

GRANT APPLICATION INSTRUCTIONS

The following materials must be submitted electronically through [BidNet](#) before the Application Deadline. Applications cannot be emailed. If any of the required components are not completed and included with the application by the Application Deadline so that it can be fully evaluated without negatively impacting the fairness of the competitive process, the application will be deemed ineligible.

Required Components

- Completed Grant Application
- Signed Applicant Statement Form(s)
- Signed Required Forms
 - Equal Employment Opportunity Certificate
 - Public Contract Code Questionnaires and Statements
 - Non-Collusion Affidavit/Declaration
- GIS shapefile of the project area/limit, or PDF maps of the project area/limit using the SANDAG [SGIP Cycle 6 Interactive Mapping Tool](#) that corresponds to the following evaluation criteria:
 - Criteria #1 – Relationship To Regional Transit
 - Criteria #2.A.i. – Proximity To A Mobility Hub
 - Criteria #2.B.i. – Proximity To The Safety Focus Network Or Systemic Safety Network
 - Criteria #2.C.i. – Project Location
- Project Scope of Work, Schedule, and Budget workbook (Excel file)
 - The template is available in [BidNet](#).
 - If a project is selected to receive funding, the Scope of Work, Schedule, and Budget will be added to the Grant Agreement, with any adjustments required by SANDAG, and the Applicant will be held responsible for implementing the project in accordance with the Scope of Work, Schedule, and Budget. Applicants should follow the directions in the Scope of Work, Schedule, and Budget template.

Recommended Components

- If the proposed project abuts other jurisdiction(s), include documentation showing the project is in the adopted plans of the adjacent jurisdiction(s), OR a letter from the abutting jurisdiction(s) demonstrating that cooperative efforts are underway
- A site plan and typical cross-sections depicting project-level detail, if applicable
- Photographs depicting existing conditions
- Documentation of support for the project from community groups or individuals
- Resolution including all statements provided in the Sample Resolution
 - The template is available in [BidNet](#).

GRANT APPLICATION

General Information

Applicant Information

Applicant Name	City of Escondido
Applicant Address	201 N Broadway Escondido, CA 92025
Contact Name	Matthew Anderson
Title	Management Analyst
Phone	760-839-4863
Email	Matthew.anderson@escondido.gov

Climate Action Plan (CAP)

☐ The Applicant does not have a locally-adopted CAP.

☒ The Applicant has a locally adopted CAP. The document is available here (provide link):

<https://www.escondido.gov/364/Climate-Action-Plan-2021>

Project Feasibility Evaluation

☐ The Project was not derived through a feasibility study.

☒ The Applicant completed a feasibility study that identified the need for the Project. The document is available here (provide a link in the space below or upload the file to BidNet):

<https://www.escondido.gov/DocumentCenter/View/1287/Final-Mitigated-Negative-Declaration-PDF>

Project Information

Project Title	Grand Avenue Vision Project
Project Location or Area Limits	Grand Avenue between Maple St and Escondido Blvd, Escondido, CA 92025
Brief Project Summary	The project will improve a downtown corridor with wider sidewalks, improved pedestrian crossings, and a roundabout in the City of Escondido.

Project Manager

List the day-to-day project manager who will manage the project.

Name	Matt Soutterre
Title	Project Manager
Phone	(760) 839-4574
Email	Matt.Soutterre@escondido.gov

Additional Contacts for Grant-Related Correspondence

Include the individual(s) who will prepare the quarterly reports, submit invoices, or otherwise be involved in the project.

Role	Supervision
Name	Jonathan Schauble
Title	City Engineer
Phone	(760) 839-4072
Email	Jonathan.Schauble@escondido.gov

Role	Pre-award support
Name	Matthew Anderson
Title	Management Analyst
Phone	(760) 839-4863
Email	Matthew.Anderson@escondido.gov

Role	Accounting
Name	Lyn Cruz
Title	Accountant
Phone	(760) 839-4629
Email	Lyn.Cruz@escondido.gov

Project Partners

List the name(s) and contact information for any project partners.
(Applicants forming partnerships must provide a letter of support from each jurisdiction, CBO, or nonprofit.)

Entity Name	
Contact Name	
Title	
Phone	
Email	

Entity Name	
Contact Name	
Title	
Phone	
Email	

Entity Name	
Contact Name	
Title	
Phone	
Email	

Project Budget

SGIP Funding Request

Total SGIP Grant Request Amount	\$2,000,000
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Matching Funds

List the source(s) and associated dollar amounts of proposed matching funds. Matching funds can consist of in-kind services or cash match from the Applicant, funds from outside sources such as developer contributions, non-profit contributions, other state or federal funds, or other quantifiable sources. Other TransNet funds, including Local Street and Road Program funding, cannot be used as a match.

Source of Funding	Congressman Scott Peters Community Project Funding
Amount of Funding	\$1,000,000

Source of Funding	
Amount of Funding	\$

Source of Funding	
Amount of Funding	\$

Total Matching Funds Provided	\$1,000,000
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Indirect Costs

The Applicant intends to apply indirect costs to the project:

☐ Yes* ☒ No

*If the Applicant intends to apply indirect costs, the following method will be used:

- ☐ The Applicant has a Federally Negotiated Indirect Cost Rate (FNICR) recognized by the federal government, and that rate will be used.
- ☐ The Applicant has never received a FNICR and will elect the de minimis rate. The current de minimis rate is 15%.

**Applicants who intend to apply indirect costs to their proposed project should ensure that the indirect costs are incorporated into the Scope of Work, Schedule, and Budget worksheet.*

Performance Measures

Using the SGIP Performance Metrics, which are available with the other SGIP application materials in [BidNet](#), select five metrics that can be used to measure the project's success in meeting the SGIP goals and objectives. **Please be aware that at the end of the grant term the Applicant must be able to meet all five metrics that it lists below or the Applicant may be required to repay the grant.** The Applicant will report on the progress toward meeting these performance metrics in its quarterly report.

In the table below, list each performance metric selected, and include the baseline measure (what the number is today, before the SGIP program begins).

Metric No.	Performance Metric (from the SGIP Performance Metrics list)	Baseline Measure
1.	Linear Feet of Widened Sidewalks	0
2.	Number of Green Stormwater Elements	0
3.	Number of Roundabouts	0
4.	Increased Foot Traffic	1,800/month
5.	Improved Shade Trees	10

In the space below, include any additional information regarding the Applicant's selected performance metrics or baseline data.

- Project is estimated to widen over 700 linear feet of sidewalks, from current width of 10-13.5 feet to 19.5 feet wide. - Project will add 1-3 green stormwater elements, depending on final design. Stormwater runoff will be diverted to landscaped areas or to specially draining pavements, creating a network of green infrastructure elements. This infrastructure absorbs, filters, and breaks down pollutants carried by the stormwater before it enters storm drainpipes. - Project will convert existing stop-controlled intersection at Grand/Maple to a traffic-calming single-lane roundabout. - Using foot traffic data from Placer.ai, City staff estimate that the project area received 1,800 visits during the month of March 2025, with 21,300 visits total over the past year. - This project will remove existing palm trees, which provide minimal shade, and replace them with more appropriate Chinese Pistache trees. The project area currently has 10 palm trees planted along the street. These will be removed and replaced with an estimated 16-20 Chinese Pistache trees, which are included on the City's approved street tree list and provide significantly more shade to lessen the urban heat island effect of the area. The total number of Chinese Pistache trees planted will be determined during final design.
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Evaluation Criteria Responses

1. Relationship To Regional Transit

Option 1: Submit a GIS shapefile with your application that includes the project area or limits.

Option 2: Use the SANDAG SGIP Cycle 6 Interactive Mapping Tool to create a map of the project area/limits related to regional transit and submit it with your application.

- Navigate to the SANDAG [SGIP Cycle 6 Interactive Mapping Tool](#).
- Zoom to the proposed project location.
- Use the Draw tool (Figure 1) to map the proposed project area/limit.
- Click the Layer List (Figure 2) to display the available layers.
- Click the box next to the “Transit Stops Buffer (0.5 miles)” and “Transit Priority Areas (TPA) 2035” layers to display these layers in proximity to the mapped project area/limit. See Figure 3. Do not turn on any other layers.
- Close the Layer List.
- Use the Print tool (Figure 4) to print a PDF copy of your mapped project area related to regional transit.
- Provide the map with your application.

Figure 1: Draw Tool



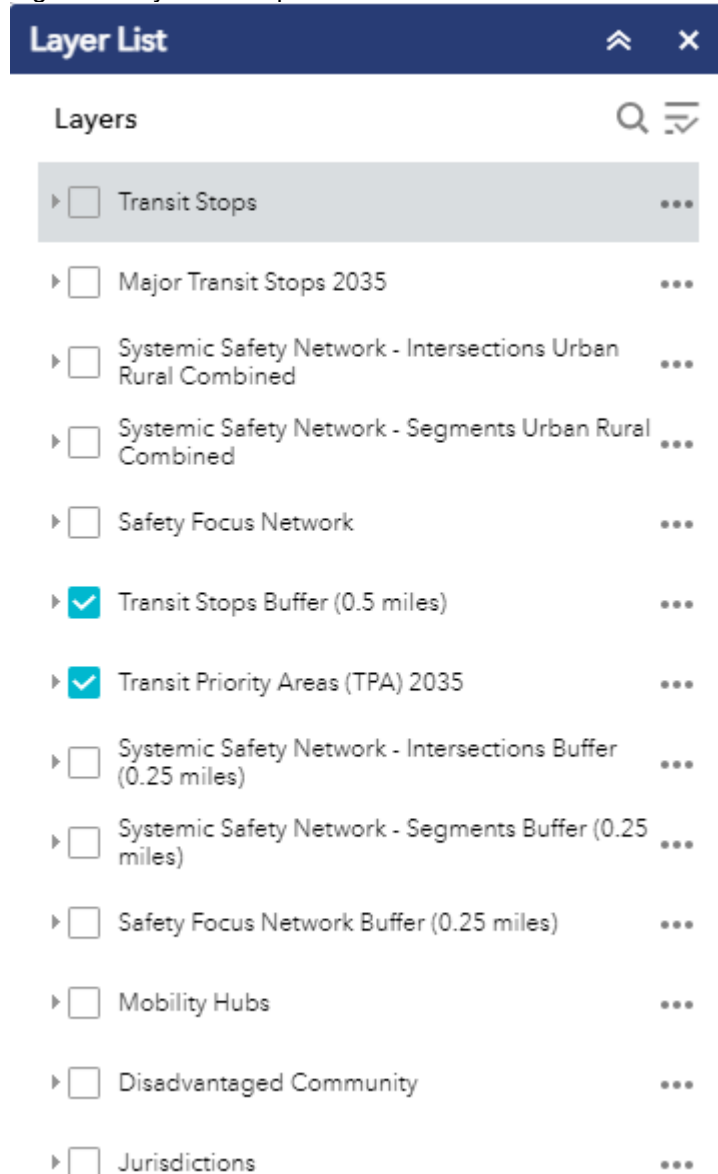
Figure 2: Layer List



Figure 4: Print Tool



Figure 3: Layer List Expanded



2. Furthers The Regional Plan and Sustainable Communities Implementation Strategies

A. Sustainable Communities Strategy

i. Proximity To A Mobility Hub

Option 1: Submit a GIS shapefile with your application that includes the project area or limits.

Option 2: Use the SANDAG SGIP Cycle 6 Interactive Mapping Tool to create a map of the project area/ limits related to mobility hubs and submit it with your application.

- Navigate to the SANDAG [SGIP Cycle 6 Interactive Mapping Tool](#).
- Zoom to the proposed project location.
- Use the Draw tool (Figure 5) to map the proposed project area/limit.
- Click the Layer List (Figure 6) to display the available layers.
- Click the box next to the “Mobility Hubs” layer to display this layer in proximity to the mapped project area/limit. See Figure 7. Do not turn on any other layers.
- Close the Layer List.
- Use the Print tool (Figure 8) to print a PDF copy of your mapped project area in proximity to a Mobility Hub.
- Provide the map with your application.

Figure 5: Draw Tool



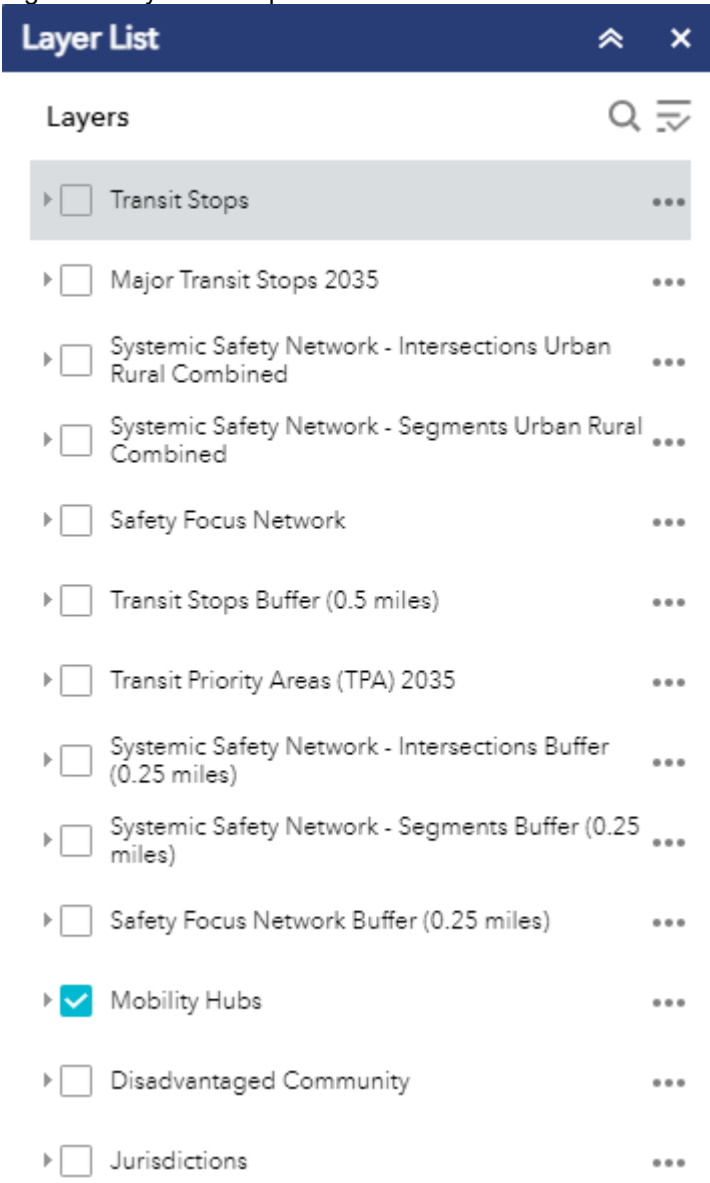
Figure 6: Layer List



Figure 8: Print Tool



Figure 7: Layer List Expanded



ii. Furthers The Sustainability Communities Strategy

The Sustainable Communities Strategy (SCS) shows how development patterns and our transportation system will work together to reduce greenhouse gas (GHG) emissions for cars and light trucks, providing a more sustainable future for our region.

How does your project further the Region's SCS? Examples include:

- Implementing a land use strategy that facilitates VMT reduction
- Zoning for a higher density of housing than is currently allowed
- Improving jobs-housing balance
- Planning for transportation/mobility improvements to better connect housing to the existing/planned regional transportation network
- Reducing or eliminating parking minimums or other innovative parking management strategies such as shared parking or dedicated parking for carshare in lieu of dedicated parking for personal vehicles

Describe in the space below how the project furthers the SCS. Provide documentation or evidence to support your description.

The project meets the most important criteria for connectivity of pedestrians, links to transit and universal access. It provides attractive, well-marked pedestrian links that create a clear path of travel. In addition, numerous Smart Growth policies, standards, and guidelines have been adopted in both the General Plan and the Downtown Specific Plan that meet Site Design (Chapter 3.3 principles). The Downtown Specific plan includes form-based codes. Specific goals include:

- Incorporating higher building profiles and pedestrian-scaled features that strengthen a compact, pedestrian-oriented environment. A compact, walkable community is established by incorporating narrow storefronts and lots with increased frequency of entry points in both commercial and residential buildings that limit long expanses of inactivity along the street.

- Promoting a "sense of place" and enhance the community's historical context. Project architects and planners should strive to understand the history and character that make Downtown a unique place and how their project design for a specific site would contribute to Escondido being "Somewhere vs. Anyplace."

- Orienting buildings toward the street to establish a strong connection with the ground plane and immediate surroundings, and to appropriately reflect the building's purpose and use. A continuous 'street edge' frames and defines the public space, transforming the street into an enjoyable outdoor public space. Buildings with transparent store fronts at the sidewalk engage the pedestrian's interest, attention and curiosity.

- Promoting safe parking areas and private spaces that are efficient, convenient and that enhance the downtown experience. Effective building and planning techniques where people can view their surroundings throughout the day both from ground-floor shops and upper-floors are effective in reducing crime. Citizen surveillance is promoted when the neighborhood, or commercial area, is designed for frequent pedestrian activity.

- Including a variety of housing types and densities to strengthen residents' vested interest in the success of downtown. Mixed-use and residential development involving a variety of densities creates vibrancy, provides more housing choices, and reduces the need for automobile dependency. Such variety provides residents opportunities for transitional to different housing types within the same community and balances economic health.

The area surrounding the project provides a unique mix of public and private land uses including, the Escondido City Hall, the Centre for Performing Arts, Grape Day Park, Escondido Public Library, movie theater and grocery. A diversified mix of restaurants, retail/service shops, office buildings and a University are located along the project area with existing and proposed multi-family residential development within 2-blocks in all directions. Escondido's historic downtown offers everything needed to live, work and play within walking distances along with excellent access to high quality transit and active transportation.

B. Furthers Safety And The Regional Vision Zero Resolution

i. Proximity To The Safety Focus Network Or Systemic Safety Network

Option 1: Submit a GIS shapefile with your application that includes the project area or limits.

Option 2: Use the SANDAG SGIP Cycle 6 Interactive Mapping Tool to create a map of the project area/ limits related to the SFN and SSN and submit it with your application.

- Navigate to the SANDAG [SGIP Cycle 6 Interactive Mapping Tool](#).
- Zoom to the proposed project location.
- Use the Draw tool (Figure 9) to map the proposed project area/limit.
- Click the Layer List (Figure 10) to display the available layers.
- Click the box next to the “Systemic Safety Network – Intersections Buffer (0.25 miles)”, “Systemic Safety Network – Segments Buffer (0.25 miles)”, and “Safety Focus Network Buffer (0.25 miles)” layers to display these layers in proximity to the mapped project area/limit. See Figure 11. Do not turn on any other layers.
- Close the Layer List.
- Use the Print tool (Figure 12) to print a PDF copy of your mapped project area in proximity to the SFN and SSN.
- Provide the map with your application.

- Figure 9: Draw Tool



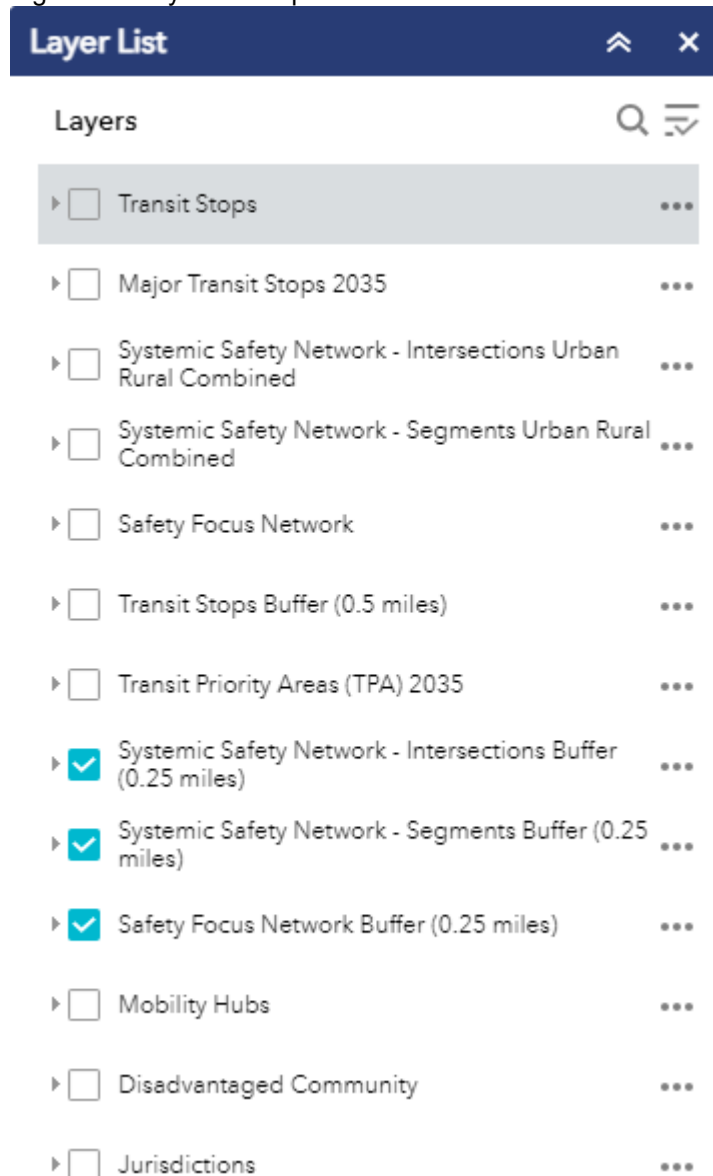
- Figure 10: Layer List



- Figure 12: Print Tool



Figure 11: Layer List Expanded



ii. Proposed Safety Improvements

Describe the proven bicycle, pedestrian, and traffic calming safety improvements that are included in your project.

The project provides for complete streets and active/alternative-mode transportation connectivity. The traffic-calming roundabout at Grand and Maple is a Proven Safety Countermeasure shown to substantially reduce crashes that result in serious injury or death by improving safety, promoting lower speeds, and reducing conflict points. Wider sidewalks along Grand will create more breathing room for pedestrians, encouraging mode shift to enjoy this downtown amenity on foot.

Improved lighting along Grand Avenue will make the area safer and more attractive for pedestrian use, and is a Proven Safety Countermeasure that can reduce nighttime injury pedestrian crashes at intersections up to 42%.

Located less than 1/3-mile from the Escondido Transit Station with SPRINTER access, the project area is within walking distance of the Transit Station. Additionally, rapid bus service along Escondido Blvd. abuts the project area and local bus service on Grand, Second and Valley.

The project area has exceptional bicycle connectivity. The Missing Link project fills the gap in SD Regional Bike Map between Quince and Broadway in accordance with Escondido's Bicycle Master Plan and connects the Inland Rail Trail and the Escondido Creek Trail. The Class IV Cycle Track runs along Valley between Center City Pkwy and Broadway. This regional facility is directly connected to the project area by a signalized bike/pedestrian crossing of Valley at Maple through Maple Plaza (a bicycle boulevard). In order to service bicyclists of varying experience levels, the Master Plan provides for two different types of bicycle facilities parallel with the project area. First, the Cycle track on Valley is 400' north of the project. Second, the Master Plan designates bike lanes on Second, 350' south of the project.

C. Furthers Equity And Benefits Disadvantaged Communities

i. Project Location

Option 1: Submit a GIS shapefile with your application that includes the project area or limits.

Option 2: Use the SANDAG SGIP Cycle 6 Interactive Mapping Tool to create a map of the project area/ limits related to the location of disadvantaged communities identified in the 2021 Regional Plan and submit it with your application.

- Navigate to the SANDAG [SGIP Cycle 6 Interactive Mapping Tool](#).
- Zoom to the proposed project location.
- Use the Draw tool (Figure 13) to map the proposed project area/limit.
- Click the Layer List (Figure 14) to display the available layers.
- Click the box next to the “Disadvantaged Community” layer to display the layer in proximity to the mapped project area/limit. See Figure 15. Do not turn on any other layers.
- Close the Layer List.
- Use the Print tool (Figure 16) to print a PDF copy of your mapped project area in proximity to a disadvantaged community.
- Provide the map with your application.

- Figure 13: Draw Tool



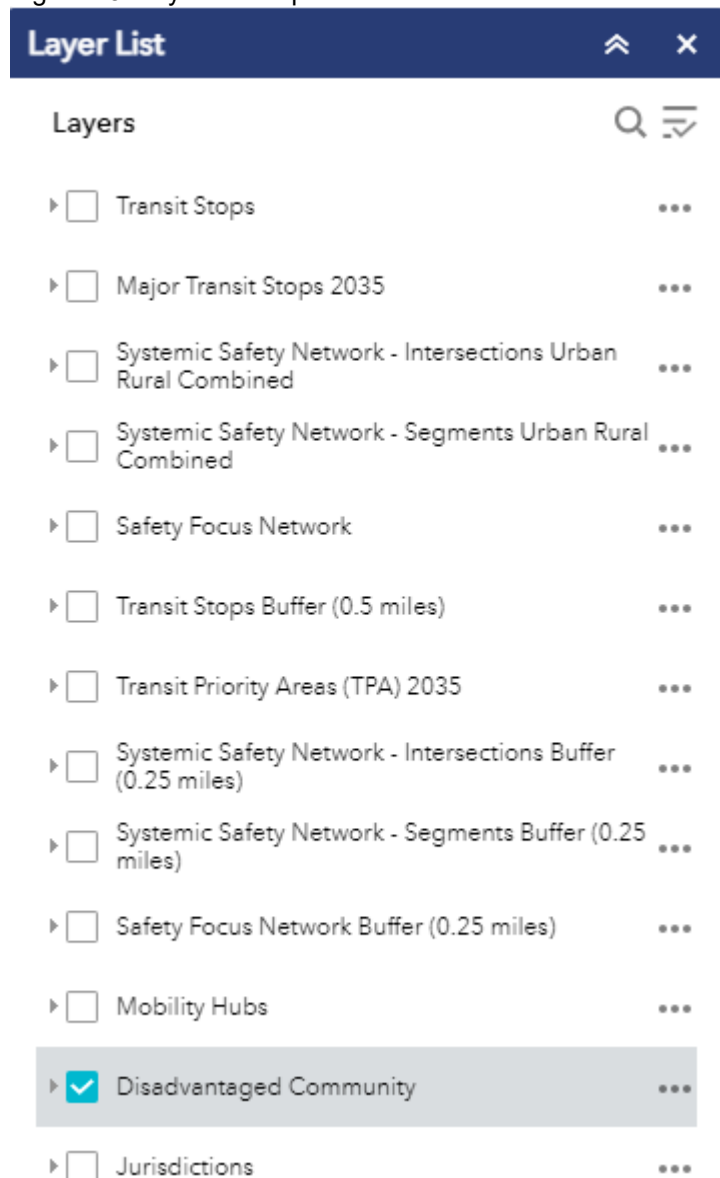
- Figure 14: Layer List



- Figure 16: Print Tool



Figure 15: Layer List Expanded



ii. Benefit To A Disadvantaged Community

Describe how your project furthers equity and benefits disadvantaged communities.

These enhancements will benefit a Persistent Poverty Census Tract, as determined by USDOT, improving access for low and moderate-income households, 89.63 percent of whom earn less than 80 percent of the area median income. Similar projects have shown economic benefits of 12 percent decrease in retail vacancy and 20-30 percent increase in retail sales. The Grand Ave Vision Project was designed in partnership with the Downtown Business Association as a catalyst for dense, smart growth urban housing in the Escondido Opportunity Zone, which is zoned for 45-100 dwelling units per acre. By encouraging walking through wider sidewalks, narrower roadways and construction of roundabouts, the project will result in the reduction of greenhouse emissions and improve safety.

3. Smart Growth Implementation

Smart growth is a compact, efficient, and environmentally sensitive urban development pattern. It focuses future growth and infill development close to jobs, services, and public facilities to maximize the use of existing infrastructure and preserve open space and natural resources. Smart growth is characterized by more compact, higher-density development in urbanized areas throughout the region. These areas are walkable, bike-friendly, near public transit, and promote good community design, resulting in housing and transportation choices for those who live and work. SANDAG seeks to promote a pattern of development with whole communities that feature a convenient mix of travel choices, safer streets, and support amenities.

Describe how this project furthers the implementation of smart growth principles and strategies.

The project encourages mode shift by making it more attractive to walk and bicycle in the area. Wider sidewalks, a narrower roadway, and slower traffic speeds all will serve to make Grand Ave an ideal place to access by active transportation and allow patrons to actively enjoy without ever using a vehicle.

The round-about at Grand and Maple results in shorter crossing distances for pedestrians and slower vehicle speeds which encourage both bicycle and pedestrian use.

The curb bulbouts provide convenient spaces for pedestrians to gather and offer opportunities for street furniture, landscaping and improved lighting. There are existing and planned bike facilities for a variety of users on all four sides of the project area (Valley, Second, Escondido and Juniper). To facilitate bicyclist accessibility to the shops and restaurants, ample bicycle racks are provided at key locations along Grand Avenue, including at Juniper, Broadway and Maple. For example, bicyclist can use the new Cycle track which connects the Transit station to Maple Plaza.

4. Project Feasibility

A. Completion Of Major Milestones

Please submit supporting materials demonstrating progress toward completing the major milestones listed below.

- Has a neighborhood-level plan, corridor study, or community active transportation strategy been completed that identifies this project?

☐ No

☒ Yes – please include a copy of the document with your application, or include a hyperlink to the materials in the space below.

<https://www.escondido.gov/DocumentCenter/View/1284/Specific-Alignment-Plan-PDF>

- Has environmental review under the California Environmental Quality Act been completed?

☐ No

☒ Yes – please include a copy of the CEQA clearance document or completed environmental checklist with your application.

- Have right-of-way acquisition and all necessary entitlements been completed?

☐ No

☒ Yes – please describe in the space below what right of way or other entitlements were acquired for the project.

The project does not require any right-of-way acquisitions or other entitlements, since all project activity will occur on City-owned right-of-way.

- When will the project be ready to bid for construction?

Please be sure that the timeframe selected below matches the timeline included in the Scope of Work, Schedule, and Budget workbook.

- ☐ within six months or less (8/28/2025 or earlier)
- ☒ within 12 months or less (between 9/1/2025 and 2/28/2026)
- ☐ within 18 months or less (between 3/1/2026 and 8/28/2026)
- ☐ within 24 months or less (between 9/1/2026 and 2/28/2027)
- ☐ 24 months or more (3/1/2027 or later)

B. Efficient Use Of Project Funds

The Applicant's Scope of Work, Schedule, and Budget workbook will be reviewed to determine the degree to which the project will efficiently use program funds in the following three areas.

Project Scope of Work

Please indicate which of the following factors was considered when developing the Scope of Work. Check all that apply.

- ☒ All major tasks and subtasks were included that are necessary to complete the project, including any tasks or subtasks that may be deemed unnecessary during project implementation
- ☒ The Applicant considered the steps it would take to complete the planning work, including robust stakeholder engagement.
- ☒ The Applicant considered the work necessary to achieve CEQA compliance.
- ☒ The Applicant considered all right-of-way acquisition and entitlement requirements and the effort required to complete those steps, including subtasks when appropriate.
- ☒ The Applicant considered any regulatory influence on the project (e.g. the Public Utilities Commission, California Coastal Commission, etc.).
- ☒ The Applicant considered any tasks that require approval or input from another public agency and included those tasks in the Scope of Work.
- ☒ The Applicant considered the effort necessary to prepare a public works project for competitive bid and ensured that it's agency's procurement requirements will be met before putting the project out to bid.
- ☒ The Scope of Work considers the approvals needed to enter into a contract with the construction contractor and any other consultant or support services (e.g., design support, construction management, and labor compliance) needed during project construction.

Project Schedule

Please indicate which of the following factors was considered when developing the Project Schedule. Check all that apply.

- ☒ The Project Schedule includes reasonable start dates, taking into account any work that has already been completed before the NTP has been issued and any other tasks or subtasks that might impact the start date for each task and subtask.
- ☒ Project durations and completion dates are reasonable and include timeframes that the Applicant can actually achieve.
- ☒ The Applicant is aware that it will be required to adhere to the Project Schedule and that all schedules must meet the Project Milestone and Completion Deadlines that are listed in SANDAG Board Policy No. 035.

Project Budget

Please indicate which of the following factors was considered when developing the Project Schedule. Check all that apply.

- ☒ The Project Budget considered all of the tasks and subtasks listed in the Scope of Work.
- ☒ Each task and subtask identifies reasonable costs to complete the task or subtask, and any matching funds are included.
- ☒ If the Applicant intends to request reimbursement for indirect costs, those costs are included in the Project Budget and the Applicant indicated in this Application whether it will elect the de minimis rate or it has a FNICR.

C. Community Engagement

Please describe how the project has and will continue to have strong community support, opportunities for community input, and how community members can have a meaningful role in the project, including underserved and limited English proficiency populations.

The Grand Avenue Vision Project was initially conceived by a group of downtown merchants and stakeholders in August 2015, who approached the City Council with a desire to revitalize Escondido's historic Grand Avenue. The City Council directed staff to work with the community to develop a vision for Grand Avenue. A committee of downtown merchants, property owners, residents, and other key stakeholders was formed to begin the process. This group, along with City staff and consultants, have held numerous public meetings to discuss design, construction, implementation, and community feedback. An example of a community meeting presentation can be found at <https://www.escondido.gov/DocumentCenter/View/1285/Grand-Avenue-Visioning-PowerPoint-PDF>.

City staff continue to meet regularly with the stakeholder group to collect feedback, review community surveys, and disseminate information on future activity.

5. Board Policy No. 033

A. Prohousing Policies

☐ Applicant currently has HCD Prohousing Designation

OR

Select all policies currently in place in the following categories:

Category 1: Favorable Zoning And Land Use

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

Category 2: Acceleration Of Housing Production Timeframes

- ☐ 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
- ☐ 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

Category 3: Reduction Of Construction And Development Costs

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

Category 4: Providing Financial Subsidies

- ☐ 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
- ☐ 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

Please provide more information on each of the policies selected (or links to documentation)

Category 1:

The City maintains several specific planning areas that promote upwards of 100 dwelling units per acre, and include density transfer programs that allow developments to exceed maximum densities through the transfer of density within the City's density credit pool (refer to p. II-12 of the [Downtown Specific Plan](#), and p. 18 of the EVSP). This program allows for state law incentives, such as density bonus, to be stacked with City programming, which allows for exceedance beyond even density bonus, if requested.

The City's 6th cycle RHNA is 9,607 units. Pursuant to Table 59 of the City's sixth cycle housing element, the City identified a total capacity of 12,445 units—a 129% of RHNA.

Category 2:

The City's East Valley Specific Plan (adopted 2023) includes certification of a Program EIR (SCH# 2021020263) allowing for housing streamlining/tiering within the area.

The City processes a significant amount of housing developments through an administrative process that requires no public hearings and is approved by the Director of Development Services. For the East Valley Specific Plan area, multifamily residential would be processed through this application unless requesting specific deviations or allowances that exceed identified objective development thresholds. In these instances, typical review would not exceed two public hearings (Planning Commission and City Council). The City has approved upward of 180-unit multifamily developments through this administrative process.

The City maintains a Development Activity Map ([link found here](#)) that provides a mapping dashboard of development within the City. This includes major projects currently in the entitlement process, under construction, and/or clearing final inspections.

Category 3

The City maintains standards less restrictive than state ADU law, specifically, we require no parking whatsoever for ADUs, and we codified the following: "Notwithstanding, this section shall be interpreted liberally in favor of accessory dwelling unit construction." This sentence has been leveraged numerous times by City staff when interpreting state law changes and when navigating our ADU ordinance.

B. Housing Equity

The Applicant has the following policies or practices that advance housing equity (mark all that apply).

- ☐ An adopted inclusionary housing ordinance
- ☐ Establishment of rent stabilization
- ☒ Establishment of anti-displacement policies in conjunction with transit improvements
- ☐ Creation of a strategy or fund to preserve naturally occurring affordable housing
- ☒ Creation of tenant protection policies such as access to legal counsel, just cause eviction policy, etc.
- ☐ Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from environmentally sensitive or hazardous areas.

- ☒ Programs, land use plans, and new policies (other than those indicated in the Prohousing Policy Implementation section above) 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 Map, and disadvantaged communities under California Senate Bill 535 (2012).
- ☐ Zone changes or other policies (other than those listed in the Prohousing Policy Implementation section 3 above) that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the 2021 CTCAC/HCD Opportunity Maps.
- ☐ Displacement risk studies
- ☐ Creating a 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 provision

Please provide more information on each of the policies selected (or links to documentation)

Anti-Displacement: The City's certified sixth cycle housing element includes Program 3.2 – Focus on Neighborhoods (p. 128 of the Housing Element) which establishes an anti-displacement policy in conjunction with transit improvements. Specifically, the program seeks to reduce or eliminate potential for displacement and gentrification within our identified Priority Investment Neighborhoods, Environmental Justice Communities (underway), and CDBG qualifying tracts by leveraging funding to assist in tenant rental assistance and improve multi-modal routes to schools for safety purposes.

Tenant Protection: The City's housing element Program 3.4 – Affirmative Furthering Fair Housing includes an evaluation on the state of tenant protections, including presenting findings on tenant protections to the City Council, including those of just cause for eviction and right to return (p. 136 of the Housing Element). The City maintains a contract with Legal Aid for purposes of fair housing services and resources to the Escondido community (p. 130 of the Housing Element).

Investment Programs: The City's certified sixth cycle housing element identifies a number of programs that are intended to result in increased investment in lower opportunity areas. Specifically, Program 3.4 – Affirmatively Furthering Fair Housing, identified a number of initiatives including investment within the City's Priority Investment Neighborhoods and CDBG qualified tracts with physical improvements, such as: pedestrian signal crossings, roundabout and sidewalk improvements, Escondido Creek Trail development; and new restrooms at Grape Day Park. Further, the adopted East Valley Specific Plan identified a park overlay zone within this area and associated policies (see p. 14 of EVSP, PPR-1.2 and PPR-1.8)

Proactive Monitoring: The City's Housing and Neighborhood Services Division tracks compliance of affordable housing developments using internal systems such as FOCUS and the City's Master Housing List, which provide staff with monitoring tools to track funding sources, affordability periods, and overall compliance with local, state, and federal housing laws. Annual reports are reviewed by staff and provides the City the information to ensure tenant notification law (Government Code Section 65863.10), which requires landlords to give tenants a one-year and six-month notice before affordability restrictions expire, is complied with.

APPLICANT STATEMENT FORM

This form must be signed by an authorized representative of the Applicant, such as the city manager or other authorized individual under the Applicant's policies and procedures, and demonstrate the Applicant's willingness to participate and fulfill the program requirements. If applying in a partnership, each jurisdiction under the partnership must have an authorized representative sign this form.

Please indicate application completeness by checking the following boxes, then sign and date below.

As an authorized delegate, I certify that my agency:

- ☒ Has not submitted a project that is already underway and is fully funded unless the application requests funds for additional work beyond the scope of the current project. I understand that TransNet funds cannot replace existing project funding.
- ☒ Has read the Grant Agreement Template and accepts and can meet the terms and conditions.
- ☒ Understands that SANDAG will not reimburse the applicant for expenses incurred before the Notice to Proceed issuance or after the grant term expiration.
- ☒ Understand that Projects already underway are eligible to apply ONLY if the Application requests funds for additional work beyond the scope of the current project. TransNet funds cannot be used to supplant or replace existing project funding.

If this application is approved for funding, I certify that my agency:

- ☒ Understands that the responses in this application will become requirements reflected in the Grant Agreement with SANDAG.
- ☒ Agrees to sign and return the Grant Agreement to SANDAG, without exceptions, within 45 days of receipt.
- ☒ Will submit progress reports and invoices documenting the use of grant and matching funds to SANDAG no less frequently than quarterly using the method required by SANDAG.
- ☒ Understand that my project must meet the performance measures in the grant agreement between SANDAG and the grantee.
- ☒ Will set up a separate project account for quarterly reporting and invoicing.
- ☒ Will not use project funding for alcohol, political, religious, or discriminatory themes or affiliations.

I certify that I agree with the above statements and that the information submitted in this application is complete and accurate. I have the authorization to submit this Grant Application on behalf of my agency.

Christopher McKinney
Print Name

Deputy City Manager
Title

Christopher W. McKinney
Signature

04.09.2025
Date

REQUIRED FORMS

Equal Employment Opportunity Certificate

Certificate of Compliance with Equal Employment Opportunity Requirements

The Equal Employment Opportunity (EEO) provisions of the Agreement SANDAG will award to the Applicant requires the Applicant to provide equal employment to all people, regardless of race, color, religion, sex, or national origin.

Applicant certifies that it will comply with the provisions of the SANDAG Equal Employment Opportunity Program (SANDAG Board Policy No. 007) and rules and regulations adopted pursuant thereto, Title VI of the Civil Rights Act of 1964, the California Fair Employment Practices Act, and any other applicable federal and state laws and regulations relating to equal employment opportunity, including laws and regulations hereinafter enacted.

Furthermore, the Applicant certifies that it

☐ has ☒ has not

been found, adjudicated, or determined to have violated any laws of Executive Orders relating to employment discrimination or affirmative action including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000[e] et seq.); the Equal Pay Act (29 U.S.C. 206[d]); Executive Order (EO) 10925 (Kennedy, 1961), EO 11114 (Kennedy, 1963), or EO 11246 (Johnson, 1965); or the California Fair Employment and Housing Act (Government Code 12460 et seq.); by any federal or California court or agency, including but not limited to the Equal Employment Opportunity Commission, the Office of Federal Contract Compliance Programs, and the California Fair Employment and Housing Commission.

If yes, please explain the circumstance in the space below:

JESSICA PERPETUA

DIRECTOR OF HR

Print Name

Title



4/7/25

Signature

Date

Public Contract Code Questionnaires and Statements

Public Contract Code Section 10162 Questionnaire

The Applicant shall complete, under penalty of perjury, the following questionnaire:

Has the Applicant, any officer of the Applicant, or any employee of the Applicant who has a proprietary interest in the Applicant, ever been disqualified, removed, or otherwise prevented from bidding or proposing on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

☐ Yes* ☒ No

*If Yes, explain the circumstances in the space below.

Public Contract Code Section 10232 Statement

In conformance with Public Contract Code Section 10232, the Applicant states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Applicant within the immediately preceding two-year period because the Applicant failed to comply with an order of a federal court which ordered the Applicant to comply with an order of the National Labor Relations Board.

Public Contract Code Section 10285.1 Statement

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the Applicant declares under penalty of perjury under the laws of the State of California that the Applicant(must check one)

☐ has ☒ has not

been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "Applicant" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as well as any subapplicant of the Applicant, as referred to in Section 10285.1 (reference to "bidder/proposer"). Applicants are cautioned that false certification may subject the certifier to criminal prosecution.

<u>Christina Holmes</u>	<u>Director of Finance</u>
Print Name	Title
<u>[Signature]</u>	<u>4/7/25</u>
Signature	Date

Non-Collusion Affidavit/Declaration

In accordance with Title 23, United States Code Section 112, and Public Contract Code 7106, the Applicant declares that the application is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The application is genuine and not collusive or sham. The Applicant has not directly or indirectly induced or solicited any other Applicant to put in a false or sham application. The Applicant has not directly or indirectly colluded, conspired, connived, or agreed with any Applicant or anyone else to put in a sham application, or to refrain from applying. The Applicant has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the grant amount requested, or that any other Applicant, or to fix any overhead or cost element of the grant amount requested, or of that of any other Applicant. All statements contained in the application are true. The Applicant has not, directly or indirectly, submitted its grant amount requested or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company association, organization, application depository, or to any member or agent thereof to effectuate a collusive or sham application, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of the Applicant that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Applicant.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Applicant is cautioned that making a false certification may subject the certifier to criminal prosecution.

Christopher McKinney
Print Name

Deputy City Manager
Title

Christopher W. McKinney
Signature

04.09.2025
Date