



Regional Planning Committee Agenda

Friday, March 4, 2022

12:30 p.m.

****Teleconference Meeting****

MEETING ANNOUNCEMENT AMIDST COVID-19 PANDEMIC:

The Regional Planning Committee meeting scheduled for Friday, March 4, 2022, will be conducted virtually in accordance with Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak, Government Code Section 54953(e), Assembly Bill 361 (Rivas, 2021), and the COVID-19 Emergency Temporary Standards issued by the California Department of Industrial Relations. Regional Planning Committee members will primarily participate in the meeting virtually, while practicing social distancing, from individual remote locations.

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Public Comments: Persons who wish to address the members on an item to be considered at this meeting, or on non-agendized issues, may email comments to the Clerk at clerkoftheboard@sandag.org (please reference March 4, 2022, Regional Planning Committee meeting in your subject line and identify the item number(s) to which your comments pertain). Comments received by 4 p.m. on Thursday, March 3, 2022, will be provided to members prior to the meeting. If you desire to provide live verbal comment during the meeting, please join the Zoom meeting by computer or phone and use the "Raise Hand" function to request to provide public comment. On a computer, the "Raise Hand" feature is on the Zoom toolbar. By phone, enter *9 to "Raise Hand" and *6 to unmute. Requests to provide live public comment must be made at the beginning of the relevant item, and no later than the end of any staff presentation on the item. The Clerk will call on members of the public who have timely requested to provide comment by name for those joining via a computer and by the last three digits of for those joining via telephone. All comments received prior to the close of the meeting will be made part of the meeting record. Please note that any available chat feature on the Zoom meeting platform should be used by panelists and attendees solely for procedural or other "housekeeping" matters as comments provided via the chat feature will not be retained as part of the meeting record. All comments to be provided for the record must be made via email or orally per the instructions above.

San Diego Association of Governments

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Vision Statement

Pursuing a brighter future for all.

Mission Statement

We are the regional agency that connects people, places, and innovative ideas by implementing solutions with our unique and diverse communities.

Our Commitment to Equity

We hold ourselves accountable to the communities we serve. We acknowledge we have much to learn and much to change; and we firmly uphold equity and inclusion for every person in the San Diego region. This includes historically underserved, systemically marginalized groups impacted by actions and inactions at all levels of our government and society.

We have an obligation to eliminate disparities and ensure that safe, healthy, accessible, and inclusive opportunities are available to everyone. In 2021, SANDAG will develop an equity action plan that will inform how we plan, prioritize, fund, and build projects and programs; frame how we work with our communities; define how we recruit and develop our employees; guide our efforts to conduct unbiased research and interpret data; and set expectations for companies and stakeholders that work with us.

We are committed to creating a San Diego region where every person who visits, works, and lives can thrive.



Regional Planning Committee

Friday, March 4, 2022

Item No.		Action
+1.	Approval of Meeting Minutes The Regional Planning Committee is asked to review and approve the minutes from its November 5, 2021, meeting.	Approve
2.	Public Comments/Communications/Member Comments Public comments under this agenda item will be limited to five public speakers. Members of the public shall have the opportunity to address the Regional Planning Committee on any issue within the jurisdiction of the Regional Planning Committee that is not on this agenda. Public speakers are limited to three minutes or less per person. Regional Planning Committee members also may provide information and announcements under this agenda item. If the number of public comments under this agenda item exceeds five, additional public comments will be taken at the end of the agenda. Subjects of previous agenda items may not again be addressed under public comment.	
3.	Agency Report An update on key programs, projects, and agency initiatives will be presented.	Discussion
Reports		
+4.	Restructuring of SANDAG Working Groups <i>Keith Greer, SANDAG</i> An overview of the SANDAG working group restructuring and charters for the new Mobility and Sustainable Communities Working Groups will be presented. The new Sustainable Communities Working Group will directly report to the Regional Planning Committee.	Information
+5.	Housing Acceleration Grant Program Funding Recommendations <i>Tuere Fa'aola and Jenny Russo, SANDAG</i> The Regional Planning Committee is asked to recommend that the Board of Directors approve the proposed funding recommendations for the Cycle 1 Housing Acceleration Program call for projects.	Recommend
6.	Upcoming Meetings The next meeting of the Regional Planning Committee is scheduled for Friday, April 1, 2022, at 12:30 p.m.	
7.	Adjournment	

+ next to an agenda item indicates an attachment

March 4, 2022

November 5, 2021, Meeting Minutes

Chair Mary Salas (South County) called the meeting of the Regional Planning Committee to order at 12:35 p.m.

Action: Approve

The Regional Planning Committee is asked to approve the minutes from its November 5, 2021, meeting.

1. Public Comments/Communications/ Member Comments

There were no public comments on this item.

2. Chief Executive Officer's Report (Discussion)

Chief Planning and Innovation Officer Ray Traynor provided an update on key programs, projects, and agency initiatives.

Chief Capital Program and Regional Services Officer Jim Linthicum provided an update on the Mid-Coast Transportation project and announced the Mid-Coast Grand Opening scheduled for Sunday, November 21, 2021.

Chair Salas commented on the Citizen's Initiative tax measure and the Regional Transportation Improvement Program clarifications provided by Ray Traynor.

Action: Discussion only.

Consent

3. Approval of Meeting Minutes (Approval)

The Regional Planning Committee was asked to approve the minutes of its June 4, 2021, and its September 17, 2021, meetings.

4. 2021 Regional Plan Social Equity Working Group Charter Amendment (Approve)

The Regional Planning Committee was asked to approve an amendment to the 2021 Regional Plan Social Equity Working Group Charter.

5. Quarterly Status Update of TransNet Grant Programs (Information)

This report provided an update on the TransNet Grant Programs for April 1, 2021, through June 30, 2021.

There were no public comments for this item.

Action: Upon a motion by Mayor Lesa Heebner (North County Coastal), and a second by Chair Salas, the Regional Planning Committee approved consent item nos. 3 and 4.

The motion passed.

Yes: Chair Salas, Vice Chair Terra Lawson-Remer (County of San Diego), Councilmember Sean Elo-Rivera (City of San Diego), and Mayor Heebner.

No: None.

Abstain: None.

Absent: East County and North County Inland.

Reports

6. Housing Incentive Program Overview and Housing Acceleration Program and TransNet Smart Growth Incentive Program Calls for Projects (Recommend)

Principal Regional Planner Tuere Fa'aola and Senior Contract Manager Jenny Russo, presented this item.

Kevin Lee, member of the public, commented on promoting environmental sustainability for projects.

Action: Upon a motion by Councilmember Elo-Rivera and a second by Mayor Heebner, the Regional Planning Committee recommended that the Board of Directors approve:

1. The evaluation criteria, and release the calls for projects for both the 2021 Housing Acceleration Program (HAP) and the 2021 TransNet Smart Growth Incentive Program (SGIP) - Planning; and
2. The proposed waivers of certain requirements in Board Policy Nos. 033 and 035 for this cycle of the HAP and SGIP.

The motion passed.

Yes: Chair Salas, Vice Chair Lawson-Remer, Councilmember Elo-Rivera, Mayor Heebner.

No: None.

Abstain: None.

Absent: East County and North County Inland.

7. TransNet Environmental Mitigation Program: FY 2022 Annual (Recommend)

Senior Regional Planner Kim Smith presented this item.

There were no public comments for this item.

Action: Upon a motion by Mayor Heebner and a second by Chair Salas, the Regional Planning Committee recommended that the Board of Directors approve the allocation of \$4 million in funding for FY 2022 for regional management and monitoring.

The motion passed.

Yes: Chair Salas, Vice Chair Lawson-Remer, Councilmember Elo-Rivera, and Mayor Heebner.

No: None.

Abstain: None.

Absent: East County and North County Inland.

8. Upcoming Meetings (Information)

The next meeting of the Regional Planning Committee is scheduled for Friday, December 3, 2021, at 12:30 p.m.

9. Adjournment

Chair Salas adjourned the meeting at 1:24 p.m.

Confirmed Attendance at SANDAG Regional Planning Committee Meeting

November 5, 2021

Jurisdiction	Name	Member/Alternate	Attend
South County	Mary Salas, Chair	Member	Yes
	Mona Rios	Alternate	No
East County	John Minto	Member	No
	George Gastil	Alternate	No
City of San Diego	Sean Elo-Rivera	Member	Yes
	Stephen Whitburn	Alternate	No
County of San Diego	Terra Lawson-Remer	Member	Yes
	Nora Vargas	Alternate	No
North County Coastal	Terry Gaasterland	Member	No
	Lesa Heebner	Alternate	Yes
North County Inland	Rebecca Jones	Member	No
	Joe Green	Alternate	No
Advisory Members			
Caltrans, District 11	Gustavo Dallarda	Member	No
	Ann Fox	Alternate	No
	Mario Orso		No
Metropolitan Transit System	Jill Galvez	Member	Yes
	George Gastil	Alternate	No
North County Transit District	Paul McNamara	Member	Yes
	Esther Sanchez	Alternate	No
Port of San Diego	Sandy Naranjo	Member	Yes
	Raphael Castellanos	Alternate	No
Regional Planning Technical Working Group	Tait Galloway	Member	No
	David De Vries	Alternate	No
San Diego County Water Authority	Brian Boyle	Member	Yes
	Craig Elitharp	Alternate	No
Southern California Tribal Chairmen's Association	Erica Pinto	Member	Yes
	Cody Martinez	Alternate	No
U.S. Department of Defense	Steve Chung	Member	Yes
	Mary Beth Dreusike	Alternate	No
California Department of Fish and Wildlife	Vacant	Member	No
	David Mayer	Alternate	No
Wildlife Conservation Board	John Donnelly	Member	No
	Vacant	Alternate	No
U.S. Army Corps of Engineers	Michelle Lynch	Member	No
	Kyle Dahl	Alternate	No
U.S. Fish and Wildlife Service	Vacant	Member	No
	Susan Wynn	Alternate	No

March 4, 2022

Restructuring of SANDAG Working Groups

Overview

In response to recommendations from the Organization Effectiveness Plan completed by Performance Works for SANDAG in 2019, staff have taken a fresh look at SANDAG working groups and identified opportunities for restructuring to better align with agency priorities and provide member agencies and stakeholders more meaningful opportunities to provide input on agency initiatives. At its February 11, 2022, meeting, the Executive Committee approved these recommendations.

Key Considerations

SANDAG currently supports 23 different working groups that report to a Policy Advisory Committee or provide technical input to staff. While many of these working groups were stood up for a specific objective, projects and priorities have changed over the years and these groups may not be serving the same purpose any longer. Over the past year, SANDAG staff conducted a comprehensive assessment of the working groups and found some consistent issues including outdated charters; declining participation and inability to meet quorum; frequent meeting cancellations due to lack of agenda items; overlapping agenda items and redundancy between groups; and inconsistencies with how working groups function. The analysis also indicated that each working group meeting requires approximately 40 hours of staff time.

To address these issues staff developed the following recommendations for a more effective working group structure that better aligns with agency priorities and provides more meaningful input into the SANDAG decision making process: (1) create a standard committee structure, nomenclature, and clearly defined roles and responsibilities (Attachment 1); (2) eliminate obsolete working groups and consolidate similar working groups into two new working groups: Mobility Working Group and Sustainable Communities Working Group (draft Charters are provided as Attachments 2 and 3); and (3) establish as-needed Technical Taskforces to provide technical input to staff and working groups on specific projects and initiatives.

Action: **Information**

An overview of the SANDAG working group restructuring and charters for the new Mobility and Sustainable Communities Working Groups will be presented. The new Sustainable Communities Working Group will directly report to the Regional Planning Committee.

Fiscal Impact:

None.

Schedule/Scope Impact:

The recommended changes would be implemented starting in March 2022 and be fully operation by end of the fiscal year.

Next Steps

SANDAG staff will begin implementing these recommendations in March 2022. The new working group structure would be fully operational by the end of the current fiscal year. The results of the restructuring will be reported to the Executive Committee during its annual review of working groups in June.

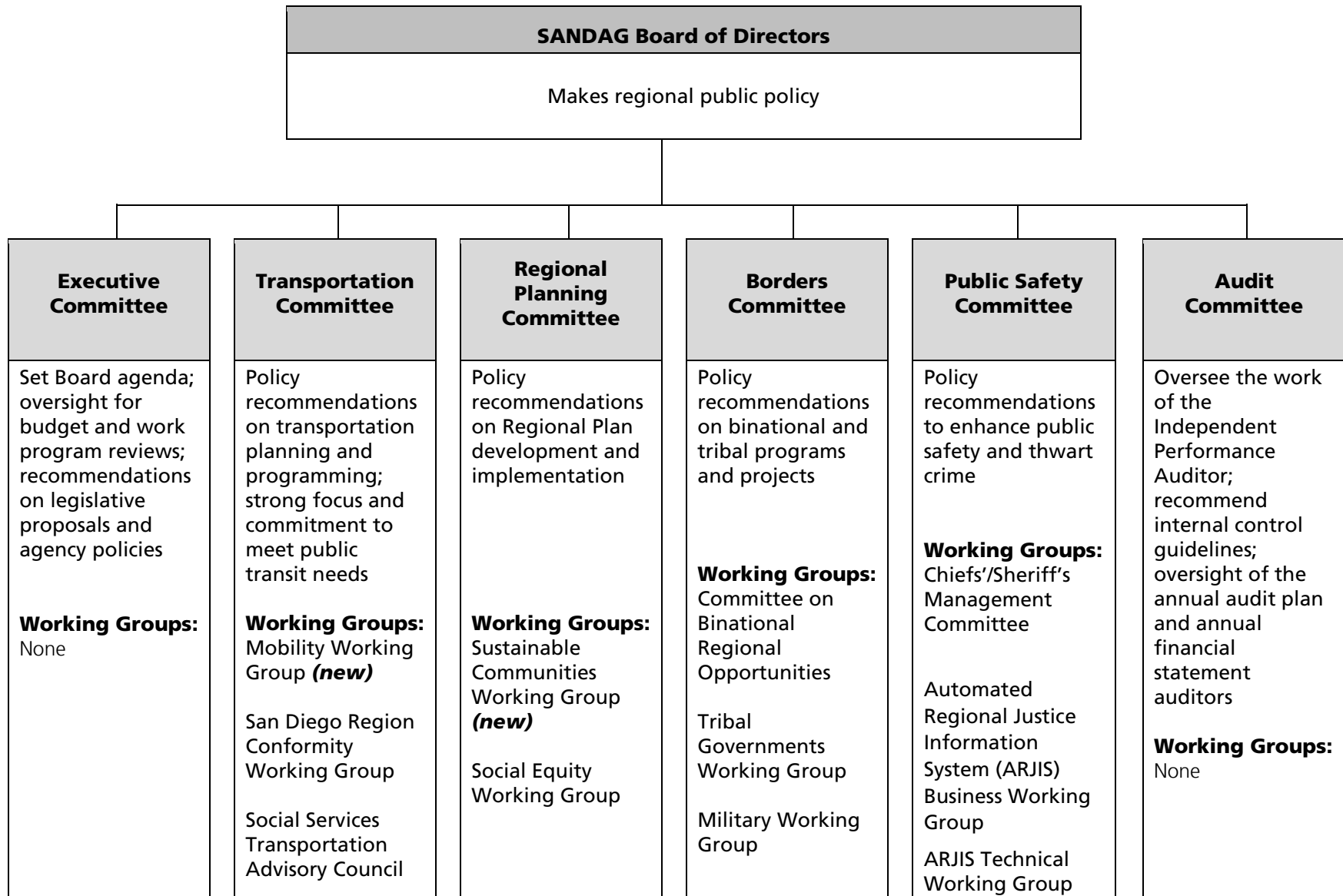
Antoinette Meier, Senior Director, Regional Planning

Key Staff Contact: Keith Greer (619) 236-7258, keith.greer@sandag.org

Attachments:

1. Structure for SANDAG Committees and Working Groups
2. Mobility Working Group Charter
3. Sustainable Communities Working Group Charter

Committee Structure





Mobility Working Group Charter

PURPOSE

The purpose of the Mobility Working Group (MWG) is to serve as a critical resource to carry out and promote cross-agency coordination on the policy, planning, development, deployment, and operations of mobility solutions that help advance the implementation of the SANDAG Regional Plan.

RESPONSIBILITIES

The MWG provides an institutional forum and structure for regional stakeholders to: (1) collaborate, coordinate, research, and peer exchange innovative mobility solutions; (2) identify legislative and regulatory barriers and opportunities; (3) implement and operate regional solutions that require cross-jurisdictional coordination; (4) develop guidelines and adopt standards that will facilitate seamless implementation of mobility solutions across the region; and (5) promote best practices and technical assistance that prepare for the future of mobility. The MWG also provides SANDAG staff and the Transportation Committee with input and recommendations on preparation and implementation of the Regional Plan and other transportation projects, programs, and policies.

MWG activities are identified through annual workplans. SANDAG staff will update the workplan in coordination with the MWG to foster collaboration and consensus on priority projects that advance the goals and projects contained in the Regional Plan as well as the *TransNet* Local Streets and Roads program.

LINE OF REPORTING

The MWG will make recommendations to SANDAG staff and the Transportation Committee.

MEMBERSHIP

The MWG membership shall include one voting member and one alternate member from each SANDAG member agency, including the region's 18 cities, the County of San Diego, Metropolitan Transit System, North County Transit District, Port of San Diego, and the San Diego County Regional Airport Authority. Each member agency shall have one vote. MWG agency representatives shall be appointed by the membership agency for a two-year term and be an executive or senior staff level. Membership may also include participation from non-voting agency partners including, but not limited to, Caltrans, Department of Defense, Southern California Tribal Chairman's Association.

CHAIR

The Chair of the Transportation Committee shall appoint a member of the Transportation Committee to serve as a non-voting Chair of the MWG for a period of one year. The Chair shall preside at all MWG meetings, call the meetings, and represent the MWG at the Transportation Committee. In the event that the Chair is unavailable to perform these duties, the MWG staff coordinator shall act in place of the Chair.

MEETING FREQUENCY

The MWG will meet every other month or as needed. Meetings shall be noticed according to and shall otherwise fully comply with the Ralph M. Brown Act.

DURATION OF EXISTENCE

The MWG will function on an on-going basis, subject to annual review by the SANDAG Executive Committee.



Sustainable Communities Working Group Charter

PURPOSE

The purpose of the Sustainable Communities Working Group (SCWG) is to serve as a critical resource to carry out and promote cross-agency coordination on the development and implementation of the Sustainable Communities Strategy (SCS) of the SANDAG Regional Plan.

RESPONSIBILITIES

The SCWG provides an institutional forum and structure for regional stakeholders to: (1) collaborate, coordinate, research, and peer exchange innovative solutions to address regional issues related to land use, housing, sustainability, habitat conservation, climate resilience and equity; (2) identify legislative and regulatory barriers and opportunities; (3) implement regional solutions that require cross-jurisdictional coordination; (4) develop guidelines that will facilitate implementation of policies, programs and solutions across the region; and (5) promote best practices and technical assistance that helps local jurisdictions align policies and programs with the Regional Plan and SCS. The SCWG also provides SANDAG staff and the Regional Planning Committee (RPC) with input and recommendations on preparation and implementation of the Regional Plan and SCS.

SCWG activities are identified through annual workplans. SANDAG staff will update the workplan in coordination with the SCWG to foster collaboration and consensus on priority projects that advance the goals and projects contained in the Regional Plan and SCS.

LINE OF REPORTING

The SCWG will make recommendations to SANDAG staff and the Regional Planning Committee.

MEMBERSHIP

The SCWG membership shall include one voting member and one alternate member from each SANDAG member agency, including the region's 18 cities and the County of San Diego. Each member agency shall have one vote. SCWG agency representatives shall be appointed by the membership agency to serve a two-year term and be an executive or senior staff level. Membership may also include participation from non-voting agency partners including, but not limited to, Caltrans, Metropolitan Transit System, North County Transit District, San Diego County Regional Airport Authority, San Diego County Water Authority, Air Pollution Control District, the Local Agency Formations Commission, Department of Defense, Southern California Tribal Chairman's Association, and the Port of San Diego.

CHAIR

The Chair of the Regional Planning Committee shall appoint a Regional Planning Committee member to serve as a non-voting Chair of the SCWG for a period of one year. The Chair shall preside at all SCWG meetings, call the meetings, and represent the SCWG at the Regional Planning Committee. In the event that the Chair is unavailable to perform these duties, the SCWG staff coordinator shall act in place of the Chair.

MEETING FREQUENCY

The SCWG will meet every other month or as needed. Meetings shall be noticed according to and shall otherwise fully comply with the Ralph M. Brown Act.

DURATION OF EXISTENCE

The SCWG will function on an on-going basis, subject to annual review by the SANDAG Executive Committee.

March 4, 2022

Housing Acceleration Grant Program Funding Recommendations

Overview

SANDAG established a Regional Housing Acceleration Program (HAP) to collaborate on projects that have a broader regional impact on housing using California Department of Housing and Community Development (HCD) Regional Early Action Planning (REAP) grant program funds.

The Cycle 1 HAP call for projects, including the evaluation criteria, was presented to the Regional Planning Committee at its November 5, 2021, meeting. The Board of Directors approved the evaluation criteria and released the call for projects on November 19, 2021. HAP grants are intended to encourage sustainable and equitable housing practices, while reducing regional vehicle miles traveled and affirmatively furthering fair housing in accordance with goals and guidelines established in the 2021 Regional Plan.

The call for projects closed on January 21, 2022. SANDAG received eight applications from local jurisdictions and the County of San Diego for a variety of prohousing projects. Pending approval from the Board, approximately \$1.9 million will be awarded through the Cycle 1 HAP call for projects.

Evaluation Process

An evaluation panel of five SANDAG staff members scored the qualitative responses of each application based on the evaluation criteria. For each project, the project's quantitative scores were calculated by SANDAG Grants staff and were added to the qualitative scores from each evaluator, forming a total score from each evaluator. Seven of the eight projects met the minimum average score criteria and all other requirements established by HCD and state legislation. SANDAG staff recommends those seven projects for full project funding. A social equity analysis is being conducted to ensure projects have no disproportionate effects for low-income populations or disparate impacts for minority populations. The social equity analysis will be completed and available prior to the March 11, 2022, Board meeting. All project rankings were independently reviewed by data quality assurance staff to ensure there were no potential errors.

Action: **Recommend**

The Regional Planning Committee is asked to recommend that the Board of Directors approve the proposed funding recommendations for the Cycle 1 Housing Acceleration Program call for projects.

Fiscal Impact:

Approximately \$2.4 million of Housing Acceleration Program (HAP) grant funds will be awarded to local jurisdictions through Overall Work Program Project No. 3321900.

Schedule/Scope Impact:

Pending Board approval, HAP grant funds will be awarded and a notice to proceed issued by spring 2022. All projects are required to be completed by June 30, 2023.

Housing Acceleration Program Results

Based on the draft project rankings, seven of the eight project proposals, totaling approximately \$1.9 million, are recommended for full funding. These projects include but are not limited to: support for affordable housing production, Accessible Dwelling Unit assistance programs, displacement studies, smart growth initiatives, and redevelopment of publicly-owned lands.

Next Steps

Pending Board approval, staff will begin executing grant agreements, and projects are anticipated to begin in late April 2022. All project funding must be expended by June 30, 2023.

Antoinette Meier, Director of Regional Planning

Key Staff Contacts: Tuere Fa'aola (619) 699-1989 tuere.faaola@sandag.org
Jenny Russo, (619) 699-7314, jenny.russo@sandag.org

Attachment: 1. HAP Funding Recommendations

HAP Funding Recommendations

Agency Name	Final Rank	Project Title	Description	Amount of HAP Funding Requested	Amount of Matching Funds	Total Project Cost	% of Matching Funds
Del Mar	1	Housing Feasibility Assessment for Smart Growth Areas	Project with compile Phase I information to study the feasibility of developing at least 54 affordable housing units, obtain expertise/consulting services to secure housing agreement with State 22nd District Agricultural Association. Also complete a Phase II feasibility study to understand what types of incentives maybe be needed to facilitate affordable housing production.	\$225,000	\$186,500	\$411,500	45.32%
San Diego (County)	2	Objective Design Standards	Create objective design standards to implement the Sixth Cycle Housing Element (Housing Element) and comply with State Law (SB 330, SB 35, and SB9). The grant will help facilitate the production of housing in unincorporated communities by establishing clear guidelines and decreasing plan review time for certain projects.	\$250,000	\$100,000	\$350,000	28.57%
Chula Vista	2	Chula Vista ADU Assistance Program	Program will provide assistance to local residents who are interested in constructing ADUs, by offering pre-approved ADU designs, planning software, and a one stop shop webpage with FAQs, the program will make ADU construction more affordable, faster, and easier than before.	\$180,720	\$200,000	\$380,720	52.53%
National City	4	Together We Plan National City	Program is focused on development within areas served by high-frequency transit. Program is an opt-in system for developers to use an alternate calculation method for the number of units proposed on a parcel; rather than putting a limit on dwelling units per acre. No single-family zones are proposed to be included in the opt-in method, mixed-use overlay zones and housing overlay zones would also be included.	\$205,523	\$1,602,227	\$1,807,750	11.37%
Santee	5	Project-Level CEQA Analysis for Town Center Multifamily Housing Sites	Project rezones four large strategic sites consisting of approximately 37.5 undeveloped acres within the City's Town Center. Sites are strategically located within 1/4-mile of the City's trolley station/mobility hub, near retail and services, employment centers, and along the City's planned multi-modal corridor. Rezoning of these sites will produce approximately 923 housing units, including 333 housing units affordable to low-income households.	\$264,000	\$0	\$264,000	0.00%
San Diego (City)	6	San Diego - HAP	City of San Diego - HAP accelerates the production of housing in transit rich areas through a combination of improving building permit processes and studying city-owned sites to evaluate feasibility for housing development.	\$500,000	\$150,000	\$650,000	23.08%
Encinitas	7	Housing Production Assistance	Update the City of Encinitas (City) Permit Ready ADU (PRADU) plans to meet the City's green building code update for 100% all electric new unit developments; retain contract principal planner discretionary plan review services to expedite housing production; and conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement.	\$310,000	\$50,000	\$360,000	13.89%
Total Amount of Funds Requested				\$1,935,243			
All projects will be awarded 100% of the funds requested							

* SANDAG received an application from Escondido that was determined an ineligible activity by the HCD. Therefore, the applicant was not recommended to move forward for funding.