

## Housing Acceleration Grant Program: Funding Recommendations

### Overview

The SANDAG Housing Acceleration Program (HAP), funded by the state's Regional Early Action Planning (REAP 1.0 and 2.0) programs, provides grants and technical assistance to local jurisdictions to accelerate housing production and promote equity and sustainability in housing planning and production.

On [October 28, 2022](#), the Board of Directors approved the eligibility and evaluation criteria for the HAP Cycle 2 call for projects to support transformative and innovative projects that accomplish both housing and climate goals: reducing vehicle miles traveled, increasing housing supply and affordability, and advancing equity.

This report describes the competitive process and contains the project rankings and funding recommendations resulting from that process.

### Key Considerations

On May 7, 2023, SANDAG released the Cycle 2 call for projects. The total funding available was \$16 million, divided into two application categories: \$12 million for capital projects and \$4 million for planning projects. Eligible applicants were limited to the local jurisdictions and applications were due on August 4, 2023. SANDAG received 15 applications from eight local jurisdictions and the County of San Diego, requesting \$12.3 million in HAP funding. The applications comprised 12 planning project applications requesting \$5.8 million, and three capital project applications requesting \$6.5 million.

Applications were sorted into the two application categories and each category separately followed the process and scoring criteria approved by the Board and outlined in the call for projects. First, an evaluation committee was assembled to review and score the applications using the qualitative criteria corresponding to the application category. The evaluation panel comprised SANDAG staff and external volunteers from organizations unaffiliated with the applicants and familiar with the San Diego region and the HAP goals and objectives. Projects also received quantitative scores corresponding to the application category from SANDAG staff in the Grants Division. Next, a project's quantitative score was added to the qualitative scores provided by each evaluator to determine a total score. Then, for each evaluator, the projects were ranked based on their total scores. The sum of all evaluators' ranks for each project determined the final project rank, with the lowest sum of ranks representing the highest rating and the highest sum of ranks representing the lowest rating. For the planning category, some applications received the same sum of ranks, and the final rank was determined after following the tiebreaker process outlined in the call for projects.

### Action: **Approve**

The Board of Directors is asked to approve the proposed funding recommendations for the Housing Acceleration Program Cycle 2 call for projects.

### Fiscal Impact:

Approximately \$12.3 million of Housing Acceleration Program (HAP) grant funds will be awarded to local jurisdictions through Overall Work Program Project No. 3321901.

### Schedule/Scope Impact:

HAP projects would begin this fall and all projects are required to be completed by December 31, 2025.

Consistent with all SANDAG grant programs, the results of the scoring and ranking process were independently reviewed by SANDAG's Data Science Department to identify and correct any potential errors. All of the projects met the minimum average score criteria and all other requirements established by HCD and state legislation.

The results of the evaluation process are included in Attachments 1 and 2. All 15 projects are recommended to receive the requested funding amounts, resulting in a total award amount of \$12.3 million. After applying the available funding to the three projects in the capital category, there was a remaining balance of \$5.5 million and that amount was added to the planning category to maximize the use of the funds. All 12 planning projects are also recommended to receive the amount of funding requested, resulting in a remaining balance of \$3.7 million. The remaining funding will be used on the proposed uses approved by HCD in consistency with the REAP 2.0 objectives.

The scope of the planning projects includes specific plan updates, a housing development feasibility, and a homeownership program. The capital projects will support a pilot program for development impact fee assistance for affordable housing developers, affordable housing on the state fairgrounds property, and final engineering for the reconfiguration and housing-supportive infrastructure to encourage community revitalization along Campo Road in Spring Valley.

### **Next Steps**

Pending approval from the Board, staff will enter into grant agreements with the awardees, and projects are anticipated to begin later this year. All project funding must be expended by December 31, 2025.

### ***Susan Huntington, Director of Financial Planning, Budgets and Grants***

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Attachments: 1. HAP Evaluation Results – Capital  
2. HAP Evaluation Results – Planning

HAP Evaluation Workbook - Capital Evaluator 1

1	2	3	4	5	6	7	8	9	10	11
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 1C (10 points possible)	Question 2B (15 points possible)		Question 3 (30 points possible)	Question 4 (15 points possible)	Total Points Awarded
			Degree to which the project implementation accelerates housing supply, choice, and affordability in infill areas	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels	Degree to which the project supports very low-, low- and moderate-income housing units	Degree to which the project furthers the Mobility Hub Implementation Strategy	Affirmatively Furthering Fair Housing	Community Engagement and Outreach		
			<i>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.</i>	<i>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.</i>	<i>More points will be awarded for higher projected affordability.</i>	1 Degree to which the project supports transportation choices that would reduce vehicle miles traveled, specifically walking and bicycling. (7.5 points possible)  <i>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.</i>	2 Degree to which the project would increase connectivity between housing, jobs, amenities, and services. (7.5 points possible)  <i>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.</i>	<i>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.</i>	<i>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.</i>	
CO1	County of San Diego	Final Engineering for Campo Road Reconfiguration; Housing-Supportive Infrastructure to Encourage Community Revitalization	8	9	8	6.00	6.00	25	15	77.00
DM1	City of Del Mar	Housing Element Program 3A Lower Income Affordable Housing on State Fairgrounds Property in Del Mar	8	7	6	5.00	6.00	25	14	70.50
SAN1	City of San Diego	Development Impact Fee Assistance for Affordable Homes (DIFAAH) Pilot Program	8	8	7	6.50	6.50	24	13	73.00

HAP Evaluation Workbook - Capital  
Evaluators 2

1	2	3	4	5	5	6	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 1C (10 points possible)	Question 2B (15 points possible)		Question 3 (30 points possible)	Question 4 (15 points possible)	Total Points Awarded
			Degree to which the project implementation accelerates housing supply, choice, and affordability in infill areas	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels	Degree to which the project supports very low-, low- and moderate-income housing units	Degree to which the project furthers the Mobility Hub Implementation Strategy		Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
			<i>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.</i>	<i>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.</i>	<i>More points will be awarded for higher projected affordability.</i>	1 Degree to which the project supports transportation choices that would reduce vehicle miles traveled, specifically walking and bicycling. (7.5 points possible)  <i>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.</i>	2 Degree to which the project would increase connectivity between housing, jobs, amenities, and services. (7.5 points possible)  <i>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.</i>	<i>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.</i>	<i>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.</i>	
CO1	County of San Diego	Final Engineering for Campo Road Reconfiguration; Housing-Supportive Infrastructure to Encourage Community Revitalization	8	10	7	6.00	7.00	27	15	80.00
DM1	City of Del Mar	Housing Element Program 3A Lower Income Affordable Housing on State Fairgrounds Property in Del Mar	10	8	10	6.00	6.50	28	14	82.50
SAN1	City of San Diego	Development Impact Fee Assistance for Affordable Homes (DIFAAH) Pilot Program	9	9	9	5.50	7.00	26	14	79.50

HAP Evaluation Workbook - Capital  
Evaluators 3

1	2	3	4	5	5	6	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 1C (10 points possible)	Question 2B (15 points possible)		Question 3 (30 points possible)	Question 4 (15 points possible)	Total Points Awarded
			Degree to which the project implementation accelerates housing supply, choice, and affordability in infill areas	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels	Degree to which the project supports very low-, low- and moderate-income housing units	Degree to which the project furthers the Mobility Hub Implementation Strategy		Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
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CO1	County of San Diego	Final Engineering for Campo Road Reconfiguration; Housing-Supportive Infrastructure to Encourage Community Revitalization	8	9	8	6.00	6.00	25	15	77.00
DM1	City of Del Mar	Housing Element Program 3A Lower Income Affordable Housing on State Fairgrounds Property in Del Mar	8	7	6	5.00	6.00	25	14	70.50
SAN1	City of San Diego	Development Impact Fee Assistance for Affordable Homes (DIFAAH) Pilot Program	8	8	7	6.50	6.50	24	13	73.00

HAP Evaluation Workbook - Capital  
Evaluator 5

1	2	3	4	5	5	6	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 1C (10 points possible)	Question 2B (15 points possible)		Question 3 (30 points possible)	Question 4 (15 points possible)	Total Points Awarded
			Degree to which the project implementation accelerates housing supply, choice, and affordability in infill areas	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels	Degree to which the project supports very low-, low- and moderate-income housing units	Degree to which the project furthers the Mobility Hub Implementation Strategy		Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
			<i>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.</i>	<i>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.</i>	<i>More points will be awarded for higher projected affordability.</i>	1 Degree to which the project supports transportation choices that would reduce vehicle miles traveled, specifically walking and bicycling. (7.5 points possible)  <i>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.</i>	2 Degree to which the project would increase connectivity between housing, jobs, amenities, and services. (7.5 points possible)  <i>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.</i>	<i>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.</i>	<i>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.</i>	
CO1	County of San Diego	Final Engineering for Campo Road Reconfiguration; Housing-Supportive Infrastructure to Encourage Community Revitalization	10	9	7	7.00	6.50	28	14	81.50
DM1	City of Del Mar	Housing Element Program 3A Lower Income Affordable Housing on State Fairgrounds Property in Del Mar	10	10	8	6.50	7.00	28	14	83.50
SAN1	City of San Diego	Development Impact Fee Assistance for Affordable Homes (DIFAAH) Pilot Program	10	9	10	7.00	7.00	29	14	86.00

HAP Evaluation Workbook - Capital  
BP33

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

**PART A - PROHOUSING POLICIES**

Unique ID	Prohousing Designation*		
	Prohousing Designation	Count "Yes"	Points Earned
CO1	Yes	1	25
DM1	No	0	0
SAN1	Yes	1	25

\*For Categories 1-4 below, applicants with a ProHousing Designation received a "No" under each ProHousing Policy Category because they already received the full points for this criteria by having the ProHousing Designation.

Unique ID	Category 1: Favorable Zoning and Land Use Policies														
	Policies worth 10 points each						Policies worth 5 points each								Total Points Earned (Max 10 points)
	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	Count "Yes"	Points Earned	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	Count "Yes"	Points Earned	
CO1	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
DM1	Yes	Yes	No	Yes	3	30	No	No	No	No	Yes	Yes	2	10	10
SAN1	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0

Unique ID	Category 2: Acceleration of Housing Production Timeframes																	
	Policies worth 10 points each							Policies worth 5 points each										Total Points Earned (Max 10 points)
	Ministerial approval of housing	Streamlined/pro gram-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	Count "Yes"	Points Earned	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	Count "Yes"	Points Earned		
CO1	No	No	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0	
DM1	Yes	Yes	No	No	Yes	Yes	4	40	No	No	No	No	Yes	No	1	5	10	
SAN1	No	No	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0	

HAP Evaluation Workbook - Capital  
BP33

Category 3: Reduction of Construction and Development Costs													
Unique ID	Policies worth 10 points each					Policies worth 5 points each						Total Points Earned (Max 10 points)	
	Waived development impact fees for housing	Adopted universal design ordinances	Preapproved prototype plans for missing middle housing (e.g., duplexes, triplexes, fourplexes, townhomes)	Count "Yes"	Points Earned	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	Count "Yes"		Points Earned
CO1	No	No	No	0	0	No	No	No	No	No	0	0	0
DM1	No	No	No	0	0	Yes	No	No	No	Yes	2	10	10
SAN1	No	No	No	0	0	No	No	No	No	No	0	0	0

Category 4: Providing Financial Subsidies												
Unique ID	Policies worth 10 points each					Policies worth 5 points each						Total Points Earned (Max 10 points)
	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	Count "Yes"	Points Earned	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	Count "Yes"	Points Earned	
CO1	No	No	No	No	0	0	No	No	No	0	0	0
DM1	Yes	Yes	No	Yes	3	30	No	No	No	0	0	10
SAN1	No	No	No	No	0	0	No	No	No	0	0	0

VLOOKUP PART A - PROHOUSING POLICIES

Unique ID	Prohousing Designation	Category 1: Favorable Zoning and Land Use Policies	Category 2: Acceleration of Housing Production Timeframes	Category 3: Reduction of Construction and Development Costs	Category 4: Providing Financial Subsidies	Total Points Earned (Max 25 Points)
CO1	25	0	0	0	0	25
DM1	0	10	10	10	10	25
SAN1	25	0	0	0	0	25



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BP33

EQUITY

Housing Equity																
Unique ID	Policies worth 10 points each								Policies worth 5 points each						Total Points Earned (Max 25 points)	
	An adopted inclusionary housing ordinance	Rent stabilization policies (townhomes) in existing low-density single-family zones	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.	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.	Count "Yes"	Points Earned	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	Count "Yes"		Points Earned
CO1	No	No	No	Yes	No	No	Yes	No	2	20	No	No	No	0	0	20
DM1	Yes	No	No	Yes	No	Yes	No	Yes	4	40	No	No	No	0	0	25
SAN1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	8	80	No	No	Yes	1	5	25

HAP Evaluation Workbook - Capital  
Project Readiness

1 2 3 4 5 6 7 8 9 10

Unique ID	Environmental Clearance		Right-of-Way Acquisition		Permits Obtained		Final Design		Total Points
	% Complete	Points	% Complete	Points	% Complete	Points	% Complete	Points	
CO1	25% complete	1.25	0% complete	0.00	0% complete	0.00	0% complete	0.00	1.25
DM1	50% complete	2.50	0% complete	0.00	0% complete	0.00	0% complete	0.00	2.50
SAN1	0% complete	0.00	0% complete	0.00	0% complete	0.00	0% complete	0.00	0.00

VLOOKUP #1

Milestone	Environmental Clearance		
Points Possible	5		
	Percentage Complete	% of Points	Points
	0% complete	0%	0.00
	25% complete	25%	1.25
	50% complete	50%	2.50
	75% complete	75%	3.75
	100% complete	100%	5.00

VLOOKUP #3

Milestone	Permits Obtained		
Points Possible	10		
	Percentage Complete	% of Points	Points
	0% complete	0%	0.00
	25% complete	25%	2.50
	50% complete	50%	5.00
	75% complete	75%	7.50
	100% complete	100%	10.00

VLOOKUP #2

Milestone	Right-of-Way Acquisition		
Points Possible	5		
	Percentage Complete	% of Points	Points
	0% complete	0%	0.00
	25% complete	25%	1.25
	50% complete	50%	2.50
	75% complete	75%	3.75
	100% complete	100%	5.00

VLOOKUP #4

Milestone	Final Design		
Points Possible	5		
	Percentage Complete	% of Points	Points
	0% complete	0%	0.00
	25% complete	25%	1.25
	50% complete	50%	2.50
	75% complete	75%	3.75
	100% complete	100%	5.00

HAP Evaluation Workbook - Capital  
Quantitative

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19  
CAPITAL PROJECTS

Unique ID	HAP Funding Requested	Matching Funds Amount	Total Project Cost	% of Matching Funds
CO1	\$ 2,500,000	\$ 33,500	\$ 2,533,500	1.32%
DM1	\$ 1,500,000	\$ 300,000	\$ 1,800,000	16.67%
SAN1	\$ 2,500,000	\$ 36,000	\$ 2,536,000	1.42%

2A						5	6	7A	7B	8		
Mobility Hub		2035 Transit Priority Area		Low VMT Area		Final 2A Score (Max 15 points)	Partnerships		Project Readiness	Prohousing Policies	Housing Equity	Percentage of Matching Funds
Choose from drop-down	Points	Choose from drop-down	Points	Choose from drop-down	Points		Choose from drop-down	Points	Points	Points Earned	Points Earned	Points
No	0.0	No	0.0	Not in a Low VMT Area	0	0.0	Partnership documentation provided	10	1	25.0	20.0	2
Yes	5.0	Yes	5.0	Not in a Low VMT Area	0	10.0	Partnership documentation not provided	0	3	25.0	25.0	4
Yes	5.0	Yes	5.0	Less than 50% of regional mean	5	15.0	Partnership documentation not provided	0	0	25.0	25.0	2

Do not delete these rows.

VLOOKUP #2A

Mobility Hub		2035 Transit Priority Area		Low VMT Area	
Option	Points	Option	Points	Option	Points
Yes	5	Yes	5	Less than 50% of regional mean	5
No	0	No	0	50-85% of regional mean	4
				85-100% of regional mean	3
				Not in a Low VMT Area	0

VLOOKUP #8

Percent Matching Funds		
Amt Min	Amt Max	Points
0.00%	0.00%	0
0.01%	9.99%	2
10.00%	19.99%	4
20.00%	29.99%	6
30.00%	39.99%	8
40.00%		10

VLOOKUP #5

Partnerships	
Option	Points
Partnership documentation provided	10
Partnership documentation not provided	0

HAP Evaluation Workbook - Capital  
Sum and Ranks

App ID	Agency Name	Project Title	Quantitative Criteria (Grants Team)						Qualitative Criteria (Evaluators)				Total Score (Quantitative + Qualitative)				Avg. Score	Ranks				SUM of Ranks	Final Rank
			Q2A	Q5	Q6	Q7A	Q7B	Q8	E1	E2	E3	E5	E1	E2	E3	E5		E1	E2	E3	E5		
SAN1	City of San Diego	Development Impact Fee Assistance for Affordable Homes (DIFAAH) Pilot Program	15.0	0.0	0.0	25.0	25.0	2.0	73.00	79.50	73.00	86.00	140.00	146.50	140.00	153.00	145	1	2	1	1	5	1
DM1	City of Del Mar	Housing Element Program 3A Lower Income Affordable Housing on State Fairgrounds Property in Del Mar	10.0	0.0	2.5	25.0	25.0	4.0	70.50	82.50	70.50	83.50	137.00	149.00	137.00	150.00	143	2	1	2	2	7	2
CO1	County of San Diego	Final Engineering for Campo Road Reconfiguration; Housing-Supportive Infrastructure to Encourage Community Revitalization	0.0	10.0	1.3	25.0	20.0	2.0	77.00	80.00	77.00	81.50	135.25	138.25	135.25	139.75	137	3	3	3	3	12	3

HAP Evaluation Workbook - Capital  
Funding Recommendations

Amount Available: \$12,000,000

App ID	Agency Name	Project Name	Final Rank	Funding Order	Amount Requested	Amount Remaining <sup>1</sup>
SAN1	City of San Diego	Development Impact Fee Assistance for Affordable Homes (DIFAAH) Pilot Program	1	1	\$2,500,000	\$9,500,000
DM1	City of Del Mar	Housing Element Program 3A Lower Income Affordable Housing on State Fairgrounds Property in Del Mar	2	2	\$1,500,000	\$8,000,000
CO1	County of San Diego	Final Engineering for Campo Road Reconfiguration; Housing-Supportive Infrastructure to Encourage Community Revitalization	3	3	\$2,500,000	\$5,500,000

<sup>1</sup> The Call for Projects included \$4 million for Planning projects and \$12 million for Capital projects. There is a remaining balance of \$5.5 million in the Capital Category, and that amount has been added to the Planning Category to fully maximize the funding.

HAP Evaluation Workbook - Planning  
Evaluator 1

1	2	3	4	5	6	7	8	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 2B (10 points possible)				Question 3 (15 points possible)	Question 4 (10 points possible)	Total Points Awarded
			Degree to which the project will implement transformative activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels.	Degree to which the project furthers the Mobility Hub Implementation Strategy				Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
			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.	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.	1 Implements a land use strategy that facilitates VMT reduction (2.5 points possible)	2 Includes zoning for a higher density of housing than is currently allowed (2.5 points possible)	3 Improves jobs-housing balance (2.5 points possible)	4 Plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network (2.5 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.	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.	
LG1	City of Lemon Grove	Lemon Grove Rezoning & Downtown Specific Plan Expansion	9	9	2.50	2.50	2.50	2.50	13	8	49.00
DM1	City of Del Mar	Implementation of Housing Element Program 6G Objective Design Standards and Programs 4A/4B Efforts to Address the Needs of Special Needs Households in the City of Del Mar	8	8	1.50	1.50	2.00	0.00	12	8	41.00
SM1	City of San Marcos	San Marcos Creek Specific Plan Update	9	9	2.50	2.50	2.50	2.50	13	9	50.00
SM2	City of San Marcos	Housing Development Feasibility Study	9	9	2.00	2.00	2.00	1.50	12	9	46.50
ENC1	City of Encinitas	Housing Production Assistance	8	8	2.00	2.00	2.00	2.00	13	9	46.00
NC1	City of National City	Own National City	8	8	2.50	2.00	2.00	2.00	12	9	45.50
IB1	City of Imperial Beach	Imperial Beach Housing Acceleration and Support Program	7	7	2.00	1.50	2.00	2.00	13	8	42.50
SD1	City of San Diego	City of San Diego Inclusive Public Engagement Guide	8	8	2.00	2.00	2.00	2.00	11	10	45.00
SD2	City of San Diego	Missing Middle Housing Design	8	7	2.00	1.50	2.00	2.00	13	9	44.50
SD3	City of San Diego	Mid-City Communities Plan Update	8	8	2.50	2.50	2.50	2.50	13	9	48.00
SD4	City of San Diego	City Affordable Home Development Master Plan	9	9	2.00	2.50	2.00	2.00	13	8	47.50
SNT1	City of Santee	Land Use Element Update	8	8	1.00	2.00	1.50	1.50	12	7	41.00

HAP Evaluation Workbook - Planning  
Evaluator 2

1	2	3	4	5	6	7	8	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 2B (10 points possible)				Question 3 (15 points possible)	Question 4 (10 points possible)	Total Points Awarded
			Degree to which the project will implement transformative activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels.	Degree to which the project furthers the Mobility Hub Implementation Strategy				Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
			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.	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.	1 Implements a land use strategy that facilitates VMT reduction (2.5 points possible)	2 Includes zoning for a higher density of housing than is currently allowed (2.5 points possible)	3 Improves jobs-housing balance (2.5 points possible)	4 Plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network (2.5 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.	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.	
LG1	City of Lemon Grove	Lemon Grove Rezoning & Downtown Specific Plan Expansion	10	9	2.50	2.50	2.50	2.50	13	9	51.00
DM1	City of Del Mar	Implementation of Housing Element Program 6G Objective Design Standards and Programs 4A/4B Efforts to Address the Needs of Special Needs Households in the City of Del Mar	8	7	2.00	2.00	2.50	0.00	13	10	44.50
SM1	City of San Marcos	San Marcos Creek Specific Plan Update	9	10	2.50	2.50	2.50	2.50	13	10	52.00
SM2	City of San Marcos	Housing Development Feasibility Study	9	6	2.50	2.50	2.50	2.00	13	9	46.50
ENC1	City of Encinitas	Housing Production Assistance	9	10	2.50	2.50	2.25	2.00	14	10	52.25
NC1	City of National City	Own National City	10	7	2.00	2.50	2.50	2.25	13	10	49.25
IB1	City of Imperial Beach	Imperial Beach Housing Acceleration and Support Program	7	7	2.25	1.50	2.00	2.00	12	10	43.75
SD1	City of San Diego	City of San Diego Inclusive Public Engagement Guide	8	9	2.00	2.00	1.50	2.25	14	10	48.75
SD2	City of San Diego	Missing Middle Housing Design	8	8	2.50	1.00	2.50	2.00	14	9	47.00
SD3	City of San Diego	Mid-City Communities Plan Update	9	9	2.50	2.50	2.25	2.25	14	10	51.50
SD4	City of San Diego	City Affordable Home Development Master Plan	8	8	2.25	1.50	2.00	1.75	14	8	45.50
SNT1	City of Santee	Land Use Element Update	8	9	2.00	2.50	2.00	2.00	13	8	46.50

HAP Evaluation Workbook - Planning  
Evaluator 3

1	2	3	4	5	6	7	8	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 2B (10 points possible)				Question 3 (15 points possible)	Question 4 (10 points possible)	Total Points Awarded
			Degree to which the project will implement transformative activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels.	Degree to which the project furthers the Mobility Hub Implementation Strategy				Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
			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.	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.	1 Implements a land use strategy that facilitates VMT reduction (2.5 points possible)	2 Includes zoning for a higher density of housing than is currently allowed (2.5 points possible)	3 Improves jobs-housing balance (2.5 points possible)	4 Plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network (2.5 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.	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.	
LG1	City of Lemon Grove	Lemon Grove Rezoning & Downtown Specific Plan Expansion	9	9	2.50	2.50	2.50	2.50	13	8	49.00
DM1	City of Del Mar	Implementation of Housing Element Program 6G Objective Design Standards and Programs 4A/4B Efforts to Address the Needs of Special Needs Households in the City of Del Mar	7	8	1.50	1.50	2.00	0.00	12	9	41.00
SM1	City of San Marcos	San Marcos Creek Specific Plan Update	8	9	2.50	2.50	2.50	2.50	13	9	49.00
SM2	City of San Marcos	Housing Development Feasibility Study	8	9	2.00	2.00	2.00	1.50	12	9	45.50
ENC1	City of Encinitas	Housing Production Assistance	8	8	2.00	2.00	2.00	2.00	13	9	46.00
NC1	City of National City	Own National City	8	8	2.50	2.00	2.00	2.25	12	9	45.75
IB1	City of Imperial Beach	Imperial Beach Housing Acceleration and Support Program	7	7	2.00	1.50	2.00	2.00	13	9	43.50
SD1	City of San Diego	City of San Diego Inclusive Public Engagement Guide	8	8	2.00	2.00	2.00	2.00	11	9	44.00
SD2	City of San Diego	Missing Middle Housing Design	8	8	2.50	1.50	2.00	2.00	13	9	46.00
SD3	City of San Diego	Mid-City Communities Plan Update	8	8	2.50	2.50	2.50	2.50	13	8	47.00
SD4	City of San Diego	City Affordable Home Development Master Plan	9	9	2.00	2.50	2.00	2.00	14	8	48.50
SNT1	City of Santee	Land Use Element Update	8	8	1.00	2.00	1.50	1.50	12	8	42.00



HAP Evaluation Workbook - Planning  
Evaluator 4

1	2	3	4	5	6	7	8	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 2B (10 points possible)				Question 3 (15 points possible)	Question 4 (10 points possible)	Total Points Awarded
			Degree to which the project will implement transformative activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels.	Degree to which the project furthers the Mobility Hub Implementation Strategy				Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
			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.	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.	1 Implements a land use strategy that facilitates VMT reduction (2.5 points possible)	2 Includes zoning for a higher density of housing than is currently allowed (2.5 points possible)	3 Improves jobs-housing balance (2.5 points possible)	4 Plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network (2.5 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.	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.	
LG1	City of Lemon Grove	Lemon Grove Rezoning & Downtown Specific Plan Expansion	10	9	2.50	2.50	2.00	2.50	15	9	52.50
DM1	City of Del Mar	Implementation of Housing Element Program 6G Objective Design Standards and Programs 4A/4B Efforts to Address the Needs of Special Needs Households in the City of Del Mar	8	8	2.50	2.00	2.00	0.00	10	9	41.50
SM1	City of San Marcos	San Marcos Creek Specific Plan Update	9	8	2.50	2.00	2.50	2.50	9	10	45.50
SM2	City of San Marcos	Housing Development Feasibility Study	8	7	2.50	2.50	2.50	2.50	8	10	43.00
ENC1	City of Encinitas	Housing Production Assistance	9	8	2.50	2.50	2.50	2.50	11	10	48.00
NC1	City of National City	Own National City	9	9	2.50	2.50	2.50	2.50	12	10	50.00
IB1	City of Imperial Beach	Imperial Beach Housing Acceleration and Support Program	8	8	2.50	2.50	2.50	2.00	13	9	47.50
SD1	City of San Diego	City of San Diego Inclusive Public Engagement Guide	10	10	2.00	2.50	2.00	2.50	13	9	51.00
SD2	City of San Diego	Missing Middle Housing Design	10	10	2.50	2.00	2.50	2.50	13	9	51.50
SD3	City of San Diego	Mid-City Communities Plan Update	10	10	2.50	2.50	2.00	2.50	13	10	52.50
SD4	City of San Diego	City Affordable Home Development Master Plan	9	8	2.50	2.00	2.00	2.00	11	8	44.50
SNT1	City of Santee	Land Use Element Update	8	8	2.00	2.50	2.50	2.00	10	7	42.00

HAP Evaluation Workbook - Planning  
Evaluator 5

1	2	3	4	5	6	7	8	9	10	11	12
App ID	Agency Name	Project Title	Question 1A (10 points possible)	Question 1B (10 points possible)	Question 2B (10 points possible)				Question 3 (15 points possible)	Question 4 (10 points possible)	Total Points Awarded
			Degree to which the project will implement transformative activities that improve the affordability, timing, cost, feasibility, approval, and amount of housing development	Degree to which the project will have long-term impacts that will result in transformative outcomes at neighborhood and/or regional levels.	Degree to which the project furthers the Mobility Hub Implementation Strategy				Affirmatively Furthering Fair Housing	Community Engagement and Outreach	
			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.	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.	1 Implements a land use strategy that facilitates VMT reduction (2.5 points possible)	2 Includes zoning for a higher density of housing than is currently allowed (2.5 points possible)	3 Improves jobs-housing balance (2.5 points possible)	4 Plans for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network (2.5 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.	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.	
LG1	City of Lemon Grove	Lemon Grove Rezoning & Downtown Specific Plan Expansion	9	9	2.50	2.50	2.00	2.50	14	8	49.50
DM1	City of Del Mar	Implementation of Housing Element Program 6G Objective Design Standards and Programs 4A/4B Efforts to Address the Needs of Special Needs Households in the City of Del Mar	8	9	2.50	2.50	1.50	0.00	15	9	47.50
SM1	City of San Marcos	San Marcos Creek Specific Plan Update	7	7	1.50	2.50	2.00	2.50	13	9	44.50
SM2	City of San Marcos	Housing Development Feasibility Study	8	9	1.50	2.00	2.00	1.50	15	9	48.00
ENC1	City of Encinitas	Housing Production Assistance	9	9	2.00	2.50	2.00	2.50	14	10	51.00
NC1	City of National City	Own National City	10	10	2.50	2.50	2.50	2.50	15	9	54.00
IB1	City of Imperial Beach	Imperial Beach Housing Acceleration and Support Program	8	9	1.50	2.00	2.00	2.50	13	8	46.00
SD1	City of San Diego	City of San Diego Inclusive Public Engagement Guide	8	9	2.00	2.00	2.00	2.00	14	10	49.00
SD2	City of San Diego	Missing Middle Housing Design	10	9	2.00	2.50	2.00	2.50	14	9	51.00
SD3	City of San Diego	Mid-City Communities Plan Update	10	9	2.50	2.50	2.00	2.50	14	9	51.50
SD4	City of San Diego	City Affordable Home Development Master Plan	10	9	2.00	2.50	2.00	2.50	14	9	51.00
SNT1	City of Santee	Land Use Element Update	9	9	1.50	2.50	1.50	2.00	13	8	46.50

HAP Evaluation Workbook - Planning  
Quantitative

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18  
PLANNING PROJECTS

Unique ID	HAP Funding Requested	Matching Funds Amount	Total Project Cost	% of Matching Funds
LG1	\$ 300,000	\$ 33,500	\$ 333,500	10.04%
DM1	\$ 181,000	\$ 60,000	\$ 241,000	24.90%
SM1	\$ 626,000	\$ 80,350	\$ 706,350	11.38%
SM2	\$ 70,000	\$ 8,000	\$ 78,000	10.26%
ENC1	\$ 573,000	\$ -	\$ 573,000	0.00%
NC1	\$ 450,000	\$ 21,300	\$ 471,300	4.52%
IB1	\$ 650,000	\$ -	\$ 650,000	0.00%
SD1	\$ 500,000	\$ 340,000	\$ 840,000	40.48%
SD2	\$ 500,000	\$ 100,000	\$ 600,000	16.67%
SD3	\$ 650,000	\$ 375,000	\$ 1,025,000	36.59%
SD4	\$ 650,000	\$ 400,000	\$ 1,050,000	38.10%
SNT1	\$ 650,000	\$ 30,000	\$ 680,000	4.41%

2A						5		6A	6B	7	
Mobility Hub		2035 Transit Priority Area		Low VMT Area		Final 2A Score	Partnerships		Prohousing Policies	Housing Equity	Percentage of Matching Funds
Choose from drop-down	Points	Choose from drop-down	Points	Choose from drop-down	Points	(Max 10 points)	Choose from drop-down	Points	Points Earned	Points Earned	Points
Yes	3.5	Yes	3.5	50-85% of regional mean	2	9.0	Partnership documentation not provided	0	12.5	12.5	2
Yes	3.5	Yes	3.5	Not in a Low VMT Area	0	7.0	Partnership documentation not provided	0	12.5	12.5	3
Yes	3.5	Yes	3.5	50-85% of regional mean	2	9.0	Partnership documentation not provided	0	12.5	12.5	2
Yes	3.5	Yes	3.5	Not in a Low VMT Area	0	7.0	Partnership documentation not provided	0	12.5	12.5	2
Yes	3.5	Yes	3.5	85-100% of regional mean	1	8.0	Partnership documentation provided	5	12.5	12.5	0
Yes	3.5	Yes	3.5	Less than 50% of regional mean	3	10.0	Partnership documentation provided	5	12.5	12.5	1
Yes	3.5	Yes	3.5	50-85% of regional mean	2	9.0	Partnership documentation not provided	0	7.5	2.5	0
Yes	3.5	Yes	3.5	Less than 50% of regional mean	3	10.0	Partnership documentation provided	5	12.5	12.5	5
Yes	3.5	Yes	3.5	Less than 50% of regional mean	3	10.0	Partnership documentation not provided	0	12.5	12.5	2
Yes	3.5	Yes	3.5	Less than 50% of regional mean	3	10.0	Partnership documentation not provided	0	12.5	12.5	4
Yes	3.5	Yes	3.5	50-85% of regional mean	2	9.0	Partnership documentation not provided	0	12.5	12.5	4
Yes	3.5	Yes	3.5	50-85% of regional mean	2	9.0	Partnership documentation not provided	0	12.5	12.5	1

Do not delete these rows.

VLOOKUP #2A

Mobility Hub		2035 Transit Priority Area		Low VMT Area	
Option	Points	Option	Points	Option	Points
Yes	3.5	Yes	3.5	Less than 50% of regional mean	3
No	0	No	0	50-85% of regional mean	2
				85-100% of regional mean	1
				Not in a Low VMT Area	0

VLOOKUP #7

Percent Matching Funds		
Amt Min	Amt Max	Points
0.00%	0.00%	0
0.01%	9.99%	1
10.00%	19.99%	2
20.00%	29.99%	3
30.00%	39.99%	4
40.00%		5

VLOOKUP #5

Partnerships	
Option	Points
Partnership documentation provided	5
Partnership documentation not provided	0

HAP Evaluation Workbook - Planning  
BP33

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

**PART A - PROHOUSING POLICIES**

Unique ID	Prohousing Designation		
	Prohousing Designation	Count "Yes"	Points Earned
LG1	No	0	0
DM1	No	0	0
SM1	No	0	0
SM2	No	0	0
ENC1	No	0	0
NC1	No	0	0
IB1	No	0	0
SD1	Yes	1	12.5
SD2	Yes	1	12.5
SD3	Yes	1	12.5
SD4	Yes	1	12.5
SNT1	No	0	0

Unique ID	Category 1: Favorable Zoning and Land Use Policies														
	Policies worth 5 points each						Policies worth 2.5 points each								Total Points Earned (Max 5 points)
	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	Count "Yes"	Points Earned	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	Count "Yes"	Points Earned	
LG1	No	No	No	Yes	1	5	Yes	No	No	Yes	No	Yes	3	7.5	5
DM1	Yes	Yes	No	Yes	3	15	No	No	No	No	Yes	Yes	2	5	5
SM1	No	No	No	No	0	0	No	No	No	No	No	Yes	1	2.5	2.5
SM2	No	No	No	No	0	0	No	No	No	No	No	Yes	1	2.5	2.5
ENC1	Yes	Yes	No	No	2	10	No	No	No	No	No	Yes	1	2.5	5
NC1	Yes	No	Yes	Yes	3	15	No	Yes	No	Yes	Yes	Yes	4	10	5
IB1	No	No	No	Yes	1	5	No	No	No	No	No	Yes	1	2.5	5
SD1	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SD2	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SD3	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SD4	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SNT1	Yes	Yes	No	No	2	10	Yes	No	No	Yes	Yes	Yes	4	10	5

HAP Evaluation Workbook - Planning  
BP33

Category 2: Acceleration of Housing Production Timeframes																	
Unique ID	Policies worth 5 points each							Policies worth 2.5 points each							Total Points Earned (Max 5 points)		
	Ministerial approval of housing	Streamlined/pro gram-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	Count "Yes"	Points Earned	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		Count "Yes"	Points Earned
LG1	Yes	Yes	Yes	Yes	Yes	No	5	25	Yes	Yes	No	Yes	Yes	Yes	5	12.5	5
DM1	Yes	Yes	No	No	Yes	Yes	4	20	No	No	No	No	Yes	No	1	2.5	5
SM1	No	No	No	No	Yes	Yes	2	10	No	No	No	No	Yes	No	1	2.5	5
SM2	No	No	No	No	Yes	Yes	2	10	No	No	No	No	Yes	No	1	2.5	5
ENC1	Yes	No	No	No	Yes	Yes	3	15	Yes	No	No	Yes	Yes	Yes	4	10	5
NC1	Yes	Yes	Choose	Yes	Yes	No	4	20	Yes	No	Yes	Yes	Yes	No	4	10	5
IB1	No	No	No	No	No	No	0	0	No	No	No	No	Yes	No	1	2.5	2.5
SD1	No	No	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SD2	No	No	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SD3	No	No	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SD4	No	No	No	No	No	No	0	0	No	No	No	No	No	No	0	0	0
SNT1	Yes	Yes	No	Yes	Yes	Yes	5	25	Yes	Yes	No	Yes	Yes	Yes	5	12.5	5

Category 3: Reduction of Construction and Development Costs													
Unique ID	Policies worth 5 points each					Policies worth 2.5 points each							Total Points Earned (Max 5 points)
	Waived development impact fees for housing	Adopted universal design ordinances	Preapproved prototype plans for missing middle housing (e.g., duplexes, triplexes, fourplexes, townhomes)	Count "Yes"	Points Earned	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	Count "Yes"	Points Earned	
LG1	No	Yes	No	1	5	Yes	No	No	Yes	No	2	5	5
DM1	No	No	No	0	0	Yes	No	No	No	No	1	2.5	2.5
SM1	No	No	No	0	0	No	No	No	No	No	0	0	0
SM2	No	No	No	0	0	No	No	No	No	No	0	0	0
ENC1	No	No	No	0	0	No	No	No	No	Yes	1	2.5	2.5
NC1	Yes	Yes	No	2	10	Yes	Yes	Yes	No	Yes	4	10	5
IB1	No	No	No	0	0	No	No	No	No	No	0	0	0
SD1	No	No	No	0	0	No	No	No	No	No	0	0	0
SD2	No	No	No	0	0	No	No	No	No	No	0	0	0
SD3	No	No	No	0	0	No	No	No	No	No	0	0	0
SD4	No	No	No	0	0	No	No	No	No	No	0	0	0
SNT1	Yes	No	No	1	5	No	No	No	No	No	0	0	5

HAP Evaluation Workbook - Planning  
BP33

Unique ID	Category 4: Providing Financial Subsidies											
	Policies worth 5 points each					Policies worth 2.5 points each					Total Points Earned (Max 5 points)	
	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	Count "Yes"	Points Earned	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	Count "Yes"		Points Earned
LG1	No	No	No	No	0	0	No	Yes	No	1	2.5	2.5
DM1	Yes	Yes	No	Yes	3	15	No	No	No	0	0	5
SM1	No	Yes	No	No	1	5	No	Yes	Yes	2	5	5
SM2	No	Yes	No	No	1	5	No	Yes	Yes	2	5	5
ENC1	No	No	No	No	0	0	No	No	No	0	0	0
NC1	No	Yes	No	No	1	5	Yes	Yes	No	2	5	5
IB1	No	No	No	No	0	0	No	No	No	0	0	0
SD1	No	No	No	No	0	0	No	No	No	0	0	0
SD2	No	No	No	No	0	0	No	No	No	0	0	0
SD3	No	No	No	No	0	0	No	No	No	0	0	0
SD4	No	No	No	No	0	0	No	No	No	0	0	0
SNT1	No	Yes	No	No	1	5	No	No	No	0	0	5

VLOOKUP PART A - PROHOUSING POLICIES

Unique ID	ProHousing Policy	Category 1 Favorable Zoning and Land Use Policies	Category 2 Acceleration of Housing Production Timeframes	Category 3 Reduction of Construction and Development Costs	Category 4 Providing Financial Subsidies	Total Points Earned (12.5 max)
LG1	0	5	5	5	2.5	12.5
DM1	0	5	5	2.5	5	12.5
SM1	0	2.5	5	0	5	12.5
SM2	0	2.5	5	0	5	12.5
ENC1	0	5	5	2.5	0	12.5
NC1	0	5	5	5	5	12.5
IB1	0	5	2.5	0	0	7.5
SD1	12.5	0	0	0	0	12.5
SD2	12.5	0	0	0	0	12.5
SD3	12.5	0	0	0	0	12.5
SD4	12.5	0	0	0	0	12.5
SNT1	0	5	5	5	5	12.5

HAP Evaluation Workbook - Planning  
BP33

EQUITY

Housing Equity																
Unique ID	Policies worth 5 points each								Policies worth 2.5 points each						Total Points Earned (Max 12.5 points)	
	An adopted inclusionary housing ordinance	Rent stabilization policies (townhomes) in existing low-density single-family zones	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.	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.	Count "Yes"	Points Earned	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	Count "Yes"		Points Earned
LG1	No	No	Yes	No	No	No	Yes	Yes	3	15	No	Yes	Yes	2	5	12.5
DM1	Yes	No	No	Yes	No	Yes	No	Yes	4	20	No	No	No	0	0	12.5
SM1	Yes	No	No	No	Yes	No	No	No	2	10	Yes	No	No	1	2.5	12.5
SM2	Yes	No	No	No	Yes	No	No	No	2	10	Yes	No	No	1	2.5	12.5
ENC1	Yes	No	No	No	Yes	No	No	No	2	10	Yes	No	No	1	2.5	12.5
NC1	Yes	No	No	No	No	Yes	Yes	No	3	15	No	Yes	Yes	2	5	12.5
IB1	No	No	No	No	No	No	No	No	0	0	No	No	Yes	1	2.5	2.5
SD1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	8	40	No	No	Yes	1	2.5	12.5
SD2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	8	40	No	No	Yes	1	2.5	12.5
SD3	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	8	40	No	No	Yes	1	2.5	12.5
SD4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	8	40	No	No	Yes	1	2.5	12.5
SNT1	No	No	No	No	No	Yes	Yes	Yes	3	15	No	Yes	Yes	2	5	12.5

HAP Evaluation Workbook - Planning  
Sum and Ranks

App ID	Agency Name	Project Title	Quantitative Criteria (Grants Team)					Qualitative Criteria (Evaluators)					Total Score (Quantitative + Qualitative)					Avg. Score	Ranks					SUM of Ranks	Overall Rank	Final Rank*
			Q2A	Q5	Q6A	Q6B	Q7	E1	E2	E3	E4	E5	E1	E2	E3	E4	E5		E1	E2	E3	E4	E5			
SD1	City of San Diego	City of San Diego Inclusive Public Engagement Guide	10.0	5	12.5	12.5	5	45.00	48.75	44.00	51.00	49.00	90.00	93.75	89.00	96.00	94.00	92.55	1	1	1	1	2	6	1	1
NC1	City of National City	Own National City	10.0	5	12.5	12.5	1	45.50	49.25	45.75	50.00	54.00	86.50	90.25	86.75	91.00	95.00	89.90	3	3	2	3	1	12	2	2
SD3	City of San Diego	Mid-City Communities Plan Update	10.0	0	12.5	12.5	4	48.00	51.50	47.00	52.50	51.50	87.00	90.50	86.00	91.50	90.50	89.10	2	2	4	2	3	13	3	3
SD4	City of San Diego	City Affordable Home Development Master Plan	9.0	0	12.5	12.5	4	47.50	45.50	48.50	44.50	51.00	85.50	83.50	86.50	82.50	89.00	85.40	5	8	3	7	4	27	4	4
ENC1	City of Encinitas	Housing Production Assistance	8.0	5	12.5	12.5	0	46.00	52.25	46.00	48.00	51.00	84.00	90.25	84.00	86.00	89.00	86.65	7	3	7	6	4	27	4	5
LG1	City of Lemon Grove	Lemon Grove Rezoning & Downtown Specific Plan Expansion	9.0	0	12.5	12.5	2	49.00	51.00	49.00	52.50	49.50	85.00	87.00	85.00	88.50	85.50	86.20	6	6	5	4	7	28	6	6
SD2	City of San Diego	Missing Middle Housing Design	10.0	0	12.5	12.5	2	44.50	47.00	46.00	51.50	51.00	81.50	84.00	83.00	88.50	88.00	85.00	8	7	8	4	6	33	7	7
SM1	City of San Marcos	San Marcos Creek Specific Plan Update	9.0	0	12.5	12.5	2	50.00	52.00	49.00	45.50	44.50	86.00	88.00	85.00	81.50	80.50	84.20	4	5	5	8	11	33	7	8
SM2	City of San Marcos	Housing Development Feasibility Study	7.0	0	12.5	12.5	2	46.50	46.50	45.50	43.00	48.00	80.50	80.50	79.50	77.00	82.00	79.90	9	10	9	9	9	46	9	9
SNT1	City of Santee	Land Use Element Update	9.0	0	12.5	12.5	1	41.00	46.50	42.00	42.00	46.50	76.00	81.50	77.00	77.00	81.50	78.60	10	9	10	9	10	48	10	10
DM1	City of Del Mar	Implementation of Housing Element Program 6G Objective Design Standards and Programs 4A/4B Efforts to Address the Needs of Special Needs Households in the City of Del Mar	7.0	0	12.5	12.5	3	41.00	44.50	41.00	41.50	47.50	76.00	79.50	76.00	76.50	82.50	78.10	10	11	11	11	8	51	11	11
IB1	City of Imperial Beach	Imperial Beach Housing Acceleration and Support Program	9.0	0	7.5	2.5	0	42.50	43.75	43.50	47.50	46.00	61.50	62.75	62.50	66.50	65.00	63.65	12	12	12	12	12	60	12	12

\*Final Rank is the same as the Overall Rank, unless one or more applicants have the same Overall Rank. In the case of a tie in the Overall Rank, the applicant with the highest cumulative score on criteria Nos. 1, 2, and 3 receives the higher rank.



HAP Evaluation Workbook - Planning  
TieBreakers

**1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23**  
**PLANNING PROJECTS**

Option 1: The highest cumulative score on criteria Nos. 1, 2, and 3

Unique ID	Criteria 1A Score					Criteria 1B Score					TOTAL
	E1	E2	E3	E4	E5	E1	E2	E3	E4	E5	
LG1	9	10	9	10	9	9	9	9	9	9	92
DM1	8	8	7	8	8	8	7	8	8	9	79
SM1	9	9	8	9	7	9	10	9	8	7	85
SM2	9	9	8	8	8	9	6	9	7	9	82
ENC1	8	9	8	9	9	8	10	8	8	9	86
NC1	8	10	8	9	10	8	7	8	9	10	87
IB1	7	7	7	8	8	7	7	7	8	9	75
SD1	8	8	8	10	8	8	9	8	10	9	86
SD2	8	8	8	10	10	7	8	8	10	9	86
SD3	8	9	8	10	10	8	9	8	10	9	89
SD4	9	8	9	9	10	9	8	9	8	9	88
SNT1	8	8	8	8	9	8	9	8	8	9	83

Unique ID	Criteria 2A Score	Criteria 2B.1 Score					Criteria 2B.2 Score					Criteria 2B.3 Score					Criteria 2B.4 Score					TOTAL
		E1	E2	E3	E4	E5	E1	E2	E3	E4	E5	E1	E2	E3	E4	E5	E1	E2	E3	E4	E5	
LG1	9	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	58.00
DM1	7	1.5	2.0	1.5	2.5	2.5	1.5	2.0	1.5	2.0	2.5	2.0	2.5	2.0	2.0	1.5	0.0	0.0	0.0	0.0	0.0	17.00
SM1	9	2.5	2.5	2.5	2.5	1.5	2.5	2.5	2.5	2.0	2.5	2.5	2.5	2.5	2.0	2.5	2.5	2.5	2.5	2.5	2.5	20.50
SM2	7	2.0	2.5	2.0	2.5	1.5	2.0	2.5	2.0	2.5	2.0	2.0	2.5	2.0	2.5	2.0	1.5	2.0	1.5	2.5	1.5	17.50
ENC1	8	2.0	2.5	2.0	2.5	2.0	2.0	2.5	2.0	2.5	2.5	2.0	2.3	2.0	2.5	2.0	2.0	2.0	2.5	2.5	2.5	19.00
NC1	10	2.5	2.0	2.5	2.5	2.5	2.0	2.5	2.0	2.5	2.5	2.0	2.5	2.0	2.5	2.5	2.0	2.3	2.3	2.5	2.5	22.00
IB1	9	2.0	2.3	2.0	2.5	1.5	1.5	1.5	1.5	2.5	2.0	2.0	2.0	2.5	2.0	2.0	2.0	2.0	2.0	2.5	2.5	19.25
SD1	10	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.0	2.0	1.5	2.0	2.0	2.0	2.0	2.3	2.0	2.5	2.0	20.00
SD2	10	2.0	2.5	2.5	2.5	2.0	1.5	1.0	1.5	2.0	2.5	2.0	2.5	2.0	2.5	2.0	2.0	2.0	2.0	2.5	2.5	21.50
SD3	10	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.3	2.5	2.0	2.0	2.5	2.3	2.5	2.5	22.50
SD4	9	2.0	2.3	2.0	2.5	2.0	2.5	1.5	2.5	2.0	2.5	2.0	2.0	2.0	2.0	2.0	2.0	1.8	2.0	2.0	2.5	19.75
SNT1	9	1.0	2.0	1.0	2.0	1.5	2.0	2.5	2.0	2.5	2.5	1.5	2.0	1.5	2.5	1.5	1.5	2.0	1.5	2.0	2.0	16.50

Unique ID	Criteria 3 Score					TOTAL
	E1	E2	E3	E4	E5	
LG1	13	13	13	15	14	68
DM1	12	13	12	10	15	62
SM1	13	13	13	9	13	61
SM2	12	13	12	8	15	60
ENC1	13	14	13	11	14	65
NC1	12	13	12	12	15	64
IB1	13	12	13	13	13	64
SD1	11	14	11	13	14	63
SD2	13	14	13	13	14	67
SD3	13	14	13	13	14	67
SD4	13	14	14	11	14	66
SNT1	12	13	12	10	13	60

HAP Evaluation Workbook - Planning  
TieBreakers

Unique ID	Cumulative Score			TOTAL
	Criteria 1	Criteria 2	Criteria 3	
LG1	92	58.00	68	218.00
DM1	79	17.00	62	158.00
SM1	85	20.50	61	166.50
SM2	82	17.50	60	159.50
ENC1	86	19.00	65	170.00
NC1	87	22.00	64	173.00
IB1	75	19.25	64	158.25
SD1	86	20.00	63	169.00
SD2	86	21.50	67	174.50
SD3	89	22.50	67	178.50
SD4	88	19.75	66	173.75
SNT1	83	16.50	60	159.50

HAP Evaluation Workbook - Planning  
Funding Recommendations

Amount Available<sup>1</sup>: \$9,500,000

App ID	Agency Name	Project Name	Final Rank	Funding Priority Order*	Amount Requested	Amount Remaining
SD1	City of San Diego	City of San Diego Inclusive Public Engagement Guide	1	1	\$500,000	\$9,000,000
NC1	City of National City	Own National City	2	2	\$450,000	\$8,550,000
ENC1	City of Encinitas	Housing Production Assistance	5	3	\$573,000	\$7,977,000
LG1	City of Lemon Grove	Lemon Grove Rezoning & Downtown Specific Plan Expansion	6	4	\$300,000	\$7,677,000
SM1	City of San Marcos	San Marcos Creek Specific Plan Update	8	5	\$626,000	\$7,051,000
SNT1	City of Santee	Land Use Element Update	10	6	\$650,000	\$6,401,000
DM1	City of Del Mar	Implementation of Housing Element Program 6G Objective Design Standards and Programs 4A/4B Efforts to Address the Needs of Special Needs Households in the City of Del Mar	11	7	\$181,000	\$6,220,000
IB1	City of Imperial Beach	Imperial Beach Housing Acceleration and Support Program	12	8	\$650,000	\$5,570,000
SD3	City of San Diego	Mid-City Communities Plan Update	3	9	\$650,000	\$4,920,000
SD4	City of San Diego	City Affordable Home Development Master Plan	4	10	\$650,000	\$4,270,000
SD2	City of San Diego	Missing Middle Housing Design	7	11	\$500,000	\$3,770,000
SM2	City of San Marcos	Housing Development Feasibility Study	9	12	\$70,000	\$3,700,000

\* Applications are recommended to receive funding in the following priority order:

- (1) The highest-ranked application for each jurisdiction is recommended to receive funding, in descending order of rank.
- (2) Additional applications are recommended to receive funding in descending order of rank.

<sup>1</sup> The Call for Projects included \$4 million for Planning projects and \$12 million for Capital projects. There is a remaining balance of \$5.5 million in the Capital Category, and that amount has been added to fully maximize the funding.