



# Regional Housing Needs and Activities

Borders Committee | Item 4.3  
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January 23, 2026

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## Using Employment Centers to Understand Where People Live and Work To Inform Regional Housing Needs

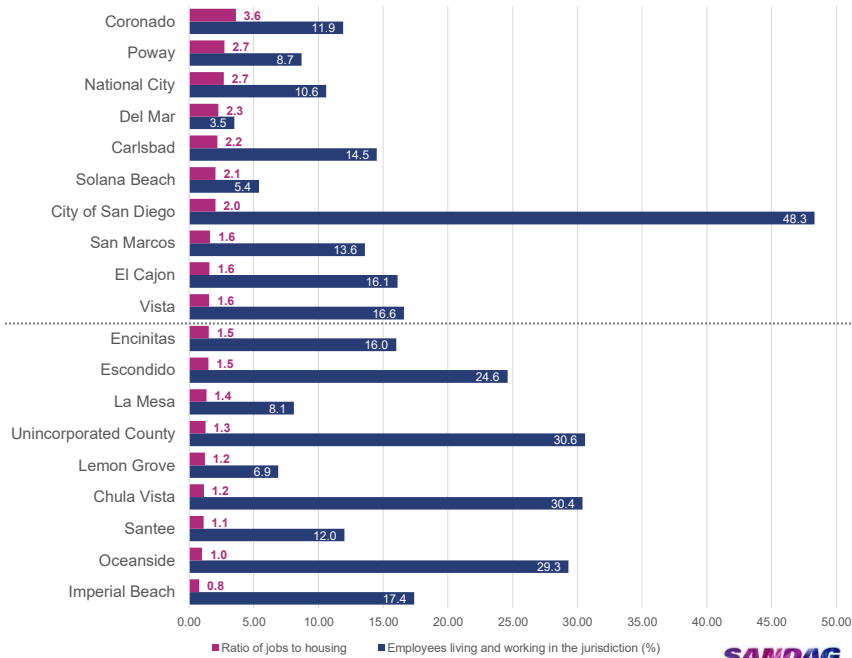
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## Living and Working in the Same Jurisdiction

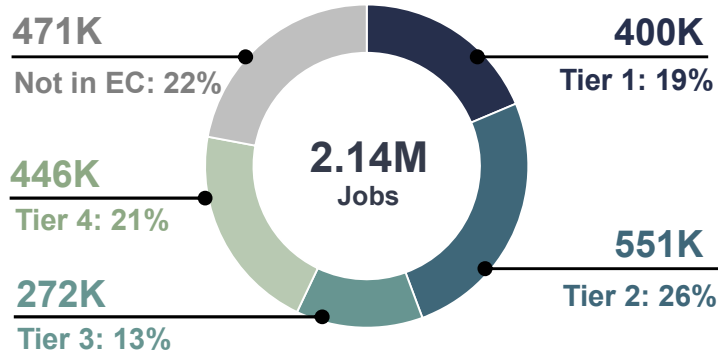
Two measures of the opportunity to live and work in the same area:

- **Jobs per housing unit** (region-wide 1.1 jobs per housing unit)
- **Share of jobs filled by residents** (region-wide 12% of residents live and work in the same jurisdiction)

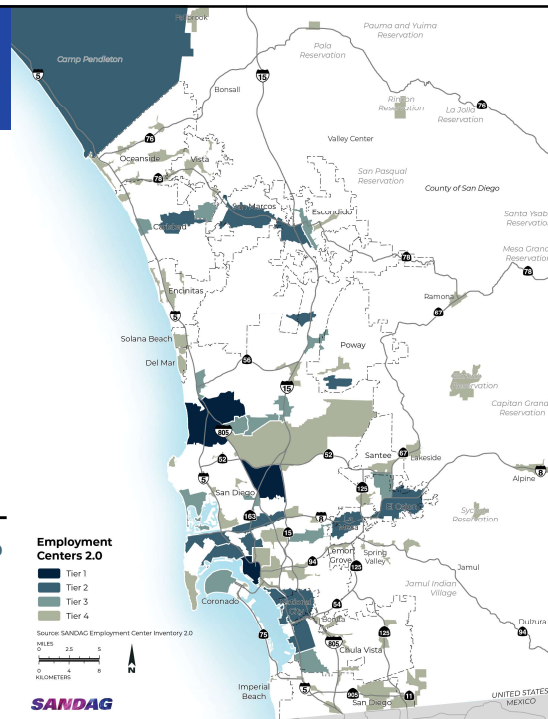


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## Employment Centers 2.0 San Diego Region



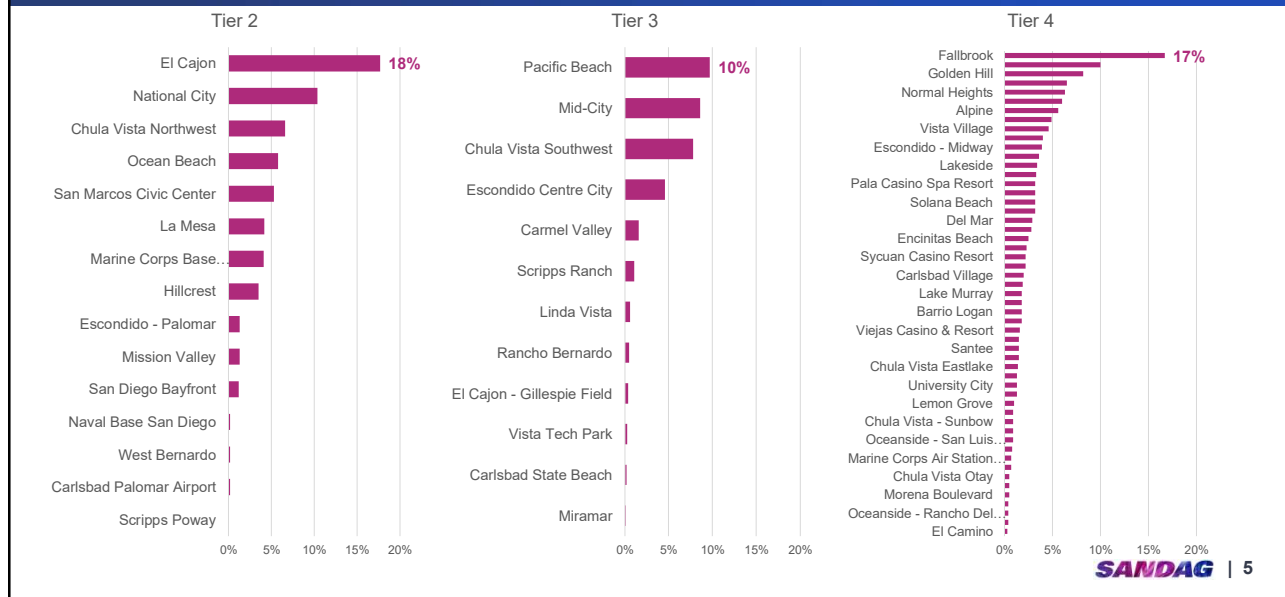
Sources: SANDAG including LODES 7.3, 2015; LEHD 8, 2019; EDD; SANDAG Employment Forecasts, 2022



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# Employment Centers

## Share of jobs filled by residents



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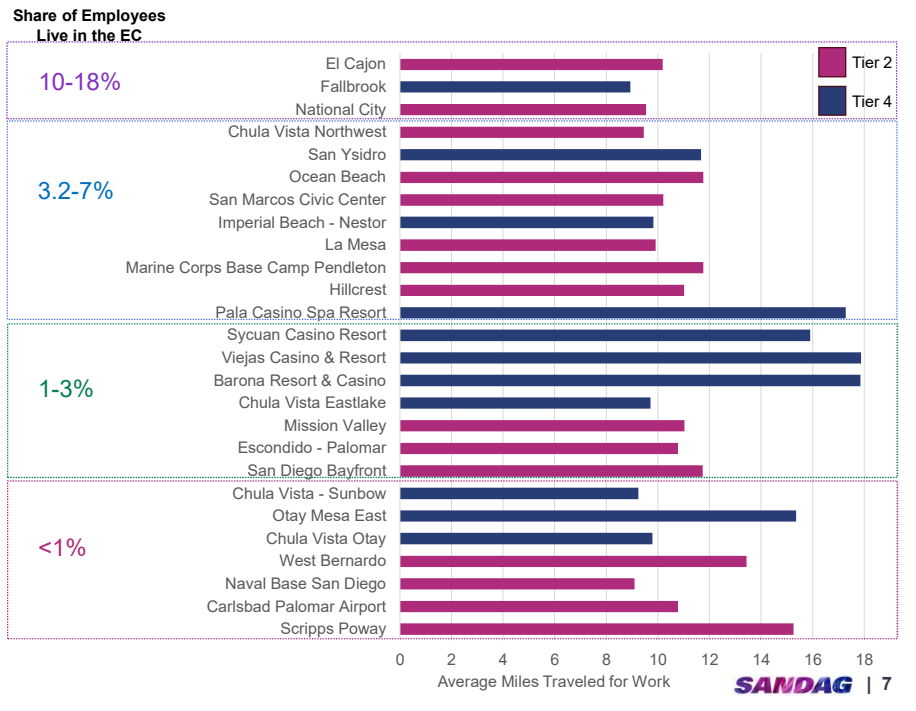
# Employment Centers

## Miles traveled and housing availability



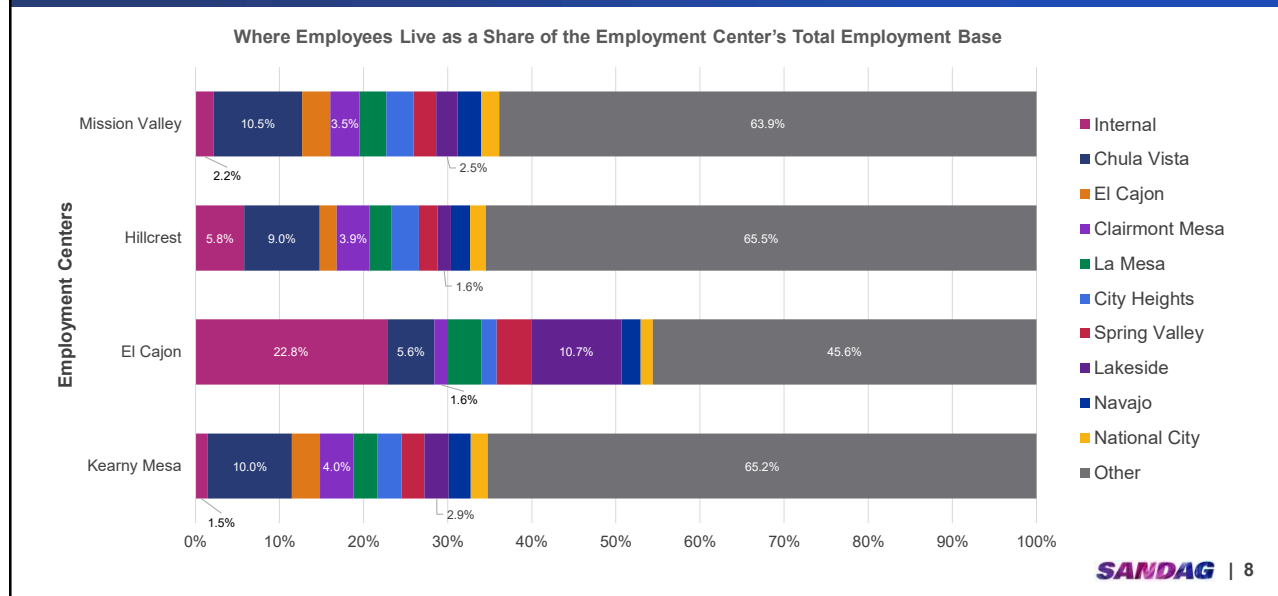
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# Share of Resident Employees and Travel Distance



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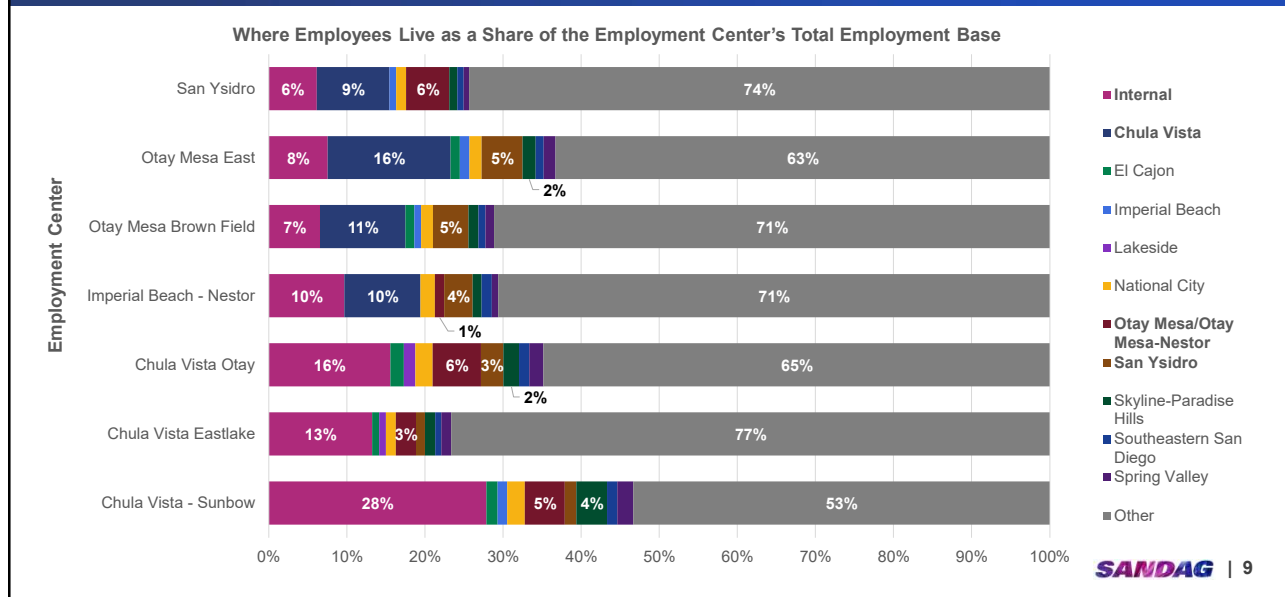
# Selected Tier 1 & Tier 2 ECs Providing employment opportunity to the entire County



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# ECs near the US-Mexico Border

## Providing employment opportunity to the entire County



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## Employment Centers

### Insights on where people live and work

91 Employment Centers  
1.7M jobs

### Where workers live

- Most workers do not live where they work
- Share of employment filled by residents residing in the EC is relatively small – 0.1% to 17%, with over half having less than 2%

### Jobs

- Employment centers vary in housing intensity
- For ECs with more 100 housing units, the ratio of jobs to housing units ranges from 0.5 to 138, with median 3.5

### Housing

- The availability of housing and jobs do not appear to have a strong relationship based on ECs
- Mean miles traveled for work across Tier 2 and Tier 3 ECs does not appear to vary with housing availability

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# SANDAG's Role in Housing

## Regional Plan & Sustainable Communities Strategy (SCS)

- Coordinated transportation and land use strategy

## Smart Growth Incentive Program (SGIP)

- Grant program for local jurisdictions to incentivize smart growth

## Regional Housing Needs Allocation (RHNA)

## Housing Acceleration Program (HAP)



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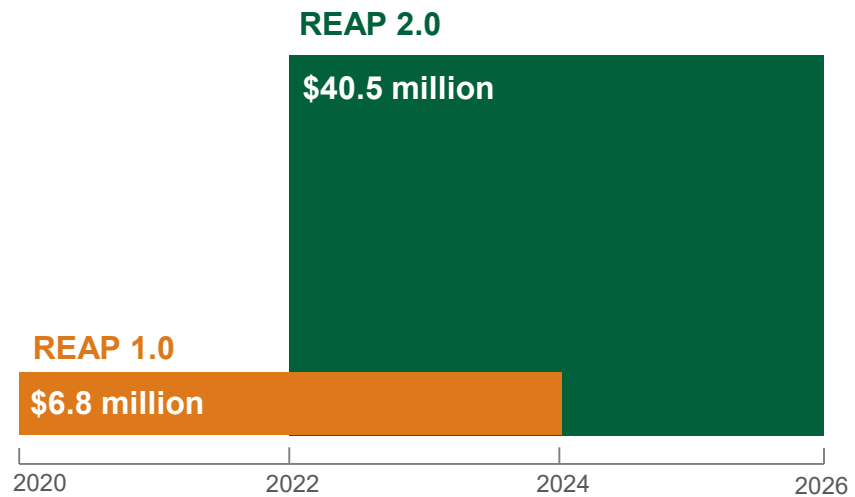
## Housing Acceleration Program (HAP)

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## Regional Early Action Planning Grants (REAP)

Funding allocated to SANDAG to start our Housing Acceleration Program (HAP)



## REAP 2.0 Objectives



**Accelerating  
Infill  
Development**



**Affirmatively  
Furthering Fair  
Housing (AFFH)**



**Reducing  
Vehicle Miles  
Travelled (VMT)**

## REAP 2.0 Activities



Local Jurisdiction Support



Affordable Housing Programs



Transit Agency Partnership



Tribal Partnership

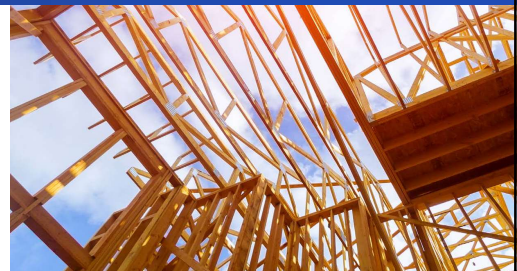
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## SANDAG's Housing Acceleration Program (HAP)

### Program Highlights:

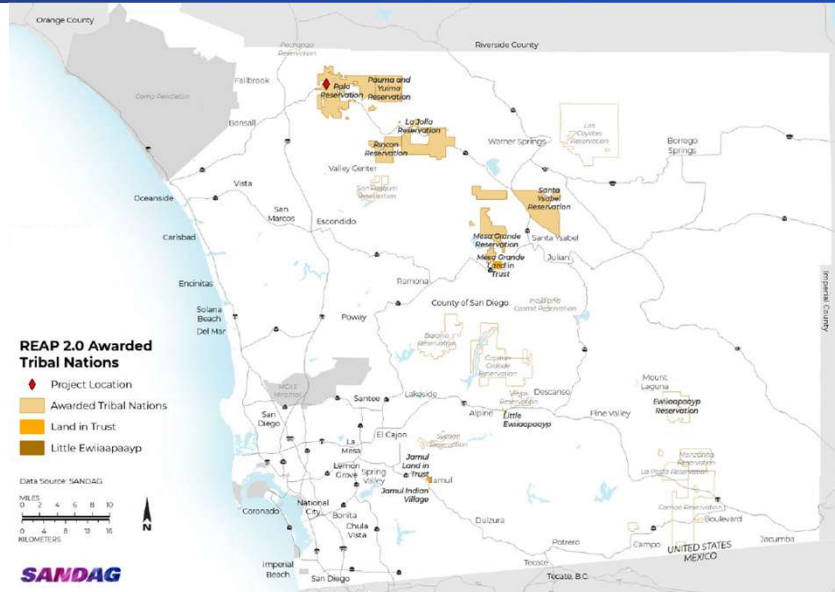
- **Local Jurisdiction Support:** Over \$14.2M in grant funding & technical assistance
- **Affordable Housing Trust Fund:** Awarded \$14M in grants and low interest loans in partnership with the San Diego Foundation
- **Transit Agency Partnership:** Over \$1M to advance transit-oriented development on land owned by transit operators
- **Data & Policy Resources:** Housing Policy and Planning Tool (HPPT)
- **Tribal Partnership:** \$4.4M Tribal Housing Grant Program in collaboration with the SCTCA



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## Tribal Partnership

- SANDAG, in partnership with the Southern California Tribal Chairmen's Association (SCTCA) developed a Tribal Housing Grant Program
- Eight tribes applied and were awarded \$4.4M in grant funding
- Program administered through the SCTCA
- Grant program expenditure deadline is June 2026



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## REAP 2.0 THGP Awarded Tribal Projects

- **Ewiaapaayp Band of Kumeyaay Indians** - EBKI Housing Supportive Infrastructure
- **Jamul Indian Village of California** - JIV Barrett Ranch Property Master Plan
- **La Jolla Band of Luiseño Indians** - La Jolla Housing Project
- **Mesa Grande Band of Mission Indians** – Mesa Grande Housing Acceleration Study
- **Pala Band of Mission Indians** - Lee Bar Ranch Subdivision
- **Pauma Band of Luiseño Indians** - Pauma Maynard Tribal Housing Project
- **Iipay Nation of Santa Ysabel** - Santa Ysabel Housing Acceleration
- **Rincon Band of Luiseño Indians** - Rincon Land Development Project


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