



HOUSING ACCELERATION PROGRAM Highlights

The State of Housing

The affordability of housing in the San Diego region has remained a significant problem for our residents. More than 70% of San Diegans believe that housing affordability is a major issue for our region,¹ with 40% of our local population using one-third or more of their income for housing². Housing affordability disproportionately affects low-income and historically disadvantaged populations. While housing production is on track to develop market rate housing allocations, low-income housing development is off-track to meet the demand for affordable housing supply. Addressing the housing crisis will require reimagining how we look at housing and its production.

6th Cycle Regional Housing Needs Assessment (RHNA) Allocation

In July 2020, the SANDAG Board of Directors adopted the 6th 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).

To address the housing crisis, SANDAG is launching the Housing Acceleration Program (HAP) using the REAP program funds. The HAP program will address San Diego's regional challenges and goals to support the acceleration of housing production and promote fair and equitable housing for all.

REGIONAL HOUSING INITIATIVES Funding Opportunities

SANDAG is providing grant opportunities for local jurisdictions to conduct various prohousing planning activities, such as staff augmentation related to housing acceleration, density bonus ordinances, housing element updates, anti-displacement strategies, objective design standards, and much more.

Housing Policy Leadership Academy (HPLA)

HPLA provides diverse leaders and community members with an in-depth forum to explore and develop equitable, inclusive policy solutions to increase housing production and affordability in their community and across the region.

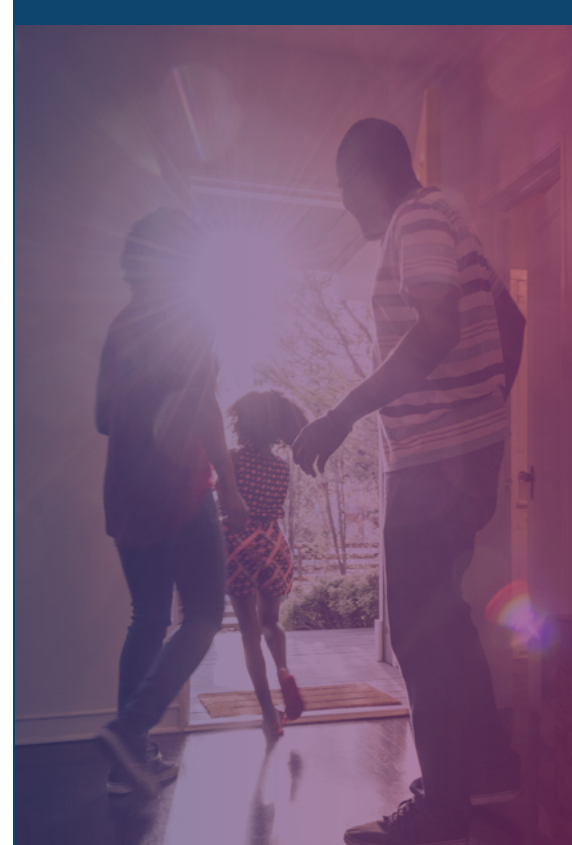
Regional Housing Framework

The Regional Housing framework focuses on the 5 P's Housing Framework: Promoting Equity and Sustainability, Preserving Vulnerable Housing, Protecting Tenants, Preventing Displacement, and Producing Housing for All.

- Promoting activities that accelerate the production of housing
- Affirmatively further fair and equitable housing
- Supporting development in and around Mobility Hubs
- Creating a climate resilient region while reducing greenhouse gas emissions and vehicle miles traveled

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

12,000 units needed each year to keep up with population growth



Income Category	Housing Units Needed	Percent
Very Low	42,332	24.7%
Low	26,627	15.5%
Moderate	29,734	17.3%
Above Moderate	72,992	42.5%
Total	171,685	100.0%

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What Does the Housing Acceleration Program Do?

- Offers technical resources and assistance to support cities and the County with updating and implementing their housing elements to accommodate housing growth
- Provides planning and infrastructure grants to support the acceleration of housing production
- Provides educational resources for local jurisdictions and the public on housing policies and planning.

Regionwide Anti-displacement Strategies

Provide technical assistance to local governments to meet state and federal requirements to affirmatively further fair housing.

Sustainable Communities On-call

Consultant services provided through pre-selected firms with expertise in a variety of planning disciplines in the field(s) of land use, housing, community development finance, equity, and more. The cities and County may utilize the on-call to procure consultant services, allowing for expedited use of HAP grant funds without having to undergo their own competitive procurement process or rate negotiations.

Educational Campaign

Public Outreach to raise awareness of the need for affordable housing and

its community benefits. Resources will include a toolkit that supports local jurisdictions and attracts potential developers.

Regional Equitable Housing Subcommittee

The SANDAG Board of Directors approved the creation of a Regional Equitable Housing Subcommittee (REHS). The subcommittee is intended to lead discussions and identify voluntary, innovative, and incentive-based housing approaches that address housing needs throughout the San Diego region.

Upcoming Technical Assistance and Resources

SANDAG will create a regional database of affordable housing to track affordable housing inventory, identify scalable land opportunities, vacant land, expiring

covenants, financing programs, and other related housing data.

Housing Legislative Digest

SANDAG will create a resource guide for jurisdictions and housing stakeholders summarizing key components of state housing legislation that is intended to equitably streamline the housing development process, such as the “No Net Loss” Law, ADU review, and surplus lands policies.

Additional Funding Opportunities SANDAG will explore additional opportunities to raise, administer, and allocate funding for equitable and affordable housing in the San Diego region.



References

1. Andrew Keatts, Voice if San Diego – How San Diego’s Housing Shortage Became So Dire. 2019. <https://www.voiceofsandiego.org/topics/land-use/how-san-diegos-housing-shortage-became-so-dire/>
2. Phillip Molnar, San Diego Union Tribune - San Diegans: Is a lot of your income going to a mortgage? You're not alone. 2021. <https://www.sandiegouniontribune.com/business/story/2021-06-25/san-diegans-paying-third-most-for-housing-in-the-nation>
3. SANDAG - RHNA Methodology Pg. 6 https://www.sandag.org/uploads/projectid/projectid_189_26874.pdf