SANDAG's REAP 2.0 Funds –
Housing Acceleration Program (HAP) Overview

REAP 2.0: $40.5 million for planning and implementation activities that advance the state's housing and climate goals. 2022 –2026

Local Jurisdiction Support

Provide financial and technical assistance to local jurisdictions.

HAP Cycle 2 Grants

Awarded $9.8 million to local jurisdictions through HAP Cycle 2 for 14 planning and capital projects.

Jurisdiction	Type	Project Name	Amount
City of SD	Planning	City of San Diego Inclusive Public Engagement Guide	$500,000
City of SD	Planning	Small Scale Neighborhood Homes Initiative	$500,000
City of SD	Planning	Mid-City Communities Plan Update	$650,000
City of SD	Planning	City Affordable Home Development Master Plan	$650,000
County of SD	Capital	Final Engineering for Campo Road Reconfiguration; Housing-Supportive Infrastructure to Encourage Community Revitalization	$2,500,000
Del Mar	Capital	Housing Element Program 3A Lower Income Affordable Housing on State Fairground Property in Del Mar	$1,500,000
Del Mar	Planning	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	$181,000
Encinitas	Planning	Housing Production Assistance	$573,000
Imperial Beach	Planning	Imperial Beach Housing Acceleration and Support Program	$650,000
Lemon Grove	Planning	Lemon Grove Rezoning & Downtown Specific Plan Expansion	$300,000
National City	Planning	Own National City	450,000
San Marcos	Planning	San Marcos Creek Specific Plan Update	$626,000
San Marcos	Planning	San Marcos Housing Development Feasibility Study	$70,000
Santee	Planning	Land Use Element Update	$650,000

HAP Technical Assistance (TA) Program

SANDAG launched the HAP TA program with REAP 1.0 funding and is continuing this support for 19 member cities with REAP 2.0. The TA program provides housing policy resources tailored to support local jurisdictions as they implement their 6th Cycle Housing Elements, comply with new housing legislation, and streamline permitting processes to enable more efficient land use and spur housing development. The program also includes local staffing assistance (free consulting hours).

Housing Policy and Planning Tool (HPPT) is a resource hub that allows users to analyze datasets, like RHNA progress and Annual Progress Report (APR) data, and policy documents related to housing in the San Diego Region.

Affordable Housing Programs

Through partnerships with the San Diego Foundation and the San Diego Housing Commission, SANDAG directly supported over 1,070 new affordable housing units in the region.

SANDAG partnered with the **San Diego Foundation** to create an affordable housing trust fund. $14 million in funding was awarded in grants and low interest loans to 10 projects. The units will enter the market between December 2026 and June 2030, with 660 units becoming available as soon as 2027.

Developer	Project Name	Address	Unit	Type	Amoun
Community Housing Works	Serra Mesa Apartments	3440 Sandrock Road, San Diego	60	Loan	$2M
CRP Affordable	Hillcrest Hall	1601 University Avenue, San Diego	98	Loan	$2M
Father Joe's Village	17th & Commercial Apartments	17th & Commercial St, San Diego	104	Loan	$1M
Nakhshab Development	1620 State Street	1620 State St, San Diego	52	Loan	$2M
San Diego Community Housing Corporation/ National Core	Valley Creek Apartments	620 E. Valley Parkway, Escondido	136	Loan	$2M
Catholic Charities Diocese of San Diego	Casa Maria	798 Ninth Ave, San Diego	20	Grant	$1M
Partnership for the Advancement of New Americans	Refugee & Immigrant Cultural Hub & Housing Campus (Global Village)	5555 University Ave, San Diego	150	Grant	$1M

Casa Familiar	Avanzando San Ysidro Community Land Trust	210 S Vista Ave, San Ysidro	103	Grant	$1M
Wakeland Housing and Development Corporation	Cuatro at City Heights	4050 El Cajon Blvd, San Diego	117	Grant	$1M
Chelsea Investment Corporation	SDSU Mission Valley	1 Stadium Way, San Diego	126	Grant	$1M

SANDAG partnered with the **San Diego Housing Commission** and provided $2.5 million to support gap funding for 3 affordable housing projects in the City of San Diego. All projects are anticipated to be completed in 2027.

Developer	Project Name	Address	Units	Type
National CORE	Rose Creek Village	2662 Garnet Avenue (Pacific Beach)	60	Loan
CRP Affordable	The Grant at Mission Trails	5945 Mission Gorge Road (Grantville)	48	Loan
Community Housing Works	Navajo Family Apartments	7005 Navajo Road (San Carlos)	45	Loan

Tribal Partnership

SANDAG contributed over $6.3M to the Southern California Tribal Chairmen's Association (SCTCA) to develop a program to support tribe's unique housing needs. 8 tribes applied for grants and were awarded funding.

Tribe	Project Name	Project Highlights	Amount
Ewiiaapaayp Band of Kumeyaay Indians	EBKI Housing Supportive Infrastructure	Prepare 2 tracts for housing development (septic, water, and energy)	$715,577
Iipay Nation of Santa Ysabel	Santa Ysabel Housing Acceleration	Housing master plan for reservation/develop concepts for housing and grant writing assistance (Tribe is also receiving technical assistance from the Minnesota Housing Partnership) Goal: housing for 300–350 members	$818,000
Jamul Indian Village of California	JIV Barrett Ranch Property Master Plan	Housing master plan (civil design for housing and wastewater for 15 homes)	$722,500
La Jolla Band of Luiseño Indians	La Jolla Housing Project	Housing Coordinator/housing needs assessment and plan for locations on the Reservation and newly acquired lands for over 30 families	$562,500

Mesa Grande Band of Mission Indians	Mesa Grande Housing Acceleration Study	Housing master plan for 1,500 people & Infrastructure Planning. Submitted concepts for additional grant funding and secured a$12M award	$870,000
Pala Band of Mission Indians	Lee Bar Ranch Subdivision	Civil engineering, grading, installation of dry utilities to support 20 homes	$899,265
Pauma Band of Luiseño Indians	Pauma Maynard Tribal Housing Project	Infrastructure planning and civil design for 21 homes	$898,480
Rincon Band of Luiseño Indians	Rincon Land Development Project	Civil engineering & infrastructure design, installation of wet utilities to support 16 homes	$900,000

Across these projects, more than 50 housing units are already being positioned for development, moving through design, subdivision, and infrastructure planning and installation.

Several efforts are also setting the long-term vision for housing growth, including comprehensive housing master plans in Santa Ysabel, Mesa Grande and Jamul that are preparing hundreds of acres of tribal land and identifying priority housing sites for future development. In Santa Ysabel alone, near-term housing planning is already targeting housing opportunities for 300 to 350 tribal members, showing how these early-stage investments are translating into real housing pathways for tribal communities.

Transit Agency Partnership

SANDAG partnered with the local transit agencies to support activities that advance affordable housing and redevelopment at transit hubs.

Escondido Land Swap

Identified and evaluated potential land exchange opportunities by NCTD and Escondido that would further optimize the redevelopment of the Escondido Transit Center and expand the amount of developable land available. REAP funding served as match for the FTA funded project.

Blue Line Transit Oriented Development (TOD)

Identified opportunities and developed site planning concerts for spurring TOD at and near Blue Line Trolley stations within two South Bay San Diego communities (San Ysidro Station in San Diego and Palomar Station located in Chula Vista). REAP funding served as match for the FTA funded project.

Caliente & Downtown Stopover

Evaluated opportunities for development at two transportation hubs on public land to advance state and regional goals for transportation, housing and climate. Funding supported advancing local efforts related to Executive Order (EO) N-2-24..