

REAP 1.0 Grant Funding

Outcomes & Impact

December 5, 2024
SCAG CEHD Committee



REAP 1.0 Housing Program



- Affordable Housing Policy
- Visualizing Housing
- Talking About Housing / Forming Partnerships
- Housing and City Finances
- Increasing Housing Production
- More Funding for More Housing



Affordable Housing Policy

Subregional Inclusionary Housing Strategy *Completed February 2023*

- *Many housing market and economic forces are similar within the subregion*
- *Inputs for analysis are based on county and MSA-level data, as well as real estate data that is likely similar among subgroups of member cities*
- *Analysis results in tools that can provide building blocks for crafting city-specific programs*
- *Provides most of the technical analysis needed for an inclusionary program, **saving member cities time and money***



Affordable Housing Policy

▪ Subregional Inclusionary Housing Strategy *Completed February 2023*

APRIL—JUNE 2022

- Background market research/existing conditions overview

JUNE—OCTOBER 2022

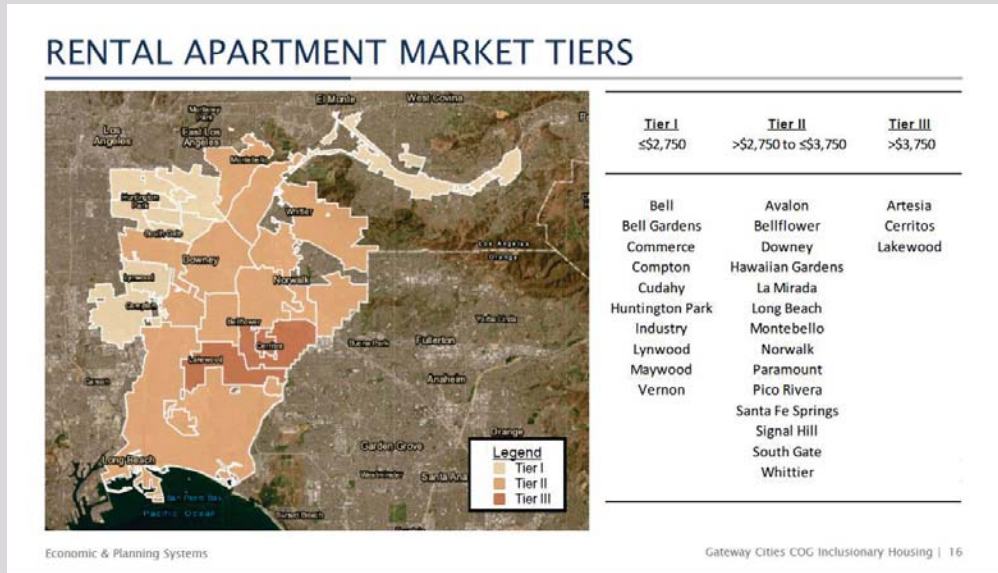
- Engagement with key stakeholders (housing developers active in the region)
- **Feasibility of inclusionary requirements/ in-lieu fee recommendations**
- **Nexus Study**
- Review of findings with members cities (at Planning Directors Meeting)

NOV 2022—FEB 2023

- **Calculator and model ordinance/ 75% of resources cities need**
- Review of tools with member cities



- Subregional Inclusionary Housing Strategy *Completed February 2023*



- Subregional Inclusionary Housing Strategy *Completed February 2023*

RECOMMENDED INCLUSIONARY REQUIREMENTS

Tier 1	Tier 2	Tier 3
<p>Not feasible</p>	<p>Not feasible</p>	<p>\$15.00/sq. ft. 4% VLI; OR 7% LI; OR 8% MOD</p>
<p>\$8.00/sq. ft. 8% LI; OR 10% MOD</p>	<p>\$10.00/sq. ft. 9% LI; OR 12% MOD</p>	<p>\$12.00/sq. ft. 10% LI; OR 13% MOD</p>
<p>Not feasible</p>	<p>\$12.00/sq. ft. 5% LI; OR 5% MOD</p>	<p>\$15.00/sq. ft. 6% LI; OR 6% MOD</p>

Notes:
 [1] Inclusionary requirements for each income category are mutually exclusive, not additive. Blending income levels is possible with additional calculation.
 [2] Inclusionary requirements for for-sale products typically do not target very-low income households, given the challenges for those households to support the other housing costs that are associated with homeownership.

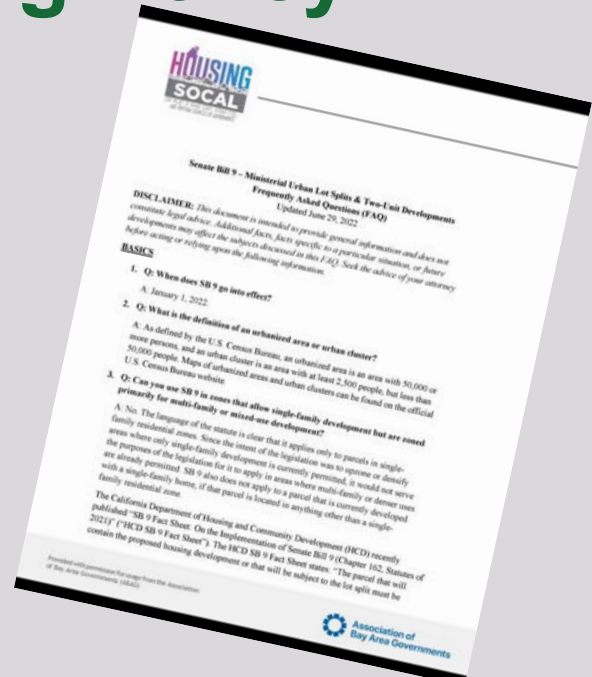
Economic & Planning Systems

Gateway Cities COG Inclusionary Housing | 20



Affordable Housing Policy

- Model Housing Ordinances
 1. SB9
 2. ADUs
 3. Density Bonus
 4. Group Homes
 5. Motel-Hotel Conversion
 6. Residential Care Facilities
 7. SB6 - AB2011
 8. Inclusionary Housing

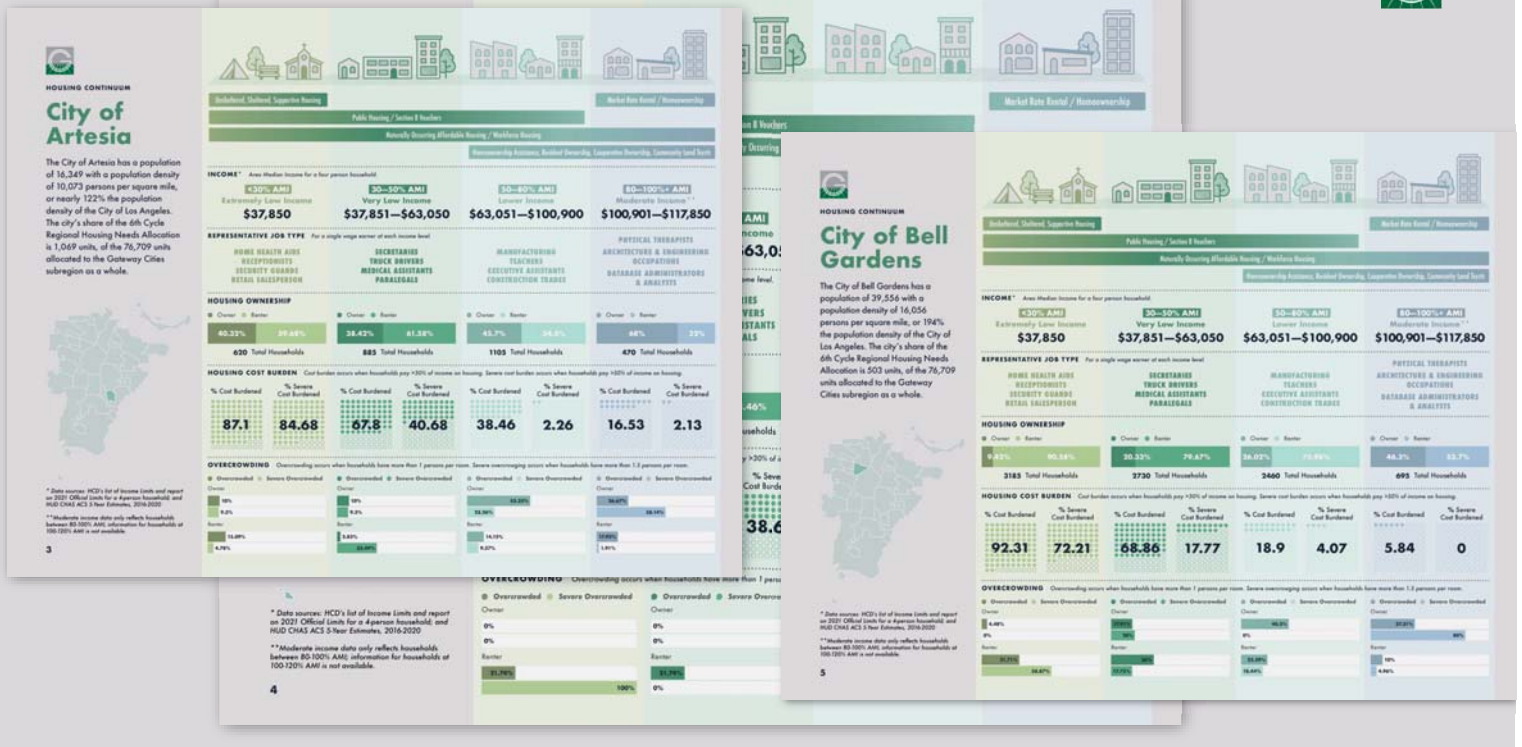


Talking About Housing & Forming Partnerships

Inclusive Community Engagement (“All In” Report on Gateway Cities Housing Element Outreach, CBO Database)

Gateway Cities - CBOs by City →

Organization	Type	Cities Served	Telephone	General Email
<i>TYPE: Issue Advocacy (A), Business (B), Community (C), Education (E), Faith-based (F), Health and human services (H), neighborhood/resident (N) Other (O)</i>				
South Asian Helpline and Referral	H	Artesia		
South Asian Network	C	Artesia		
PTA California Congress of Parents	C	Avalon		
Rotary International/Avalon Santa	C	Avalon		
American Legion Post 465	C	Bell Gardens		
Bell Gardens Association of Merchants	B	Bell Gardens		
Bell Gardens Chamber of Commerce	B	Bell Gardens	(562)291-0492	info@bellgardenschamber.biz
Bell Gardens Community Services	C	Bell Gardens		bgcommunity@bellgardens.org
Bell Gardens Convalescent	H	Bell Gardens		staff@briarcrestnursing.com
Bell Gardens Family Medical Center	H	Bell Gardens		
Bell Gardens Lions Club	C	Bell Gardens		bgliions@hotmail.com
Bell Gardens Neighborhood Watch	C	Bell Gardens	(562)806-7686	
Boys and Girls Club of Metro LA - Bell	C	Bell Gardens	562-231-2500	info@bgcmla.org
Del Rio Convalescent Center	H	Bell Gardens		
East Rancho Dominguez Service Center	H	Bell Gardens		
Fraternal Order of Eagles	C	Bell Gardens		fraternialeagles@sbcglobal.net
Human Services Association	H	Bell Gardens	562-806-5400	
Maravilla Foundation	O	Bell Gardens		Info@Maravilla.org
New Image Emergency Shelter	H	Bell Gardens	(562)822-7657	newimage-inc@msn.com
Park View Terrace	H	Bell Gardens		
Rancho Southeast Association of	B	Bell Gardens		
Salvation Army Homeless Shelter	H	Bell Gardens		



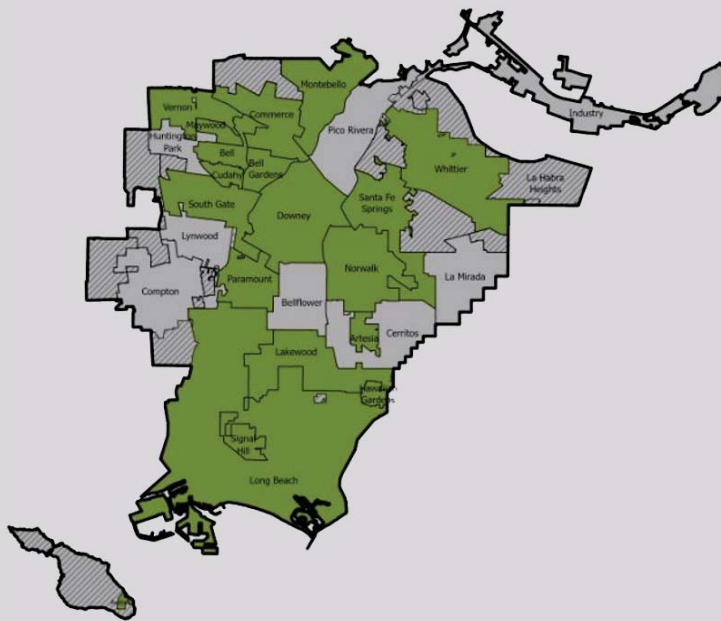
More Funding for More Housing



- **Feasibility Study** for Housing Trust Formation in 2022 (\$424,566 in REAP 1.0 funding for Trust start up)
- **Gateway Cities Affordable Housing Trust** formed February 14, 2023 by JPA - Artesia, Paramount, Lakewood (over \$5 million in seed funding from LA County HI grant allocations to COG COC)
- **Trust Board:** seven elected officials/2 affordable housing experts; including diversity in geography and city size





More Funding for More Housing



-  Affordable Housing Trust Fund Member (19)
-  Area Not Eligible for Trust Membership

Accurate as of March 25, 2024.



More Funding for More Housing

- 9-member **Board** met five times with REAP funding, approved Bylaws, policies and programs, NOFAs
[Gateway Cities Affordable Housing Trust](#)
- **Funding applications** submitted to: SCAG for REAP 2.0 (Predevelopment Loan Fund **\$5m awarded**), HCD for Local Housing Trust Fund (for \$5m matching funds), LA County for PLHA (**over \$2.3m awarded**)





More Funding for More Housing

- **Gap financing for new affordable housing developments in the Gateway Cities region**
 - **2023 NOFA:** \$4.49 million in funding to 2 projects & 34 extremely low-income housing units
 - **2024 NOFA:** 10 applications for \$18 million; over \$5.7 awarded to four projects
- **Totals for First Two NOFAs:** Funded 94 units, of 667 total affordable units in the projects, in Montebello, Downey, Signal Hill and Long Beach
- **Housing Pipeline:** Over 4,500 affordable housing units identified in Jan 2024
- **Future:** Measure A funding through LACAHS



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