



# HOUSING ACCELERATION PROGRAM

## Grant Details

Addressing the housing crisis requires a re-evaluation of housing priorities, transportation, and land-use in the San Diego region. More than 70% of San Diegans agree that housing is a major issue in our region, especially for low-income families, seniors, and younger residents. In July 2020, the SANDAG Board of Directors adopted the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) Plan, which allocates housing unit goals to jurisdictions based on each jurisdiction's share of transit and jobs within the region.

In 2019, the California state legislature passed Assembly Bill 101 which provided one-time grant funding through the California Department of Housing and Community Development (HCD) to regional metropolitan planning organizations, like SANDAG, to collaborate on housing projects at a regional scale. This state program is called Regional Early Action Planning (REAP).

SANDAG is committed to providing resources to local jurisdictions to help them achieve their 6<sup>th</sup> Cycle RHNA goals and to accelerate the production of housing in the San Diego region. Using state REAP funds, SANDAG has launched the Housing Acceleration Program (HAP). The HAP will provide grants to local jurisdictions to fund planning projects related to the acceleration of housing production within smart growth or mobility hub planning areas. HAP grants are versatile and can be used to fund a variety planning activities, such as staff augmentation, density bonus ordinances, housing plan element updates, anti-displacement strategies, objective design standards, and more.

The program offers resources to assist local jurisdictions in meeting RHNA goals, achieve housing element compliance, pursue HCD's prohousing designation, and support the SANDAG Regional Plan and Sustainable Communities Strategies goals.



**Promote**  
Equity, Inclusion,  
and Sustainability



**Preserve**  
Vulnerable  
Housing



**Protect**  
Tenants



**Prevent**  
Displacement



**Produce**  
Housing for All

### Program Objectives

The HAP is intended to fund activities that enhance the acceleration of housing production, while shifting modes of travel to more sustainable methods to reduce vehicle miles traveled and greenhouse gas emissions. The grant is intended to fund activities that affirmatively further fair housing (AB 686), promote sustainable and climate resilient communities, and accelerate the production of housing, particularly infill development.

**70%** of San Diegans agree that housing is a major issue in our region

**12,000** units needed annually to keep up with population growth



## HOUSING ACCELERATION PROGRAM | Grant Details

### Eligibility

HAP grants are funded through the HCD REAP program and must meet the minimum requirements mandated by HCD.

Eligible applicants include the 18 cities within San Diego County and the County of San Diego. All projects funded through HAP grants must meet the following minimum requirements:

- Project area must include a regionally defined priority area for a smart growth or mobility hub planning area
- Jurisdiction has adopted (or is in the process of developing) a Climate Action Plan
- Applicant must identify the ability to achieve a minimum of one prohousing policy goal

The program promotes collaboration and partnership between multiple jurisdictions and community-based organizations/non-profits.



**Grant proposals are evaluated using the criteria below.**

Housing Acceleration Program – Grant Evaluation Criteria	
Relationship to Regional Transit	Prioritize projects within ½ - mile of Rapid, passenger rail, or major transportation stop
Further Regional Mobility Hub Implementation Strategy	Prioritize projects that facilitate a reduction in vehicle miles traveled and promote alignment of transportation improvements to better connect housing
Prohousing Planning Implementation	Prioritize projects that aim to achieve more prohousing policy goals
Housing Equity	Prioritize projects that aim to achieve more housing and equity goals
Partnerships	Prioritize projects that involve multiple jurisdictions and partnerships
Sustainability	Prioritize projects that further sustainability goals, for example by reducing greenhouse gas emissions
Matching Funds	Prioritize projects that include local funding

### Resources

Additional grant information, email

*Tracy Ferchaw, Associate Grant Analyst*

Phone: (619) 699-1977,

Email: [tracy.ferchaw@sandag.org](mailto:tracy.ferchaw@sandag.org)

**SDForward.com**  
**#SDForward**