

Housing Infill on Public and Private Lands (HIPP) Pilot Program **Example Projects and Tasks**

The HIPP pilot program has two objectives:

- 1) Accelerate the development of surplus and/or excess publicly owned lands, or other underutilized privately owned land meeting the REAP 2.0 definition for infill that can be redeveloped with affordable or mixed income housing and ancillary neighborhood serving businesses and supporting infrastructure, and
- 2) Support entities with regulatory land use control to develop and implement policies and initiatives increasing potential to achieve housing supply, choice and affordability within corridor-wide and/or area-wide locations meeting the REAP 2.0 definition for infill.

Eligible activities must lead to an adoptable/implementable deliverable that meets REAP 2.0 Program Goals.

1. Accelerating Development of Available Land.

The pilot program will provide consultant support and technical assistance including but not limited to:

- Site identification
- Feasibility and environmental assessments
- Project scoping and sponsor/developer selection
- Community engagement
- Master planning; and engineering.

SCAG will develop a bench of consultants and conduct studies supporting participating entities identify, assess, and move available lands into development with an affordable housing component. Studies completed could include site feasibility and readiness assessments for development potential and environmental screening, competitiveness for state funding, capacity to attract partnerships and philanthropic investment, and other factors that could contribute to the successful development of available land. The site feasibility and readiness assessments will be based first on alignment with existing transit and utilities infrastructure, and secondarily on future planned investments. Projects targeted for these funds should provide opportunities to explore large scale development/redevelopment of a site or scattered sites as well as innovative models to streamline delivery of affordable and mixed income housing. Innovative models may include concepts such as new financing mechanisms, standard designs or even design/build competitions. This component of the HIPP pilot program is focused on a specific site or scattered

sites for development, and where the applicant can demonstrate that it is possible for construction to be within 5 years of award.

Depending on interest in the Pilot Program, SCAG may allocate some funding for the development of templates for affordable housing transactions (such as standard Request For Proposals (RFP) and resultant legal documents) and feasibility studies paired with resources to begin development activity and/or to consider multiple multi-year development scenarios and alternative financing strategies for development of publicly and privately owned lands.

Representative Tasks Include:

- Identifying available lands
 - Land inventories
- Assessing development potential, including the following:
 - Local land use requirements and restrictions,
 - Suitability for residential use,
 - Residential density capacity analysis,
 - Site constraints and impediments affecting development.
- Conducting feasibility analyses
 - Project scoping
 - Financial feasibility
 - Residential market studies
 - Master planning for multi-phased development
- Predevelopment
 - Surplus land act technical assistance
 - Developer selection
 - Community engagement
- Document Preparation Services
 - RFPs for land development
 - Cooperation Agreements or MOUs for participating entities
 - Affordable housing development documents such as long-term ground leases or disposition agreements
 - Exclusive Negotiation Agreements
 - Fair housing assessments/analyses

2. Increasing Potential for Housing in Corridor-Wide or Area-Wide Infill Locations.

Moving beyond site specific development, the HIPP pilot program provides flexibility for eligible applicants with regulatory land use control to develop and implement policies and initiatives within a corridor-wide or area-wide infill area, with a focus on housing and affordable housing based in justice, equity, diversity, and inclusion. Proposed projects or policies should be consistent with the programs included in the local 6th Cycle Housing Element. Supported

activities can include funding for technical assistance, staffing and consultants, community engagement, peer learning cohorts, data, and mapping. Eligible activities must lead to an adoptable/implementable deliverable that meets REAP 2.0 Program Goals:

- **General Plan Amendments, Specific Plans, Development Guidelines and Standards, and Rezoning for Housing Element Implementation and Compliance** – Corridor-wide or area-wide general plan amendments and code changes and zoning-based housing and affordable housing incentives focused on large scale overlay districts or other incentive programs, local density bonuses, reduced parking minimums and/or parking maximums, and as-a-right development approval.

Representative Tasks Include:

- Analyzing of existing land use conditions, infrastructure conditions, capacity, and developing recommendations for housing and related land use needs
 - Developing master planning, urban design studies, and urban planning, urban design, zoning, and land use strategies that further land use and regulatory planning, state housing laws, affordable housing planning and financing programs, and infrastructure planning.
 - Analyzing and developing recommendations from land use and real estate market data
 - Drafting land use regulatory documents including ordinances, overlay zones, general plan elements, specific plans, overlay districts, development guidelines and standards.
 - Processing zoning amendments that increase development capacity for housing, and various housing and mixed-use development typologies,
 - Conducting parking utilization studies in relation to setting or updating parking requirements,
 - Assessing and recommending parking policies and program amendments supporting housing and mixed-use,
 - Development impact fee adjustments and waivers.
- **Environmental Clearance and Permit-Streamlining Facilitating Affordable Housing** – Jurisdictional and agency-wide reductions in process and timing for residential/residential-mixed use approvals resulting in quantifiable cost and/or time savings. Preparation of required environmental review documents for corridor-wide or area-wide plans that facilitate housing development with an affordable component that could foreseeably begin construction in five years, including but not limited to CEQA and NEPA, Coastal Commission approval, Department of Toxic Substances Control review or other clearances.

Representative Tasks Include:

- Conducting initial research and identifying potential environmental issue areas and recommended level of environmental review,
- Completing initial assessments, including Phase 1 environmental assessments,

- Developing program-level environmental documents including but not limited to CEQA and NEPA, Coastal Commission approval, Department of Toxic Substances Control review or other clearances.
 - Assessing and developing recommendations for objective development standards, by-right entitlements, and special overlay entitlement processes,
 - Assessing and development recommendations for streamlining development review and plan check process including online plan review and other technologies reducing time and costs,
 - Other actions for streamlining housing and mixed-use development approvals and permitting resulting in quantifiable cost and/or time savings.
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- **Increasing Affordable Supply and Preventing Displacement** – Corridor-wide and area-wide policy or projects increasing the supply, availability, and access to housing at below market rate rental and ownership prices. Projects focused on preventing jurisdiction-wide, corridor-wide, or area-wide displacement and loss of existing affordability. Funding can support the creation of inclusionary housing rental and homeownership programs, transfer of development rights and other approaches achieving a mix of housing types, and rental and sales price ranges that set aside housing at or below the area median income. Eligible uses also include enabling programs and strategies for preventing loss of existing affordable housing in the speculative real estate market, extending expiring affordability covenants, establishing community or tenant opportunity to purchase programs, and other programs achieving a quantifiable benefit for preserving existing affordability and preventing displacement.

Representative Tasks Include:

- Assessing city or county development standards and processes to identify pro-housing program qualifying options and making recommendations on policies and programs to achieve pro-housing designation,
- Assessing and recommending impact fee adjustments and waivers supporting development capacity,
- Architectural services leading to the development of model building plans and other templates supporting over the counter or fast-tracked permitting for housing and affordable housing projects.
- Inclusive housing zoning and programs:
 - Inclusionary zoning ordinances and program structures,
 - Inclusionary fee schedules,
 - Density bonuses and other incentives,
 - Rental and homeownership formulas and finance models,
- Developing transfer of development rights and other development incentives achieving a mix of housing types, and rental and sales price ranges that set-aside housing at or below the area median income,

- Other strategies for increasing supply, choice, availability, and access to housing at below market rate rental and ownership prices.
- Analyzing local housing market dynamics, making recommendations, and developing model inclusionary housing requirements and other related actions:
 - Evaluating ROI and potential for inclusionary fee and unit requirements and possible incentives supporting housing development with inclusionary requirements,
 - Developing, evaluating, and updating inclusionary zoning ordinances and programs,
 - Assessing in-lieu fee and impact fee (linkage fee) schedules and impact on ROI and per state law,
 - Developing approaches for integrating state density bonus with local bonuses and other incentives,
 - Assessing rental and homeownership inclusionary requirements and incentives targeted to meeting community needs for a range of housing choices and affordability ranges,
 - Evaluating and making recommendations on existing and proposed affordable housing rental and homeownership programs compliant with fair housing requirements and affirmatively furthering fair housing, including rent schedules and sale/resale formulas, program requirements, and leasing and reporting requirements.
- Identifying, assessing, recommending, and implementing strategies for reducing or eliminating displacement pressures impacting community members and households, especially the most vulnerable,
- Preventing loss of existing affordable housing in the speculative real estate market, using the following strategies:
 - Extending expiring affordability covenants,
 - Establishing community or tenant opportunity to purchase programs, and
 - Other programs that achieve a quantifiable benefit for preserving existing affordability and preventing displacement.
- **Other Strategies Accelerating Housing and Affordability** – Large-scale transformative jurisdictional, corridor-wide, or area-wide projects not otherwise described above can be proposed but must meet all program requirements and have a strong nexus to housing supply, choice and affordability, or preventing displacement. Such projects will be evaluated on a case-by-case basis.