



REGIONAL HOUSING PROGRAM

Creating Long-Term Housing Solutions for Southern California



About SCAG

Founded in 1965, the Southern California Association of Governments (SCAG) is a public agency established as a joint powers authority under California state law that convenes local governments and agencies to address regional issues.

SCAG leads Southern California, serving as the unified voice of the region and empowering local jurisdictions to work toward regional solutions. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles.

The agency develops long-range regional transportation plans, including sustainable communities strategy and growth forecast components, regional transportation improvement program, regional housing needs allocations, and a portion of the South Coast air quality management plans.

SCAG is governed by an 86-member board of directors known as the Regional Council, whose membership includes city council members, mayors, and county supervisors, as well as representatives of the region's Tribal governments, air quality management districts, and transit operators.

The SCAG Region

15TH
LARGEST ECONOMY WORLDWIDE

18.7M
RESIDENTS

40%
NATION'S CONTAINER IMPORTS

6
COUNTIES

16
TRIBAL GOVERNMENTS

191
CITIES

47.6%
STATE POPULATION

5.7%
U.S. POPULATION



More Housing is Urgently Needed

California's housing affordability crisis has far-reaching impacts throughout the region—increasing emissions as more people seek affordable homes farther from their jobs; financially burdening individuals and families as they spend more on housing; and directly contributing to the growing number of people experiencing homelessness.

A Long-Building Crisis

The crisis is decades in the making. While numerous factors contribute to the housing affordability crisis, the foundational cause is that population growth has outpaced housing production for decades—creating an imbalance of housing demand and available supply. Between 1988 and 2003, housing production dropped dramatically while population growth continued to grow. Housing development has exceeded population growth since roughly 2014, but the region has not yet made up for the underproduction of housing over the past decades.

1986
161,000
units produced

1993
29,000
units produced


~82% decline

The decline is largely a result of insufficient multifamily housing production in the region.

Regional Determination

California Department of Housing and Community Development (HCD) provides a Regional Housing Determination Needs (RHND) in consultation with SCAG and the California Department of Finance.

RHND (in housing units):

4TH CYCLE
Regional Determination
(2006–2014)
699,368

5TH CYCLE
Regional Determination
(2013–2021)
412,137

6TH CYCLE
Regional Determination
(2021–2029)
1,341,827

The state estimates that Southern California needs to add 1.3 million units to address housing needs. In 2022, the region produced 53,745 units; at the current rate of production, the needed 1.3 million units would take almost 25 years to produce. Southern California cannot wait another generation for relief on housing affordability and its many impacts.

The Solution is Regional

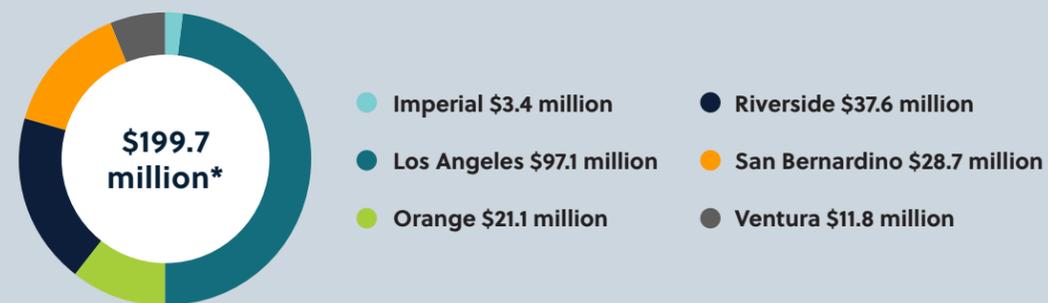
Like so many of the challenges facing Southern California, the housing affordability crisis crosses local boundaries. The housing market in one part of the region can directly impact traffic congestion and air quality in another part of the region. The housing market influences the entire region's economy, environment, and quality of life. With support from state funding partners, SCAG is uniquely positioned to convene and lead the region in accelerating housing production to improve affordability and access to housing.

Regional Early Action Planning Grants

Through two phases of the visionary Regional Early Action Planning (REAP) grant program, the state contributed \$725 million to support housing production and Sustainable Communities Strategies (SCS) implementation in California. This program represents a new approach to addressing the housing crisis, providing resources to pilot and test solutions at the local level, and confront multiple barriers to housing production. With these resources, SCAG can help smaller cities deliver much-needed, high-impact projects and fill critical gaps in local capacity.

SCAG received \$47 million in REAP 1.0 funds and \$231.5 million in REAP 2.0 funds, which were then largely awarded to cities, counties, and other housing partners to support critical, local housing development efforts in Southern California. This one-time funding has helped to build momentum to accelerate housing production, but more work is needed. After all, a problem that was decades in the making cannot be solved overnight.

SCAG suballocated \$199.7 million throughout the region.



*Project totals reflect amounts as of December 2025.

REAP 1.0 – OUTCOMES

REAP 1.0 was initiated shortly after the 6th cycle of the Regional Housing Needs Assessment to focus on capacity building, and housing element development and implementation. A few noteworthy programs under SCAG's REAP 1.0 effort include:

ADU Resources

SCAG funded the Orange County, Ventura County, and the Gateway Cities Council of Governments to develop a series of Accessory Dwelling Unit (ADU) resources, including pre-approved plans, sample ordinances, and other resources to support jurisdictions in streamlining ADU development. ADUs have become an increasingly popular housing product in Southern California as state laws have removed barriers to construct them. ADUs contribute housing supply with infill development on existing residential properties.

Affordable Housing Trusts

SCAG funded the Gateway Cities Council of Governments to conduct early feasibility work that resulted in the creation of the Gateway Cities Affordable Housing Trust. To date, the trust has made a total of \$10.2 million available for affordable housing supporting the development of 1,200 affordable units. REAP 2.0 builds on these successes by providing \$5 million to fund seven affordable housing developments with 679 affordable housing units by 2028. Housing trusts are dedicated funds, established by local governments, that publicly finance specific types of housing development.

EIFD Assessment

SCAG funded seven jurisdictions to explore feasibility of creating Enhanced Infrastructure Financing Districts (EIFDs). In doing so, SCAG found that forming EIFDs could generate over \$3 billion in revenue across the region to further SCS and housing goals. The cities of Covina and Yucaipa formed EIFDs and will soon realize the benefits. In many cases, these districts require collaboration across taxing entities, which can significantly increase the EIFD tax revenue generated and ensure that 20 percent of all funds are set aside for affordable housing.

REAP-funded EIFDs identified over \$3 billion in potential revenue to further SCS and housing goals.



REAP 2.0 – OUTCOMES

Continuing REAP 1.0's success, REAP 2.0 funded and implemented projects to achieve Southern California's housing and climate goals. REAP 2.0 implements Connect SoCal, the region's Regional Transportation Plan/Sustainable Communities Strategy, by supporting integrated and transformative planning to realize the region's mobility, land use, housing, and environmental goals.



A Focus on Addressing Barriers

Building on the learnings from REAP 1.0, SCAG shaped a program around the three key barriers to housing production in the region:

Land Use and Availability

Scarcity of land available for development.

Need for Financing

Financing tools needed to fill the gap left by the demise of redevelopment agencies.

Insufficient Infrastructure

Outdated public infrastructure, including utilities and transportation.

SCAG announced multiple opportunities to compete for REAP 2.0 funds, allowing the most transformative local projects to rise to the top. The need for these funds—and the commitment by cities, counties, and tribal governments to conduct this critical work—was self-evident. SCAG's REAP 2.0 program was oversubscribed, receiving \$379 million in funding requests, of which \$193 million was awarded.

Notable REAP 2.0 project outcomes include:

- The city of Los Angeles will evaluate more than 75 city-owned parcels for affordable housing viability as part of a \$2.2 million grant, ultimately streamlining site readiness for residential development.
- To address infrastructure needs, SCAG awarded \$6.8 million to San Bernardino County to expand sewer access in areas with planned housing growth, expected to support 1,093 units.
- SCAG awarded the Los Angeles County Metropolitan Transportation Authority \$7.5 million to expand its bike share system in infill communities, supporting multi-modal travel in communities located along Metro Rail and bike trail corridors. The project will deliver 60 new Metro Bike Share stations and 720 bikes, 85 percent of which are electric.
- SCAG awarded \$475,000 to the Orange County Transportation Authority to develop plans for a mixed-use residential building with affordable housing and multimodal transportation options at the Fullerton Park-and-Ride Facility.
- SCAG provided more than \$30 million in funding to eight entities to develop innovative financing tools to support housing projects through acquisition, predevelopment, and construction activities—which will result in an estimated 10,000 housing units.

Continuing the Momentum on Accelerating Housing Production

Continued gains in housing affordability require a consistent and stable funding stream. The REAP program has built momentum in housing production that can only be sustained with ongoing resources. The program empowers regions to support jurisdictions in continuing progress that confronts housing production barriers, from zoning and land assembly to infrastructure planning and investment, and innovating financing strategies.

SCAG is Uniquely Positioned to Lead

SCAG understands complex systems and has experience developing solutions that align actions across disciplines and sectors to achieve regional goals. SCAG's work can support implementation of planning efforts that support local governments in complying with state legislation and planning vibrant and complete communities.

Ongoing Funding Can Support Progress Toward State Housing Goals

Dedicated funding for this important work can build on the success of REAP 1.0 and 2.0 in Southern California to help meet housing needs and provide relief for the housing affordability crisis.





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