accelerating housing production means planning, infrastructure, and other investment and actions that improve the affordability, timing, cost, feasibility, approval, and amount of housing development.

Affirmatively Furthering Fair Housing (AFFH), under Government Code section 8899.50, means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Affordable housing means housing that does not cost more than 30 percent of the gross income of Lower- and Moderate-income Households.

Application Category is the category under which an application will compete for funding. There are two Application Categories under this CFP: Planning and Capital. Each Application Category has available funding, evaluation criteria, and maximum grant awards. Applications will be sorted into the Application Category corresponding to the type of project application the applicant uses (Capital or Planning).

BidNet is a procurement platform and vendor portal that BidNet Direct hosts. It is the exclusive online vendor portal used to post and notify prospective applicants of current SANDAG grant opportunities. Potential applicants will use BidNet to download the CFP materials, submit questions and obtain answers regarding the CFP, and submit their application materials. BidNet is available at www.bidnetdirect.com/sandag/sandag-grants.

California Department of Housing and Community Development (HCD) is the State agency administering the Regional Early Action Planning Grant of 2021 (REAP 2.0).

Call for Projects (CFP) is the competitive selection process through which SANDAG distributes grant funding to prospective applicants.

Capital project is a type of project that will eventually result in the construction of public improvements. Project phases can include environmental, design (conceptual, preliminary, or final), right-of-way, and construction.

Grant term is when expenses for project-related activities can be incurred to be eligible for reimbursement and begins when the Notice to Proceed is issued and extends until the grant termination date.

Grantee is an organization that has been awarded funding through the Housing Acceleration Program (HAP) and has entered into a grant agreement with SANDAG.

HCD ProHousing Designation Program is a program developed by HCD. It provides incentives to cities and counties in the form of additional points or other preferences in scoring competitive housing, community development, and infrastructure programs.

Housing Acceleration Program (HAP) is the grant program that is the subject of this Call for Projects. The HAP provides grants to develop and adopt policies and process improvements that accelerate housing production, facilitate implementation of the 6th Regional Housing Needs Assessment (RHNA) Cycle, implement the Regional Plan Sustainable Communities Strategy (SCS), and build local jurisdictions' capacity to compete for funding statewide

through the California Department of Housing and Community Development (HCD) ProHousing Designation Program.

Infill means, for REAP 2.0, areas where all the following apply: (1) the area consists of unused and underutilized lands, (2) within existing development patterns that include a diversity of land uses, and (3) that is accessible to destinations and daily services by transit, walking, or bicycling and located in either:

- a. An urban center, urban corridor, or area with transit-supportive densities, or
- b. An established community that meets all the following criteria:
 - i. The area consists of or previously consisted of qualified urban uses
 - ii. The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and
 - iii. No parcel within or adjoining the area is classified as agricultural or natural and working lands.

Projects located within a Mobility Hub, Transit Priority Area, or Low VMT Area meet the definition of Infill.

Low VMT Areas generally refer to areas requiring less driving and providing better access to daily destinations such as jobs and services. Under HAP, low VMT areas are Traffic Analysis Zones with 2035 residential per capita VMT below the regional mean, as identified through Senate Bill (SB) 743 technical guidelines and “Potential Areas for Transit Priority Projects” as defined under SB 375. An interactive map that shows the Low VMT areas in the San Diego region is available at the following website:

<https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=25a4f11452644e968b1599726c6b6514>

Major transit stop is a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Match percentage is calculated by dividing the total match amount by the sum of the matching funds and the grant award.

Matching funds is the funding other than the grant award that contributes to the total project cost. It is often represented as a percentage of the total project cost.

Mobility Hubs are communities with a high concentration of people, destinations, and travel choices. They provide an integrated suite of mobility services, safe roads, and supporting amenities and technology to help people reach high-frequency transit or make short trips around a community. Mobility Hubs can span one, two, or a few miles, and each hub is uniquely designed to fulfill a variety of travel needs while strengthening the sense of place. An interactive map that shows the Mobility Hubs in the San Diego region is available at the following website:

<https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=25a4f11452644e968b1599726c6b6514>.

Multimodal Communities are those which are served by a variety of travel options that accommodate a variety of transportation modes for the public to access daily destinations. Multimodal options can include but are not limited to, complete street improvements for active transportation, improving access to transit, and creating high-quality transit stops.

Planning project is a type of project that includes plans and processes that accelerate housing production but will not directly result in the construction of a public improvement project. Examples include technical assistance in improving housing permitting processes, tracking systems, and planning tools; performing feasibility studies to determine the most efficient locations to site housing; and temporary staffing or consultant needs associated with these activities.

Qualitative or subjective evaluation criteria are those criteria in which discretion is needed to provide a score. Often qualitative criteria seek to evaluate how well an applicant responded to an application question or how well the proposed project will achieve a stated goal.

Quantitative or objective criteria are those criteria that a formula or conditional statement is used to provide a score. Often quantitative criteria seek to evaluate a project-related data point or metric against a range or scale and assign a point value based on where the data point or metric falls within the range or scale. Other quantitative criteria assign a point value based on responses to a conditional statement, such as a yes/no question or the presence or absence of a condition.

Regional Early Action Planning 2021 (REAP 2.0) is a grant program that provides one-time grant funding to regional governments and entities for planning activities and capital projects that will accelerate housing production and progress toward our state climate commitments.

REAP 2.0 Program Goal is to invest in housing, planning, and Infill housing-supportive infrastructure across the entire state in a manner that reduces VMT, increases housing affordability, and advances equity, consistent with all of the following:

- Advancing the State Planning Priorities
- Affirmatively Furthering Fair Housing;
- Facilitating housing element compliance and progress for the sixth cycle Regional Housing Needs Assessment
- Advancing and implementing the region's SCS to achieve climate goals.

REAP 2.0 Program Objectives are the objectives that a project must meet in order to be eligible for HAP. They are:

- Accelerating infill development that facilitates housing supply, choice, and affordability
- Affirmatively Furthering Fair Housing
- Reducing vehicle miles traveled

Regional Housing Needs Assessment (RHNA) is codified in state law at Government Code Section 65580, *et seq.* It quantifies the need for housing and informs land use planning in addressing identified existing and future housing needs resulting from population, employment, and household growth. SANDAG is responsible for overseeing the RHNA process for the San Diego region and is currently overseeing the 6th cycle RHNA, which covers the planning period from 2021-2029.

Sustainable Communities On-Call is a list of pre-qualified consultants that SANDAG has entered into contracts with for sustainable communities planning to implement additional pro-housing activities and the SANDAG Regional Plan Sustainable Communities Strategy. SANDAG conducted this procurement so local agencies can utilize the list of consultants and pre-negotiated rates to conduct their own simplified competitive procurement and expedite the contracting process for local agency projects.

Total Project Cost is calculated as the sum of the grant award and the matching funds.

Traffic Analysis Zone (TAZ) is a geographic unit used for transportation modeling. A TAZ is smaller than a census tract.

Transformative and innovative activities under REAP 2.0 means housing, planning, infrastructure investments supporting infill development, and other actions that enable a local jurisdiction to meet its housing goals that also result in per capita vehicle miles traveled reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership. Transformative and innovative activities are meant to address these goals together and to lead to changes in land use patterns and behaviors.

Transit Priority Areas (TPAs) are areas within a half-mile of a major transit stop that are existing or planned. Under SB 743, local jurisdictions can potentially use streamlined environmental review for projects within TPAs. An interactive map that shows the TPAs in the San Diego region is available at the following website:
<https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=25a4f11452644e968b1599726c6b6514>.

Vehicle Miles Traveled (VMT) is the total number of miles traveled on all roadways by all vehicles.

VMT per capita means the number of Vehicle Miles Traveled per person. It is calculated by dividing the total annual miles of vehicle travel by the total population in a state or an urbanized area.

II. List of Resources

Below is a list of resources referenced in this CFP and a description of how to use these resources.

Resource/Links	What to do?
BidNet	Access the CFP materials, submit and receive responses to questions, receive any updates to the CFP, and submit a completed application(s) for consideration

HCD AFFH Data and Mapping Resources	<p>Applicants can use this interactive resource from HCD to fulfill a state obligation to proactively combat discrimination and increase access to safe, affordable homes near jobs, schools, healthcare, and parks for all Californians, especially those who face barriers because of their race, sex, income, and other characteristics. In this tool, users can explore data relating to Fair Housing Enforcement, Segregation and Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs, Racially/Ethnically Concentrated Areas of Poverty, and more.</p>
HCD Housing Planning Hub Site	<p>Provides resources for accelerating housing production.</p>
TCAC/HCD 2023 Opportunity Map	<p>The TCAC/HCD Opportunity Map identifies areas whose characteristics have been shown by research to be most strongly associated with positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children – when compared to other neighborhoods in the same region. The map also identifies areas in California that are both high poverty and racially segregated. Use the tool to identify the opportunity category that applies to the project and to respond to questions based on the type of opportunity category that applies to the project.</p>
REAP 2.0 Notice of Funding Availability (NOFA)	<p>Guidelines and requirements that SANDAG and HAP Grantees are required to comply with.</p>
SANDAG 6th Cycle Regional Housing Needs Assessment	<p>Review RHNA resources. RHNA is mandated by state law, quantifies the need for housing, and informs land use planning in addressing identified existing and future housing needs resulting from population, employment, and household growth.</p>
SANDAG Board Policy No. 035	<p>Review the Board Policy that governs SANDAG's Competitive Grant Programs. An overview is provided in this CFP.</p>
SANDAG Grant Programs Webpage	<p>Access the Grant Program Protest Procedures, BidNet Registration Guide, BidNet Vendor Navigation Guide, and BidNet Frequently Asked Questions (FAQs)</p>
SANDAG HAP Cycle 2 Interactive Map	<p>Use the interactive map to view the region's TPAs, Mobility Hubs, and low-VMT areas to ensure prospective projects meet the eligibility requirements. Applicants will use the drawing tool to map out the proposed project area.</p>

[SANDAG Pro-housing Best Practices](#)

A 3-phase literature review research project that establishes a baseline of information about regional housing trends, develops an understanding of pro-housing best practices, and provides supportive information to guide REAP-eligible activities in the San Diego region.

III. Background

A. About SANDAG

The San Diego Association of Governments (SANDAG) is the primary public planning, transportation, and research agency for the San Diego region, comprising the 18 cities and County of San Diego. SANDAG serves as the public forum for regional policy decisions about growth, transportation, environmental management, housing, open space, energy, public safety, and binational collaboration.

SANDAG's vision is to pursue a brighter future for everyone living, working, or recreating in the San Diego region. To this end, SANDAG plans and implements projects that seek to use land more wisely, build a more efficient and accessible transportation system, protect the environment, improve public health, promote a strong regional economy, better manage our access to energy, incorporate equity into the planning process, address pressing needs on tribal lands, and support a vibrant international border.

SANDAG receives local, state, and federal funds to implement regional policies, programs, and projects that advance its vision. SANDAG passes through a portion of its funding through several competitive grant programs. These grant programs provide local, state, and federal funding to local jurisdictions, nonprofits, and other partners to accomplish regional goals at the local level. Grants awarded range from infrastructure projects to habitat management and monitoring efforts to specialized transportation services for senior and disabled populations. While each grant program maintains a particular focus, all work together to enhance our region's quality of life.

B. Housing Acceleration Program (HAP)

1. Overview

In July 2019, the California Legislature passed Assembly Bill (AB) 101, establishing the Local Government Planning Support Grant Program to provide regional governments with one-time state funding for planning activities to meet the 6th Cycle RHNA. Based on a population-based formula. SANDAG was eligible to receive \$6.8 million through the Regional Early Access Planning (REAP)1.0 program, administered by the California Department of Housing and Community Development (HCD). With REAP funding, SANDAG developed the HAP program, which provides grants and technical assistance to local jurisdictions to develop and adopt policies and process improvements to accelerate housing production. The program also promotes equity and sustainability in housing planning and production.

REAP 2.0 was established as part of the 2021 California Comeback Plan under AB 140. It intends to build on the success of the initial REAP program and places a greater emphasis on implementation activities. SANDAG's formula share is \$43 million to

support transformative and innovative projects that accomplish housing and climate goals: reduce VMT, increase housing supply and affordability, and advance equity. With REAP 2.0 funding, SANDAG is expanding the HAP in alignment with the [2021 Regional Plan](#) and allocating funds to local jurisdictions to complete projects in infill areas that contribute to RHNA goals, reduce per capita VMT, and Affirmatively Further Fair Housing.

2. HAP Goals and Objectives

The HAP has the following goals and objectives:

a) Goals

- Increase housing and promote development that results in the production of more affordable housing units
- Streamline local development processes and approvals
- Address displacement and promote equity in the region
- Increase housing near transit and other cleaner mobility choices
- Promote greenhouse gas emissions reduction and resilience to climate change impacts through accelerating housing production
- Implement the Regional Plan and Sustainable Communities Strategy
- Direct resources towards activities and projects that build the funding competitiveness of the San Diego Region

b) Objectives:

- Directly provide local governments with grant funding that will aid in the acceleration of housing production
- Fund housing activities that support the use of existing and future transit services, other alternatives to driving alone, and development around mobility hubs
- Ensure the promotion of social equity and sustainability
- Encourage jurisdictions to pursue the HCD ProHousing designation and provide resources for jurisdictions to implement ProHousing policies

IV. Eligibility

A. Eligible Applicants

1. Individual Jurisdictions: Eligible applicants include the 18 incorporated cities in the SANDAG region and the County of San Diego.
 - Note: The jurisdiction where the project is located must have an adopted Climate Action Plan (CAP) or be in the process of developing its CAP.
2. Partnerships: Jurisdictions can choose to work together on an application to conduct eligible activities consistent with the HAP goals and objectives. Jurisdictions also may partner with other entities such as a community-based organization (CBO), a nonprofit, or a transit agency. If a partnership is used, the lead applicant must be one of the 18 cities or the County of San Diego.

B. Eligible Projects

A project must meet all of the following criteria to be eligible:

- The project includes or is within a Mobility Hub, Transit Priority Area, or Low VMT area (Infill Area). Prospective applicants can view these areas using the [SANDAG HAP Cycle 2 Interactive Map](#).
- The project meets all of the REAP 2.0 Program Objectives. The application must demonstrate a direct connection between the proposed activities and the REAP 2.0 Program Goal.
- Project activities must illustrate a significant beneficial impact that leads to substantial changes in land use patterns and travel behaviors.
- The application must 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.
- Projects already underway are eligible only if the application meets the HAP requirements and requests funds for additional work beyond the project's scope.

C. Eligible Uses

1. Capital Projects

For all Capital Projects, the applicant must commit to the development within a reasonable time frame (e.g., within 5 years of the HCD REAP 2.0 expenditure deadline of June 30, 2026).

- Affordable housing development programs for low and moderate-income households in infill areas. May involve large expenditures and capital investments.
- Housing predevelopment costs for projects in infill areas for low and moderate-income households.
- Upgrading infrastructure for sewer, water, and dry utility systems (new/preservation of affordable housing).
- Infrastructure to expand active transportation and implement bicycle or pedestrian plans that directly accelerates housing production and supply, choice and affordability
- Implementing housing supply, choice, and affordability programs, services, or capital expenditures in infill areas

2. Planning Projects

For all Planning Projects, the applicant must commit to the adoption by the HAP expenditure deadline (December 31, 2025).

- Program-level environmental clearance to eliminate the need for project-specific review for infill development.

- Technical assistance, planning, temporary staffing, or consultant needs associated with updating local planning and zoning documents, expediting application processing, and other actions to accelerate additional housing production.
- Planning activities such as specific plans, area plans, Transit-Oriented Development plans, and other rezoning or zoning updates that lead to increased residential and mixed-use zoned capacity in specific areas identified as infill.

Additional examples of eligible projects/ proposed uses can be found in the [REAP 2.0 Final Guidelines](#).

D. Eligible Expenses

Expenses must be directly related to the execution of the scope of work to be eligible. Grant funds may be used toward local agency salaries directly working on the project, temporary staffing, professional services, preliminary engineering (design and environmental), right-of-way acquisition, construction, project management costs, and other direct expenses incurred on behalf of the project.

SANDAG will only reimburse costs that were incurred for the project after the Notice to Proceed has been issued and up to the amount awarded in the grant agreement. In the event of project cost overruns, SANDAG will not pay more than the original amount specified in the grant agreement.

E. Ineligible Activities and Expenses

Ineligible projects and activities do not align with REAP 2.0 Program Objectives, the REAP 2.0 Program Goal, or are otherwise deemed ineligible by HCD. The following activities and expenses are ineligible for reimbursement:

- **Indirect costs including overhead expenses such as rent, insurance, copying expenses, fringe benefits, and other salaries not directly charged to the project.**
- Activities unrelated to accelerating housing production
- Roadway or highway capacity increase
- Advocacy work (direct lobbying for specific bills or local propositions)
- Bonus payments of any kind
- Ceremonial expenses
- Commission fees
- Real estate brokerage fees or expenses
- Services, materials, or equipment financed or reimbursed under any other state program
- Stewardship of legal defense funds
- General meetings that do not specifically discuss or advance implementation of awarded REAP 2.0 funds
- Mitigation activities already mandated by local or state governing bodies or agencies

- Ongoing expenses (e.g., routine maintenance or operations of transportation infrastructure associated with transit service expansion)
- Costs associated with automobile or motorcycle parking (excluding EV charging infrastructure). Proposed Uses with a surface parking component are not eligible.
- Costs associated with infrastructure related to fossil fuels, including connections to natural gas infrastructure
- Costs associated with ongoing provisions of Internet service
- In lieu fees for local inclusionary Housing programs
- Organizational membership fees
- Street construction or repair to benefit vehicular traffic

V. Funding

A. Available Funding

Approximately \$16 million is available through this CFP in two Application Categories:

- \$12 million is available for Capital projects
- \$4 million available for Planning projects

B. Maximum Grant Awards

1. Per Project
 - Capital: \$2.5 million
 - Planning: \$650,000

C. Match Requirement

1. Minimum Match Requirement

No match is required; however, points will be awarded based on evidence of matching funds.

2. Eligible Matching Funds

Matching funds must be from a source other than the grant funding source. Eligible match sources include:

- Cash (state or local funding sources)
- In-kind services

Applicants are required to provide adequate documentation of matching funds and the match source(s) in the application. REAP funds cannot be used as a match.

VI. Application and Submittal Process

A. Application Materials

Application materials are available on [BidNet](#). Prospective applicants are responsible for downloading relevant application materials for their use in developing and submitting an application. **Applicants are strongly encouraged to contact SANDAG staff and ask for assistance determining which application template should be used (Capital or Planning).**

B. Applicant Resolution

SANDAG [Board Policy No. 035](#) requires all applicants to submit a resolution from their authorized governing body within 30 days following the grant application deadline that includes the following provisions:

- Applicant's governing body commits to providing the minimum match percentage set forth in the call for projects.
- Applicant's governing body authorizes staff to accept grant funding and execute a grant agreement if an award is made by SANDAG.

The resolution should be submitted via email to grantsdistribution@sandag.org. If an applicant fails to provide a resolution that meets the requirements, the application will be considered nonresponsive and will no longer be considered in the competitive process. A template for the resolution is available in [BidNet](#).

C. Revisions or Cancellation of the CFP

SANDAG reserves the right to cancel or revise, for any or no reason, in part or its entirety, this CFP. If SANDAG revises or cancels the CFP before the application deadline, applicants will be notified by email. Changes to the CFP will be made via an addendum, which will be available on [BidNet](#).

This CFP does not commit SANDAG to award a grant, defray any costs incurred in preparing an application under this CFP, or procure or contract for work. Failure to award funding to an applicant will not result in a cause of action against SANDAG.

D. Applicant Webinar, Questions, and Application Assistance

1. Prospective Applicant Webinar

SANDAG will host a prospective applicant webinar to provide an overview of this CFP, project eligibility, the application process, and to address any questions. The webinar will be recorded and posted to [BidNet](#).

2. Call for Projects Questions

Prospective applicants will submit questions through [BidNet](#). Questions submitted after the Question Deadline or outside of BidNet will not be answered.

3. Application Assistance

Prospective applicants may request a meeting with SANDAG Grants staff to obtain assistance with their HAP application, including discussion of a possible HAP project or

assistance with BidNet. See the Timeline for the deadline to request a meeting. Requests should be sent to grantsdistribution@sandag.org.

E. Submittal Process

Applicants will submit their application materials on [BidNet](#). Applications submitted by any other method will not be considered.

Applicants are responsible for fully uploading their entire application before the stated deadline. It is the applicant's sole responsibility to contact BidNet to resolve any technical issues related to electronic submittal, including, but not limited to, registering as a vendor, updating passwords, updating profiles, uploading/downloading documents, and submitting an electronic offer, prior to the submission deadline.

F. BidNet Resources and Assistance

SANDAG has prepared several guides to assist prospective applications with accessing and navigating BidNet. The following materials are available on the SANDAG grants webpage: <https://www.sandag.org/funding/grant-programs>.

- BidNet Registration Guide
- BidNet Frequently Asked Questions
- BidNet Vendor Navigation Guide

BidNet's Vendor Support team is available Monday-Friday from 5:00 a.m. to 5:00 p.m. Pacific Time at (800) 835-4603 or e-procurementssupport@bidnet.com.

VII. Application Evaluation Process and Funding Awards

A. Responsiveness and Eligibility Screening

Following the Application Deadline, all applications will be reviewed to determine if they are responsive to the CFP requirements and that each applicant and proposed project meet the eligibility requirements. During the eligibility and responsiveness screening process, SANDAG reserves the right to request additional information or clarification from any or all applicants but is not required to do so. Staff also may seek input from the SANDAG Regional Planning Committee to determine eligibility but are not required to do so. Projects that pass the responsiveness and eligibility screening will be scored (see the section entitled "Scoring and Ranking").

Any applicants deemed ineligible, whose applications are deemed nonresponsive, or whose projects have been deemed ineligible during the eligibility screening will be notified in writing when the determination is made. Applicants may protest the determination under the grant program protest procedures (see the section entitled "Protest Procedures").

1. Responsiveness

To be considered responsive, prospective applicants must submit their completed application before the Application Deadline. The application must be complete and contain content consistent with the application instructions. An application must also contain all required signatures. An incomplete application or any application that is missing pages or cannot be opened for any reason may be considered nonresponsive.

To retain integrity in the competitive selection process, applicants who fail to utilize the correct application type (Capital or Planning) may be deemed nonresponsive.

2. Eligibility

SANDAG staff will perform an eligibility screening of all submitted applications. An eligibility screening involves verifying that an applicant and the proposed project meet the eligibility requirements included in this CFP as well as performing a pre-award risk assessment. A pre-award risk assessment examines an applicant's fiscal and operational capabilities to specifically assess the risk associated with allowing the applicant to expend grant funds. A pre-award risk assessment will include accessing SAM.gov to verify that an applicant has not been suspended, debarred, or otherwise excluded from receiving government contracts. It also may include reviewing the applicant's audit findings and past performance in managing previous grant awards from SANDAG or other sources.

B. Scoring of Applications

Responsive and eligible applications will be sorted into the relevant Application Category. Applications will be scored using the qualitative and quantitative criteria contained in this CFP.

1. Qualitative/Subjective Scoring

An external evaluation panel will score each application using the relevant Application Category qualitative criteria. Evaluation panel members typically consist of 3-5 members of the public who are familiar with the San Diego region and the HAP program goals and objectives. Additionally, all evaluation panel members will be screened to be sure they do not have an affiliation with any of the applicants or proposed projects.

2. Quantitative/Objective Scoring

SANDAG Grants staff will score each application based on the relevant Application Category quantitative criteria. Points associated with quantitative criteria undergo a quality assurance/quality control (QA/QC) review to ensure data used in the quantitative scoring process are accurate and points are awarded appropriately.

3. Minimum Average Score

To ensure grant funds support quality projects, an application must receive an average score equal to or exceeds 50% of the total points available in the relevant Application Category evaluation criteria to be eligible for funding.

C. Ranking of Applications

SANDAG will establish a ranked application list for each Application Category.

An application's quantitative score(s) will be added to the qualitative scores received from each evaluation panelist (evaluator), forming a total application score from each evaluator. Then, each evaluation panel member's total application score for all projects will be ranked to determine the "Sum of Ranks." For example, the application an evaluation panel member

scores the highest will rank number one; the second-highest scoring application will rank number two; and so on. Then the rankings an application receives from each evaluation panel member will be summed to produce an overall application ranking (sum of ranks). Applications with the lowest overall sum of ranks will be considered to have performed the best.

If two or more applications receive the same overall ranking, the following criteria, in descending order, will be used as a tiebreaker and to determine the final application rank:

1. Planning Applications
 - The highest cumulative score on criteria Nos. 1, 2, and 3
 - The highest score on criteria No. 6
2. Capital Applications
 - The highest cumulative score on criteria Nos. 1, 2, and 3
 - The highest score on criteria No. 7

D. Funding Recommendations and Geographic Funding Distribution

SANDAG will review the ranked application list for each Application Category and recommend applications receive funding in the following priority order. Partial awards may be recommended. See the section entitled "Partial Awards."

- First, the highest-ranked application for each jurisdiction will be recommended to receive funding, in descending order of rank, until funding is exhausted.
- If funding remains, additional applications will be recommended to receive funding in descending order of rank until funding is exhausted.

If there are remaining funds in an Application Category, SANDAG can use the remaining funds to fund applications in the other Application Category.

E. Partial Awards

Given the competitive nature of the HAP grant program and the finite amount of funds available through this CFP, an applicant may receive a partial award. SANDAG handles partial awards differently based on the scalability of a project. Below are descriptions of scalable and non-scalable projects:

1. Scalable projects. A scalable project is a project whose scope of work can be reduced and still further the grant program goals while providing significant value to the public intended to benefit from the project. SANDAG staff will consider how the project would have scored in the competitive process if the scope of work were reduced. If the project would have scored substantially the same with the scaled-down scope of work and the scaled-down project would further the grant program goals and provide significant value to the public, then the project may be scaled.
2. Non-scalable projects. A non-scalable project is a project whose scope of work cannot be reduced because doing so (a) is not possible, (b) would create an incomplete project that contributes little to the grant program goals or provides little value to those intended to benefit from the project, or (c) would have scored substantially different in the competitive process with a reduced scope of work.

SANDAG, at its sole discretion, will determine whether a project is scalable or non-scalable using the abovementioned definitions.

Applicants whose applications are recommended for a partial award and are scalable will be required to work with SANDAG staff following the Notice of Intent to Award to alter the scope of work, budget, and schedule submitted as a part of the application to reflect a reduced scope of work.

Applicants whose applications are recommended for a partial award and cannot be scaled will be asked if they would like to accept the partial funding award with the condition that the entire project, as proposed in the scope of work included in the application, must be completed. The applicant will be required to contribute a larger amount of matching funds than proposed in the application to complete the project scope of work. If an applicant cannot find the matching funds and declines the partial funding award, the award will be offered to the next highest-ranked application on the ranked application list. (See the section entitled "Funding Recommendations and Geographic Funding Distribution.") If no applicant accepts the funding, the funding will be used by SANDAG for other eligible activities under the REAP 2.0 guidelines.

F. Approval of Funding Recommendations

SANDAG will provide a Notice of Intent to Award to all applicants containing the applications recommended for funding. See the Timeline for the anticipated Notice of Intent to Award date. The funding recommendations will be presented to the Regional Planning Committee for recommendation to the Board of Directors. The Board of Directors will consider the funding recommendations and approve awards.

G. Protests

SANDAG grant program protest procedures may be obtained from the SANDAG grant programs webpage at <https://www.sandag.org/funding/grant-programs>.

VIII. Grant Agreement

A. Grant Agreement Execution

If awarded funds, the lead applicant will enter into a grant agreement with SANDAG for the approved project scope of services and become a Grantee. A sample grant agreement is included with the CFP. Applicants are encouraged to review the sample grant agreement within their organization before applying. Aside from any potential errors or omissions, the terms of the grant agreement will be substantially the same as those in the sample grant agreement and are non-negotiable.

SANDAG will not reimburse the Grantee for costs incurred before the executed grant agreement or the Notice to Proceed.

B. Grant Term and Expenditure Deadline

Grant agreements are anticipated to be signed by SANDAG and HAP awardees in fall 2023. Once the grant has been signed by all parties, a Notice to Proceed will be issued, which is the beginning of the grant term. Grantees must expend REAP funds December 31, 2025; therefore, all grant agreements will contain a grant expiration date of December 31, 2025.

HAP awardees are required to sign the grant agreement within 45 days of receiving the grant agreement from SANDAG. Failure to sign and return the grant agreement promptly may result in revocation of the grant award.

IX. HAP Requirements

A. Third-Party Contracting

Grantees must competitively procure any third-party contract whose cumulative value will exceed \$10,000 over a twelve-month period. The third-party contract shall provide for compliance with the requirements of the HAP and REAP 2.0. Additional requirements for third-party contractors are included in the grant agreement.

Grantees can utilize the SANDAG Sustainable Communities On-Call to expedite their procurement of third-party consultants. The on-call is a list of pre-qualified consultants that SANDAG has entered into contracts with for sustainable communities planning to implement additional pro-housing activities and the SANDAG Regional Plan Sustainable Communities Strategy. SANDAG conducted this procurement so local agencies can utilize the list of consultants and pre-negotiated rates to conduct their own simplified competitive procurement and expedite the contracting process for local agency projects. For more information about the Sustainable Communities On-Call, contact Stacey Cooper at Stacey.Cooper@sandag.org.

B. Notice of Prevailing Wage

California law requires that public works projects pay prevailing wages for workers. As applicable, Grantees are required to comply with the provisions of California Labor Code Sections 1775 et seq, which includes the payment of prevailing wages to all workers performing prevailing wage work. Additional details can be found in the grant agreement.

C. Progress Reports, Invoices, and Matching Funds

1. Progress Reports

Grantees must complete and submit quarterly progress reports with documentation and an invoice to receive reimbursement. Subcontracts with consultants or contractors must be submitted with the first report containing their work. Grantees may be required to use specific report templates and an online platform for submission to SANDAG.

SANDAG will measure grant performance against the stated project goals and deliverables in the project scope of work included in the grant agreement. Poor performance may be grounds for termination of the grant agreement.

Final reports must be submitted no later than February 28, 2026. Final reports should detail project activities, challenges, successes, performance measures, and how the project is expected to accelerate housing.

2. Invoices

Grant funding is by reimbursement only. Expenses must be directly related to the contracted scope of work and paid during the grant agreement term. Project expenses

incurred by the Grantee before the Notice to Proceed is issued are not eligible for reimbursement. To be reimbursed for project expenses, a Grantee must submit an invoice packet, documentation of all project expenses, and a progress report. **Grantees must submit invoices quarterly, and the final invoice must be submitted no later than February 28, 2026.** Grantees may be required to use specific invoice templates and an online platform for submission to SANDAG. Grantees must conform to the following to qualify for reimbursement:

- Staff costs must be submitted with certified payroll records.
- Consultant invoices must be submitted with proof of payment.
- Receipts or invoices must be detailed, dated, and directly related to the project scope of work.

3. Matching Funds

If the grant agreement contains matching funds, the Grantee must provide a matching amount per invoice such that the cumulative match percentage is equal to or greater than the match percentage required under the grant agreement. A Grantee will not receive reimbursement if the cumulative match percentage falls below the required percentage specific to the project or if the Grantee fails to provide sufficient documentation of project expenses.

D. Public Record and Record Retention Policy

All applications submitted in response to this CFP become the property of SANDAG and are considered a public record. Applications and other project-related documentation may be subject to public review per [SANDAG Board Policy No. 015: Records Management](#).

Grantees must retain project-related documents for at least three years after receipt of final payment and make these documents available to SANDAG upon request.

ATTACHMENT A – PLANNING SCORING RUBRIC

I. Summary Table

No.	CRITERIA	POINTS POSSIBLE
1.	ACCELERATE INFILL DEVELOPMENT THAT FACILITATES HOUSING SUPPLY, CHOICE, AND AFFORDABILITY	20
A.	Degree to which the project will implement transformative activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development.	10
B.	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels.	10
2.	REDUCE VEHICLE MILES TRAVELED	20
A.	Proximity to Focus Areas for Housing Development	10
B.	Degree to which the project furthers the Mobility Hub Implementation Strategy	10
3.	AFFIRMATIVELY FURTHERING FAIR HOUSING	15
	Degree to which the project takes meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.	
4.	COMMUNITY ENGAGEMENT AND OUTREACH	10
	Degree to which community members have been engaged and outreach is incorporated throughout the project so the community is engaged in the planning and development phases of the project.	
5.	PARTNERSHIPS	5
	Community-based organization partnership, nonprofit partnership, transit agency partnership OR interjurisdictional ProHousing partnership	
6.	BOARD POLICY No. 033 (25% of total points)	25
A.	ProHousing Policies (Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, Providing Financial Subsidies)	12.5
B.	Housing Equity	12.5
7.	MATCHING FUNDS	5
	Pledge of matching funds in the application	
TOTAL		100

II. 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. ACCELERATE INFILL DEVELOPMENT THAT FACILITATES HOUSING SUPPLY, CHOICE, AND AFFORDABILITY (20 POINTS POSSIBLE)

Points will be awarded to programs that support implementation activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development.

- A. Degree to which the project will implement transformative activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development (**up to 10 points**). Applicants must make the connection of how the planning activity unlocks an infill area with strong planned or actual housing affordability components that serve low and moderate-income households.
- B. Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels (**up to 10 points**). More points will be awarded if the project demonstrates complementary policies and other planned or existing projects that result in transformative impacts that support affordable housing on a broader scale. Projects will be evaluated on their impact on a broader corridor that makes substantial changes in land use patterns, not solely an individual site.

2. REDUCE VEHICLE MILES TRAVELED (20 POINTS POSSIBLE)

Points will be awarded to projects that reduce VMT through relationships to transit and the Regional Mobility Hub Implementation Strategy in [San Diego Forward: The 2021 Regional Plan](#).

- A. Proximity to Focus Areas for Housing Development (10 points possible). See the SANDAG HAP Cycle 2 Interactive Map for more information. Project area includes or is located in a:
 1. Mobility Hub (**3.5 points**)
 2. 2035 Transit Priority Area (TPA) (**3.5 points**)
 3. Low Vehicle Miles Traveled (VMT) area: Traffic Analysis Zone (TAZ) with 2035 residential per capita VMT:
 - less than 50% of regional mean (**3 points**)
 - 50% - 85% of regional mean (**2 points**)
 - 85% - 100% of regional mean (**1 point**)

B. Degree to which the project furthers the Mobility Hub Implementation Strategy (**10 points possible**). Project:

1. Implements a land use strategy that facilitates VMT reduction (**up to 2.5 points**)
2. Includes zoning for a higher density of housing than is currently allowed (**up to 2.5 points**)
3. Improves jobs-housing balance (**up to 2.5 points**)
4. Plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network. (**up to 2.5 points**)

3. Affirmatively Furthering Fair Housing (15 points possible)

Degree to which the project takes meaningful actions, in addition to combating discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, the project takes meaningful actions that address significant disparities in Housing needs and access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with Civil Rights and Fair Housing Laws. Actions to Affirmatively Further Fair Housing may include, but are not limited to:

- Enhancing housing mobility strategies that remove barriers to housing, housing-supportive infrastructure, and transportation in areas of opportunity.
- Encouraging the development of new Affordable Housing in high-resource areas by promoting housing, infrastructure, increased transportation options, and affordability in areas of high opportunity and outside of areas of concentrated poverty.
- Improving place-based strategies to encourage community revitalization. This includes the preservation of existing Affordable Housing that involves approaches focused on conserving and improving assets in areas of lower-opportunity and concentrated poverty, such as: targeting investments in neighborhood revitalization, preserving or rehabilitating existing Affordable Housing, improving infrastructure, schools, employment, parks, transportation, and other community amenities.
- Protecting existing residents from displacement and preserving Housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.

4. COMMUNITY ENGAGEMENT AND OUTREACH (10 POINTS POSSIBLE)

Degree to which community members have been engaged and outreach is incorporated throughout the project so the community is engaged in the planning and development phases of the project. The applicant's response should include methods employed to solicit feedback on the planning and development of this project and project area. More points will be awarded if the application includes how the project has been shaped by community-identified needs and input, as well as how the applicant will continue to conduct community engagement on the project throughout the process.

5. PARTNERSHIPS (5 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 other entities such as transit agencies, community-based organizations (CBOs), and nonprofits to ensure the benefits of projects are realized by a broad population and in an equitable manner. Partnerships must provide a letter of support and or other written commitment describing how the partnership will enhance the benefits and outcomes of the project.

- Partnership documentation provided (**5 points**)
- Partnership documentation not provided (**0 points**)

6. BOARD POLICY NO. 033 (25 POINTS POSSIBLE)

A minimum of 25 points out of 100, or 25 percent of the total points in a funding program will be awarded under this Policy based on jurisdictions' adoption of ProHousing policies and demonstrated commitment to advancing housing equity.

A. ProHousing Policies (12.5 points possible)

Applicants will be awarded 2.5 or 5 points, as indicated below, by demonstrating that the applicant has implemented policies that accelerate the production of housing in the four categories listed below. A jurisdiction that has received a ProHousing Designation from HCD will receive 12.5 points. A maximum of 5 points can be earned per category for jurisdictions without a ProHousing Designation.

1. Category 1: Favorable Zoning and Land Use

Policies worth **5 points** each:

- 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

Policies worth **2.5 points** each:

- 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 (WHOOZ) or housing sustainability district
- Standards to promote more density
- Housing element plan for zoned capacity of >125% of RHNA
- Reduced parking requirements

2. Category 2: Acceleration of Housing Production Timeframes

Policies worth **5 points** each:

- 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

Policies worth **2.5 points** each:

- 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

3. Category 3: Reduction of Construction and Development Costs

Policies worth **5 points** each:

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

Policies worth **2.5 points** each:

- 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

4. Category 4: Providing Financial Subsidies

Policies worth **5 points** each:

- 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

Policies worth **2.5 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

B. Housing Equity (12.5 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.

Following Government Code section 8899.50 and SANDAG's Commitment to Equity, SANDAG encourages development in jurisdictions with Housing Equity policies. Applicants will be awarded 2.5 or 5 points, as indicated below, for each policy that advances housing equity and affirmatively furthers fair housing.

Policies worth **5 points** each:

- An adopted inclusionary housing ordinance
- Rent stabilization policies
- Anti-displacement policies in conjunction with transit improvements
- Strategies or funds to preserve naturally occurring affordable housing
- Tenant protection policies such as access to counsel, just cause eviction policy, etc.
- Rezoning and other policies that result in a net gain of low- and moderate-income housing while concurrently mitigating development impacts on or from environmentally sensitive or hazardous areas.
- Programs, and land use plans and policies 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 Maps, and disadvantaged communities pursuant to California Senate Bill 535 (2012).
- Zone changes or other policies (other than those listed above) that increase low- and moderate-income housing and affordability in High Resource and Highest Resource areas, as designated in the 2021 TCAC/HCD Opportunity Maps.

Policies worth **2.5 points** each:

- Displacement risk studies
- 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 provisions

7. MATCHING FUNDS (5 POINTS POSSIBLE)

Projects will be awarded points based on the pledge of matching funds in the application.

MATCH PERCENTAGE	POINTS
0%	0
0.01-9.99%	1
10.00-19.99%	2
20.00-29.99%	3
30.00-39.99%	4
40% or more	5

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

ATTACHMENT B – CAPITAL SCORING RUBRIC

I. Summary Table

No.	CRITERIA	POINTS POSSIBLE
1.	ACCELERATE INFILL DEVELOPMENT THAT FACILITATES HOUSING SUPPLY, CHOICE, AND AFFORDABILITY	30
A.	Degree to which the project implementation accelerates housing supply, choice, and affordability in infill areas	10
B.	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels	10
C.	Degree to which project supports very low-, low- and moderate-income housing units	10
2.	REDUCE VEHICLE MILES TRAVELED	30
A.	Proximity to Focus Areas for Housing Development	15
B.	Degree to which the project furthers the Mobility Hub Implementation Strategy	15
	1. Degree to which the project supports transportation choices that would reduce vehicle miles traveled, specifically walking and bicycling.	
	2. Degree to which the project would increase connectivity between housing, jobs, amenities, and services.	
3.	AFFIRMATIVELY FURTHERING FAIR HOUSING AND HOUSING EQUITY	30
	Degree to which the project takes meaningful actions, in addition to combating discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.	30
4.	COMMUNITY ENGAGEMENT AND OUTREACH	15
	Degree to which community members have been engaged and outreach is incorporated throughout the project so the community is engaged in the planning and development phases of the project.	
5.	PARTNERSHIPS	10
	Community-based organization partnership, nonprofit partnership, transit agency partnership, or inter-jurisdictional ProHousing partnership	
6.	PROJECT READINESS	25
	Environmental clearance has been obtained	5
	Secured land for the project (right-of-way acquisition)	5
	Permits have been obtained	10
	Final design is complete	5
7.	BOARD POLICY NO. 033 (25% of total points)	50
A.	ProHousing Policies (Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, Providing Financial Subsidies)	25
B.	Housing Equity	25
8.	MATCHING FUNDS	10
	Pledge of matching funds in the application	
Total		200

II. 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. ACCELERATE INFILL DEVELOPMENT THAT FACILITATES HOUSING SUPPLY, CHOICE, AND AFFORDABILITY (30 POINTS POSSIBLE)

Points will be awarded to projects that support implementation activities that improve the affordability, timing, cost, and amount of housing development.

- A. Degree to which the project implementation accelerates housing supply, choice, and affordability in infill areas (**up to 10 points**). Applicants must make the connection of how the infrastructure investment unlocks an infill area with strong planned or actual housing affordability components that serve low- and moderate-income households.
- B. Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels (**up to 10 points**). More points will be awarded if the project demonstrates complementary policies and other planned or existing projects that result in transformative impacts that support affordable housing on a broader scale. Projects will be evaluated on their impact on a broader corridor that makes substantial changes in land use patterns, not solely an individual site.
- C. Degree to which the project supports very low-, low- and moderate-income housing units (**up to 10 points**). More points will be awarded for higher projected affordability.

2. REDUCE VEHICLE MILES TRAVELED (30 POINTS POSSIBLE)

Points will be awarded to projects that reduce VMT through relationships to transit and the Regional Mobility Hub Implementation Strategy in [San Diego Forward: The 2021 Regional Plan](#).

- A. Proximity to Focus Areas for Housing Development (**15 points possible**) - See the SANDAG HAP Cycle 2 Interactive Map for more information. The project area includes or is located in a:
 1. Mobility Hub (**5 points**)
 2. 2035 Transit Priority Area (TPA) (**5 points**)
 3. Low Vehicle Miles Traveled (VMT) area: Traffic Analysis Zone (TAZ) with 2035 residential per capita VMT:
 - less than 50% of the regional mean (**5 points**)
 - 50% - 85% of the regional mean (**4 points**)
 - 85% - 100% of the regional mean (**3 points**)

B. Degree to which the project furthers the Mobility Hub Implementation Strategy **(15 points possible)**

1. Degree to which the project supports transportation choices that would reduce vehicle miles traveled, specifically walking and bicycling. More points will be awarded if the project is connected to existing or planned bike lanes, bike boulevards, cycle tracks, or separated bike paths (Class I) (as identified in San Diego Regional Bike Plan or a local bike master plan) and robust pedestrian-orientated infrastructure. **(up to 7.5 points)**
2. Degree to which the project would increase connectivity between housing, jobs, amenities, and services. More points will be awarded if the project supports the use of regional public transit service in the project area that connects housing, jobs, amenities, and services. **(up to 7.5 points)**

3. AFFIRMATIVELY FURTHERING FAIR HOUSING AND HOUSING EQUITY (30 POINTS POSSIBLE)

Degree to which the project takes meaningful actions, in addition to combating discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, the project takes meaningful actions that address significant disparities in housing needs and access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with Civil Rights and Fair Housing Laws. Actions to Affirmatively Further Fair Housing may include, but are not limited to:

- Enhancing housing mobility strategies that remove barriers to Housing, Housing-supportive infrastructure, and transportation in areas of opportunity.
- Encouraging the development of new Affordable Housing in high-resource areas by promoting housing, infrastructure, increased transportation options, and affordability in areas of high opportunity and outside areas of concentrated poverty.
- Improving place-based strategies to encourage community revitalization. This includes the preservation of existing Affordable Housing that involves approaches focused on conserving and improving assets in areas of lower-opportunity and concentrated poverty, such as: targeting investments in neighborhood revitalization, preserving or rehabilitating existing Affordable Housing, improving infrastructure, schools, employment, parks, transportation, and other community amenities.
- Protecting existing residents from displacement and preserving Housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.

4. COMMUNITY ENGAGEMENT AND OUTREACH (15 POINTS POSSIBLE)

Degree to which community members have been engaged and outreach is incorporated throughout the project in the planning and development phases. The applicant's response should include methods employed to solicit feedback on the planning and development of the project and project area. More points will be awarded if the application includes how the project has been shaped by community-identified needs and input, as well as how the

applicant will continue to conduct community engagement on the project throughout the implementation.

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 other entities such as transit agencies, community-based organizations (CBOs), and nonprofits to ensure the benefits of projects are realized by a broad population and in an equitable manner. Partnerships must provide a letter of support and or other written commitment describing how the partnership will enhance the benefits and outcomes of the project.

- Partnership documentation provided (10 points)
- Partnership documentation not provided (0 points)

6. PROJECT READINESS (25 POINTS POSSIBLE)

Projects will be awarded points based on the project's readiness to enter construction. NOTE: funds must be expended by December 31, 2025. Partial points will be awarded based on the completion percentage for each major milestone.

- 0% complete - 0 points
- 25% complete - 25% of points
- 50% complete - 50% of points
- 75% complete - 75% of points
- 100% complete - 100% of points

PROJECT READINESS / MAJOR MILESTONE COMPLETED	Points Possible
Environmental clearance has been obtained for the project	5
Land has been secured for the project (right-of-way acquisition is complete)	5
All permits have been obtained for the project	10
Final design of the project is complete	5

7. BOARD POLICY NO. 033 (50 POINTS POSSIBLE)

A minimum of 25 percent of the total points in this funding program will be awarded under this Policy based on the relevant jurisdiction's adoption of ProHousing policies and demonstrated commitment to advancing housing equity.

A. ProHousing Policies (25 points possible)

Applications will be awarded 5 or 10 points, as indicated below, by demonstrating that the jurisdiction has implemented policies that accelerate the production of housing in the four categories listed below. A jurisdiction that has received a ProHousing Designation from HCD will receive full points. No more than 10 points can be earned from each category by a jurisdiction without a ProHousing Designation.

1. Category 1: Favorable Zoning and Land Use

- Policies worth **10 points** each: 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

Policies worth **5 points** each:

- 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 (WHOZ) or housing sustainability district
- Standards to promote more density
- Housing element plan for zoned capacity of >125% of RHNA
- Reduced parking requirements

2. Category 2: Acceleration of Housing Production Timeframes

Policies 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.
- 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

Policies worth **5 points** each:

- 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

3. Category 3: Reduction of Construction and Development Costs

Policies worth **10 points** each:

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

Policies worth **5 points** each:

- 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

4. Category 4: Providing Financial Subsidies

Policies worth **10 points** each:

- 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

Policies 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

B. Housing Equity (25 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.

In accordance with Government Code section 8899.50 and SANDAG's Commitment to Equity, SANDAG encourages development in Jurisdictions with Housing Equity policies. Applicants will be awarded 5 or 10 points, as indicated below, for each policy in place that advances housing equity and affirmatively furthers fair housing.

Policies worth **10 points** each:

- An adopted inclusionary housing ordinance
- Rent stabilization policies
- Anti-displacement policies in conjunction with transit improvements
- Strategies or funds to preserve naturally occurring affordable housing
- Tenant protection policies such as access to counsel, just cause eviction policy, etc.
- Rezoning and other policies that result in a net gain of low- and moderate-income housing while concurrently mitigating development impacts on or from environmentally sensitive or hazardous areas.
- Programs, and land use plans and policies 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 Maps, and disadvantaged communities under California Senate Bill 535 (2012).

- Zone changes or other policies (other than those listed above) that increase low- and moderate-income housing and affordability in High Resource and Highest Resource areas, as designated in the 2021 TCAC/HCD Opportunity Maps.

Policies worth **5 points** each:

- Displacement risk studies
- 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 provisions

8. MATCHING FUNDS (10 POINTS POSSIBLE)

Projects will be awarded points based on the pledge of matching funds in the application.

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 by the total project cost and multiplying by 100.