

January 23, 2026

Regional Housing Needs and Activities

Overview

SANDAG serves the San Diego region through several designations, including Regional Transportation Planning Agency, Regional Transportation Commission, Council of Governments, and Metropolitan Planning Organization. These designations provide the agency with specific, yet limited responsibilities regarding regional housing: (1) developing a compliant Sustainable Communities Strategy (SCS) that includes a land use pattern that is integrated with the transportation network and accommodates our Regional Housing Needs Allocation (RHNA), (2) distributing Smart Growth Incentive Program funding to local jurisdictions that incentivize projects in SCS identified smart growth areas, and (3) producing a RHNA methodology. California Assembly Bill 101 (Ting) expanded SANDAG's role in housing by establishing a funding program called the Regional Early Action Planning (REAP) Grants. This funding allows SANDAG to provide support to local jurisdictions and partner agencies to advance housing initiatives that advance the state's housing and climate goals.

This staff report provides an overview of SANDAG's Housing Acceleration Program (HAP) funded through the state's REAP program with a focus on the Tribal Housing Program and information that illustrates some areas have a higher reliance on people living and working in the same area.

Key Considerations

Through two rounds of REAP funding, SANDAG has been allocated over \$47 million to develop and implement its HAP and advance the four key components:

- **Local Jurisdiction Support:** provides grants and technical assistance for efforts to implement local housing elements and accelerate the development of affordable housing. Through HAP cycle 2, 15 capital and planning projects, totaling \$12.3 million, were awarded.
- **Affordable Housing Programs:** awarded \$14 million in grants and low interest loans for affordable housing development through a Housing Trust Fund developed in partnership with the San Diego Foundation.
- **Transit Agency Partnership:** support activities that advance transit-oriented development near major transit stations in the San Diego region.
- **Tribal Partnership:** award approximately \$4.4 million to eight tribes to advance housing planning efforts on or near tribal reservations in partnership with the Southern California Tribal Chairmen's Association (SCTCA).

Action: Discussion

Staff will present an overview of the nexus between key employment centers and housing needs, including a focus on what SANDAG is doing to support housing development across the region and with the tribal nations. This will be an opportunity for committee members to discuss how live/work patterns impact housing needs in their communities and cross-jurisdictional opportunities to collaborate.

Fiscal Impact:

The Housing Acceleration Program is funded through the Overall Work Program (OWP) Project No. 3321901 (REAP 2.0).

Schedule/Scope Impact:

December 30, 2026, is the REAP 2.0 expenditure deadline.

The HAP Tribal Housing Grant program supports tribal-led housing planning and implementation readiness by identifying housing needs, evaluating sites, and reducing infrastructure and regulatory barriers, while respecting tribal sovereignty. The HAP Tribal Housing Grant program also builds tribal capacity to pursue future funding to advance housing. Funding was awarded to 8 Tribes: Ewiiapaayp Band of Kumeyaay Indians, Jamul Indian Village of California, La Jolla Band of Luiseño Indians, Mesa Grande Band of Mission Indians, Pala Band of Mission Indians, Pauma Band of Luiseño Indians, Iipay Nation of Santa Ysabel, and Rincon Band of Luiseño Indians.

As we work with our partners to plan and build more housing, we are also considering the location of employment centers across the region and how to improve the connections between where people live and work.

Next Steps

SANDAG staff will continue to implement HAP activities funded by REAP 2.0 and continue to work collaboratively with the SCTCA and awarded tribes to support completion of the awarded projects.

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