HOUSING INFILL ON PUBLIC AND PRIVATE LANDS (HIPP) PROGRAM APPLICATION

*Scaling up development of available land, large corridor-wide or area-wide infill housing policies and initiatives.*

Issued: May 10, 2023

Submit completed applications along with all required attachments to: housing@scag.ca.gov

Responses due by 5:00 p.m. on July 10, 2023

**Applications can be submitted at any time during the application period. SCAG will consider all applications submitted during the application period received at the closing time and day.**

More information at: [www.scag.ca.gov/reap2021](http://www.scag.ca.gov/reap2021)

Submit questions or request additional information by email with “HIPP Application” in the subject line to: housing@scag.ca.gov

Southern California Association of Governments

900 Wilshire Blvd., Ste. 1700

Los Angeles, CA 90017

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# Introduction

The Housing Infill on Public and Private lands (HIPP) pilot program makes $8,000,000 available as one-time grants[[1]](#footnote-2) to:

1. Scale development of surplus and/or excess publicly owned lands, or other underutilized privately owned land that can be redeveloped with affordable or mixed income housing and ancillary neighborhood serving businesses and supporting infrastructure, and/or
2. Support eligible applicants with regulatory land use control to develop and implement policies and initiatives within a corridor-wide or area-wide target area, focused on infill housing and based on justice, equity, diversity, and inclusion.

Depending on interest in the program, funding requests could be awarded in full or in part. Eligible applicants are broadly construed to include, but not be limited to entities that are in control of underutilized, surplus, or excess lands available for inventory and assessment for development of affordable housing, and entities with regulatory land use control. Applicants may include a public agency, a transit agency or district; a city; a county; Tribal Entity; public housing authority; academic institution; water or other utility districts/providers, or land trust or other land holder or regulator.

Summary

SCAG will develop a bench of consultants and initiate studies supporting the participating entities identify, assess, and move available lands in infill areas into development with an affordable housing component, and scale housing capacity in infill areas and corridors. 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 successful affordable housing and mixed-use projects.

**Scaling Up Development of Available Land**. The pilot program will provide consultant support and technical assistance including support through the pre-development phase 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 being 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.

**Corridor-Wide or Area-Wide Infill Housing Policies and Initiatives.** 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.
* *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.
* *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.
* *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.

For more information on the HIPP Pilot Program and PATH program as a whole, visit: [www.scag.ca.gov/reap2021](http://www.scag.ca.gov/reap2021). Here you will find the PATH guidelines, the funding applications, and information and resources to assist in filing a complete application.

## Office Hours

SCAG staff is available to respond to questions and discuss proposed projects. Staff will begin holding weekly office hours once the call for applications period opens. An applicant does not need to have a project fully developed to participate in one-on-one consultations. Efforts will be made to accommodate meeting requests. There is no limit to the number of meetings possible. Interested applicants can visit SCAG’s REAP 2021 webpage at: [www.scag.ca.gov/reap2021](http://www.scag.ca.gov/reap2021) to schedule an appointment.

Please email questions to housing@scag.ca.gov with the subject line “HIPP Application.” Inquiries made by any other means will not be answered. Effort will be made to respond within two (2) business days. During each call for applications, staff will post all questions received along with responses. This will be done in batches on the REAP 2021 webpage.

Feedback on an application or a proposed project shared by SCAG staff should not be considered an indication the proposed application or project will be awarded funding.

## Selection Process

The application will be made available when the call is announced. The call will specify the period during which applications will be accepted. While the call is open, an applicant may amend a response that has been submitted up to the response due date and time (close of the call). Once the call is closed, no further amendments are allowed. Applicants are encouraged to take advantage of SCAG’s technical assistance that is available. More information is provided below and at [www.scag.ca.gov/reap2021](http://www.scag.ca.gov/reap2021).

SCAG staff will review all responses received during the open call in two (2) stages: 1) Completeness (see the application submittal checklist) and 2) Technical Scoring and Evaluation.

The Completeness Review evaluates the completeness of the application and compliance with the submittal requirements. If all requirements are not met, SCAG staff will notify the applicant that the application is incomplete and will not be considered. Submitted application materials will not be returned. Results of the Completeness review are final and may not be appealed. SCAG may, in its sole discretion, request clarification of any portion of an application from the applicant and its applicant team.

Applications that pass Completeness Review move to Technical Scoring and Evaluation, which evaluates projects based on the Project Application Scoring Criteria. All complete applications will be evaluated by a selection panel using the scoring rubric and evaluation criteria provided in Section 3 and Section 4 of the application. The selection panel may request additional information from applicants related to the scoring criteria. The selection panelists’ scores for each application will be compiled to produce the final score. The selection panel will then meet to determine the final ranking of applications. Applicants will be notified of their score. Selected applications will be issued a conditional award letter and recommended for funding to the Regional Council. All conditional awards are provisional until approved by the Regional Council.

### Selection Process Timeline

 The following selection process timeline has been developed for the HIPP Pilot Program, subject to change.

|  |
| --- |
| **Housing Infill on Public and Private Lands (HIPP) Pilot Program** |
| Application Period and materials available: | May 10, 2023 |
| Application Workshop: | May 24, 2023 |
| Application Period, Consultation and Office Hours: | May 10 – July 10, 2023 |
| Application Due Date:(Applications can be submitted prior to but will be considered after the application due date) | July 10, 2023Closes at 5:00PM PDT |
| Evaluation Period: | July – August 2023 |
| Conditional Notice of Awards issued: | September 2023 |
| Regional Council Approval of Awards: | October 2023 (tentative) |
| Initiate Funding Agreements: | Winter 2023 |

**…**

# Application

To be considered for the HIPP Pilot Program, the applicant must be eligible and file a completed application with all required attachments before the close of the call for applications.

## Submittal Checklist

Please check each box in the lists below as each is completed.

The application includes the following sections, which must be filled out completely:

[ ]  Section 1. Application Terms and Signature

[ ]  Section 2. Minimum Requirements

[ ]  Section 3. Contact Information and Project Description

[ ]  Section 4. Evaluation Criteria

The following attachments must accompany the completed application:

[ ]  Budget – Timeline – Scope – Deliverable (Use Provided Template)

[ ]  Measurable Outcomes (Use Provided Template provided)

[ ]  Project Area Maps (Three maps: 1) Map showing that the project area meets the definition of infill; 2) Map depicting the Disadvantaged Communities and Communities of Concern support by the project; 3) Map of the Priority Growth Area(s) in the project area). Guidance on creating and saving the maps is provided at <https://scag.ca.gov/programs-accelerate-transformative-housing-path>.

[ ]  Letter of Support (from a third-party organization that the project meets local housing needs)

## Submittal Instructions

The application must be submitted in pdf format with supporting materials with excel based templates in excel format. All documents should be submitted as separate files.

The application package must be submitted as an attachment to an email sent to: housing@scag.ca.gov

with “HIPP Application” in the subject line. An emailed drop box link is also acceptable.

Responses are due by 5:00 p.m. by July 10, 2023.

Applications can be submitted at any time while the call is open. SCAG will consider all responses submitted during the open call as received at the closing time and day.

## Technical Assistance Available

While the call is open, an applicant may amend a response that has been submitted up to the response due date and time (close of the call). Once the call is closed, no further amendments are allowed.

Applicants are encouraged to take advantage of SCAG’s technical assistance during the open call, which includes information posted on the REAP 2021 webpage, assistance with questions during weekly office hours, and the option to schedule a one-on-one meeting to discuss the application, proposed project(s), and submittal requirements.

For information about technical assistance available, visit <https://scag.ca.gov/programs-accelerate-transformative-housing-path>.

## Administrative Provisions

### SCAG’s Rights and Responsibilities

SCAG reserves the right to change the requirements and policies described in this Program Application at SCAG’s sole discretion. SCAG is responsible only for what is expressly stated in the Program Application, any authorized written addenda, and any posted Questions and Answers. Such addenda shall be made available to each person or organization via SCAG’s REAP 2021 webpage ([www.scag.ca.gov/reap2021](http://www.scag.ca.gov/reap2021)). It is the responsibility of applicants to ensure, prior to submission, that their application reflects the most recent addenda information, program requirements, and policies. By submission of an application, each applicant acknowledges receipt of all addenda, if any, that are emailed or posted on the SCAG REAP 2021 website. SCAG is not responsible for and shall not be bound by any representations otherwise made by any individual acting or purporting to act on its behalf if those representations conflict with Program Application requirements.

### SCAG’S Discretion

SCAG reserves the right, in its sole discretion, to disqualify any application that is incomplete, out of order, lacks required attachments, or contains other content errors, inconsistencies, misrepresented information, or other deficiencies. Forms provided in the Program Application must be used and information provided otherwise may be disregarded at SCAG’s discretion. SCAG reserves the right to waive disparities in a proposal if the sum and substance of the application is present. Furthermore, SCAG reserves the right to terminate this program at any time without prior notice.

### Cost of Application Preparation

The cost of application preparation shall be borne by the applicant. In no event shall SCAG be liable for any expenses incurred in the preparation and submission of the application.

### Application is Property of SCAG

Once submitted, each application becomes the property SCAG and becomes a public record. SCAG is not liable for the public disclosure of any information contained in an application.

### Encumbrance and Expenditure Periods

All funding awards must be encumbered, meaning the MOU between SCAG and the awarded applicant (sub-recipient) is executed, by January 30, 2024, unless extended in advance in writing by SCAG. Regardless of any extension funding awards must be encumbered before June 30, 2024. To meet the state program deadline and receive reimbursement, all invoices must be submitted to SCAG no later than December 31, 2025, unless extended in advance in writing by SCAG. SCAG cannot guarantee invoices received after this date will be reimbursed. Regardless of any extension granted, all funds must be fully expended and final reports submitted to SCAG before June 30, 2026.

## Section 1. Application Terms and Signature

A person duly authorized to sign for the organization (city manager, general manager, executive director, planning director or equivalent) must sign and certify the application. If this application is selected for funding, the information contained in this application will become the foundation of a funding agreement with SCAG. Applicants should be aware that SCAG may place stipulations on the project as a condition of the approval. These will be noted at the time of the funding recommendation. SCAG can also withdraw funding if the agency does not comply with the terms of the funding agreement.

Funding available under this Program Application is dependent upon SCAG’s receipt of Regional Early Action Planning Grant (REAP 2.0) funds from the State of California. In the event funds offered through this Program Application are not available, SCAG, at its sole discretion, may terminate its obligations resulting from this Program Application.

SCAG reserves the right, in its sole discretion, to reject any and all applications in whole or in part.

Acceptance by SCAG of an application under this Program Application constitutes agreement by the applicant as to all terms, conditions, requirements, and rules of the application but does not constitute a contract or commitment of any kind.

[ ]  I confirm that I have reviewed the Submittal Checklist and that all application sections and required attachments have been filled out completely and will be submitted together following the Submittal Instructions.

[ ]  To the best of my knowledge, all information contained in this application is true and correct. If awarded funding from SCAG, I agree that I will adhere to the program guidelines, as well as provide a local resolution evidencing authorization to execute a funding agreement and receive funds.

Click or tap here to enter text.

**Signature**

Click or tap here to enter text.

**Date**

Click or tap here to enter text.

**Print Name**

Click or tap here to enter text.

**Title**

Click or tap here to enter text.

**Organization Name**

## Section 2: Minimum Requirements

The following requirements establish eligibility to apply.

### Section 2.1: Eligibility

The applicant must meet the following criteria:

Eligible applicants are broadly construed to include, but not be limited to entities that are in control of underutilized, surplus, or excess lands available for inventory and assessment for development of affordable housing, and entities with regulatory land use control. Applicants may include a public agency, a transit agency or district; a city; a county; Tribal Entity; public housing authority; academic institution; water or other utility districts/providers, or land trust or other land holder or regulator.

Does your agency/organization meet the applicant eligibility requirements as described above?

[ ]  Yes

[ ]  No

If your agency/organization does not meet the applicant eligibility requirements, do not proceed. Your organization is not eligible. For more information contact Jacob Noonan at noonan@scag.ca.gov.

### Section 2.2: Project Meets Infill Definition

Eligible projects must be entirely located in infill areas per the definition below.

Check all boxes that apply to your project. The project must be entirely within areas meeting Part A and Part B, and either Part C-1 or Part C-2. The State defines “infill”, for the purposes of the REAP 2.0 Program, as follows:

[ ]  Part A: The area consists of unused or underutilized lands

[ ]  Part B: Within existing development patterns

[ ]  Part C: That is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:

[ ]  Part C-1: An urban center, urban corridor, or area with transit-supportive densities, OR

[ ]  Part C-2: An established community that meets all the following criteria:

[ ]  2.1: The area consists of previously consisted of qualified urban uses

[ ]  2.2: The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included,

[ ]  2.3: No parcel within or adjoining the area is classified as agricultural or natural and working lands.

Is the totality of your project located in an infill area, as defined above?

[ ]  Yes

[ ]  No

If your project area meets the definition of infill, please follow the instructions provided at <https://scag.ca.gov/programs-accelerate-transformative-housing-path> to create and save an area map of your project area that visually identifies how all activities meet the definition of infill. This map must accompany your submitted application.

If your project area does not meet the definition of infill, do not proceed. Your project is not eligible.

## Section 3: Contact Information and Project Description

### Section 3.1: Applicant Information

Agency or Organization Name: Click or tap here to enter text.

Jurisdiction (if applicable): Click or tap here to enter text.

Description of Agency/Organization or Mission Statement: Click or tap here to enter text.

Address: Click or tap here to enter text.

Application Contact: Click or tap here to enter text. Title: Click or tap here to enter text.

Email: Click or tap here to enter text. Phone: Click or tap here to enter text.

Number of Applications Submitted: Click or tap here to enter text.

If your agency is submitting multiple applications, please prioritize them below by Project Title:

Priority #1: Click or tap here to enter text.

Priority #2: Click or tap here to enter text.

Priority #3: Click or tap here to enter text.

### Section 3.2: Project Name and Location

Project Name: Click or tap here to enter text.

Project Location\*\*: Click or tap here to enter text.

\*\*For projects applying to Scaling Up Development of Available Land, please provide addresses and APNs. For projects applying to Corridor-Wide or Area-Wide Infill Housing Policies and Initiatives, please provide project area boundaries.

Subregion or COG: Click or tap here to enter text. County: Click or tap here to enter text.

Estimated Project Costs: Click or tap here to enter text.

Requested Amount: Click or tap here to enter text.

Local Match/Other Sources (Not Required): Click or tap here to enter text.

### Section 3.3: Project Description

Please include a short description for the proposed project that includes the major deliverables. The project description should align with the information you include in Section 4.3.3 and the budget, timeline, scope, deliverables, and measurable outcomes workbooks. [250-word limit]

The three areas in the PATH Program are intended to fulfill the Housing Supportive Infrastructure Key Connection in the Connect SoCal Plan. This Key Connection aims to reduce the cost of producing housing by increasing the capacity for housing construction, reducing permit timing and process, right-sizing parking strategies, addressing sewer/water and other utility infrastructure needs, establishing tax increment financing, regional housing and land trusts, and other approaches to creating permanent affordable housing and funding sources. In your project description, please discuss how your project helps to fulfill the Connect SoCal Housing Supportive Infrastructure Key Connection.

Click or tap here to enter text.

### Section 3.4: Connect SoCal Priority Growth Areas

Priority Growth Areas (PGAs) follow the principles of center-focused placemaking and are locations where many Connect SoCal strategies can be fully realized. Projects do not need to be in PGAs to be eligible for funding. The map will help describe how your project contributes to regional transformative change, which is one of the evaluation criteria in Section 4.5.

Please use the SCAG Mapping Tool provided at the following link to create and save a map of your project area that visually identifies how all PGAs and check off which layers that apply below: <https://maps.scag.ca.gov/portal/apps/webappviewer/index.html?id=94a15b4f502d44c6941e6c0b71818823>. Instructions for using the SCAG mapping tool are available online at <https://scag.ca.gov/programs-accelerate-transformative-housing-path>. This map must accompany your submitted application.

[ ]  Job Centers

[ ]  Transit Priority Areas

[ ]  High Quality Transit Areas

[ ]  Neighborhood Mobility Areas

[ ]  Livable Corridors

The Sustainable Community Strategy (SCS), which begins in Chapter 3 on Page 49 of the Connect SoCal plan, provides information on each PGA: <http://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176>.

Note: Although included as one of the Connect SoCal PGAs, Spheres of Influence do not qualify for REAP 2.0 funding.

## Section 4: Evaluation Criteria (Scored)

All applications that meet the minimum requirements in Section 2 will be scored on how the project meets: (1) the REAP 2.0 Program Objectives and SCAG Key Priorities, and (2) provides Transformative and Significant Beneficial impacts in relation to the following criteria. The maximum number of points possible for each criterion is provided in the chart below. More detail on each of the criteria is provided below as well as in Section 3.2 of the PATH Program Guidelines.

|  |  |  |  |
| --- | --- | --- | --- |
| Evaluation Criteria   | Unweighted Points Possible | Weighting Factor | Percent of Total |
| 1 | Lead to a Transformative Significant Beneficial Impact  | 25 |  | 45% |
| 1.1 | Accelerate Infill Development that facilitates:* Housing supply,
* Choice, and
* Affordability
 | 15 | 1 | 15% |
| 1.2 | Affirmatively Further Fair Housing (AFFH) | 5 | 3 | 15% |
| 1.3 | Reduce Vehicle Miles Travelled   | 5 | 3 | 15% |
| 2 | Equitable Targeted Outreach   | 10 |  | 10% |
| 2.1 | Engagement with Disadvantaged and Historically Underserved Communities | 5 | 1 | 5% |
| 2.2 | Inclusive, Diverse, and Equitable Engagement     | 5 | 1 | 5% |
| 3 | Leverage Partnerships, Policy Match, Building Local Capacity, Ability to Complete the Project, and Cost Effectiveness   | 25 |  | 25% |
| 3.1 | Existing or Prior Local Policy Commitment | 5 | 1 | 5% |
| 3.2 | Partnerships or Financial Match    | 5 | 1 | 5% |
| 3.3 | Ability to Complete the Project and Cost Effectiveness * Experience completing similar projects
* Plan for ensuring project is completed on time and budget
* Approach for ensuring cost effective use of funding
 | 15 | 1 | 15% |
| 4 | Prioritize Disadvantaged Priority Populations  | 10 |  | 10% |
| 4.1 | Disadvantaged and Historically Underserved Priority Populations | 5 | 1 | 5% |
| 4.2  | Addressing Historic/Current Inequities and Priority Population Benefits | 5 | 1 | 5% |
| 5 | Contributes to Regional Transformative Change | 10 |  | 10% |
| 5.1 | Transformative Approaches to Scale Housing Supply | 5 | 1 | 5% |
| 5.2 | Regional Impact and Applicability | 5 | 1 | 5% |
|  | Total | 80 |  | 100% |

### 4.1. Lead to a Transformative Significant Beneficial Impact (25 Points)

Responses must attain a point score for each of the questions in this criterion to be considered for funding. A score of less than one (1) disqualifies the application.

The following set of questions will ask you to describe how the project is a *Transformative Planning and Implementation Activity* (See definition [link to definition]) providing a *Significant Beneficial Impact* that leads to a substantial change in land use patterns, equity, and travel behaviors. Your response must attain a point score for this criterion to be considered for funding. A score of less than one (1) disqualifies the application.

Transformative Planning and Implementation Activities means:

*Housing, planning, infrastructure investments supporting Infill development that facilitates Housing supply, choice and affordability, and other actions that enable meeting Housing goals that also result in Per Capita vehicle miles traveled reductions, including accelerating Infill development, supporting residents through realizing Multimodal Communities, shifting travel behavior through reducing driving, and increasing transit ridership.*

*Transformative Planning and Implementation Activities are meant to address these goals together and to lead to changes in land use patterns and behaviors. Transformative Planning and Implementation Activities shall be in furtherance of all the following:*

1. *State Planning Priorities, as described in Section 65041.1 of the Government Code.*
2. *Affirmatively Furthering Fair Housing pursuant to Section 8899.50 of the Government Code.*
3. *Facilitating Housing Element compliance for the sixth cycle Regional Housing Needs Assessment pursuant to Section 65302 of the Government Code prepared in accordance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.*
4. *A region’s Sustainable Community Strategy, as described in paragraph (2) of subdivision (b) of Section 65080 of the Government Code, or Alternative Planning Strategy, as described in paragraph (2) of subdivision (b) of Section 65080 of the Government Code, as applicable.*

Significant Beneficial Impact means:

*Demonstrating the potential to meet the REAP 2.0, Connect SoCal, and PATH program objectives by establishing and supporting the infrastructure for accelerating housing supply, choice, and affordability, affirmatively furthering fair housing, and reducing VMT by transforming current corridor-wide or area-wide housing policies, site planning, financial models, predevelopment and development processes, and homeownership patterns in a significant and quantifiable manner. Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors.*

In demonstrating significant beneficial impacts, applicants may consider rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to variables or targets, the proportion of need achieved, and the impact relative to past trends, policies, and practices. Variables or targets may include but are not limited to benefitting households by income group; Regional Housing Needs Assessment; housing units (new construction, preservation/conservation, and rehabilitation); density; infrastructure; infrastructure capacity and accessibility; public space; community amenities; investments; Vehicle Miles Traveled reduction goals or targets; regional or local equity policies and programs included in an adopted RTP/SCS; and GHG reduction goals or targets.

#### 4.1.1 Accelerate Infill Development that Facilitates Housing Supply, Choice, and Affordability (15 points)

Each response for this criterion must score a one (1) or greater to be eligible for funding. In each response, please include information about how the project connects to and implements the Housing Supportive Infrastructure Key Connection in the Connect SoCal SCS (see Section 2.3 for more information and a link to the Connect SoCal Plan).

A. Please describe how the project accelerates infill development that facilitates housing supply (5 Points). Describe how the project will increase the capacity to achieve housing units. This can be described as, but is not limited to, increased unit capacity in existing and newly zoned residential/mixed-use areas, permitting process improvements and standardizations, and other means of increasing the ability to deliver new housing. In your response, address how the project supports achieving the RHNA. [500-word limit]

Click or tap here to enter text.

B. Please describe how the project accelerates infill development that facilitates housing choice (5 Points). Describe how the project will expand the types of housing possible. This can include, but is not limited to, increasing the ability to achieve housing types not common but for which there is an identified need in the community. Some examples of housing types include 2–4-unit properties, townhomes, limited-equity and shared equity co-operatives, and mid- and large-scale apartments and condominium projects. In your response, address how the project supports achieving the jurisdiction’s 6th cycle RHNA allocation. [500-word limit]

Click or tap here to enter text.

C. Please describe how the project accelerates infill development that facilitates housing affordability (5 Points). Describe how the project will increase the range of rental and sales price points for housing with an emphasis on assuring lasting affordability for housing at extremely low, very low, low, and moderate ranges. In your response, address how the project supports achieving the jurisdiction’s 6th cycle RHNA allocation. [500-word limit]

Click or tap here to enter text.

#### 4.1.2 Affirmatively Further Fair Housing (AFFH) (5 points)

Your response must score a 1 or greater to be eligible for funding. Please describe how the proposed project combats discrimination, overcomes patterns of segregation, and fosters equitable and inclusive communities. Please include meaningful actions that address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with integrated and balanced living patterns, and transforming racially and ethnically concentrated areas of poverty into areas of opportunity. [500-word limit]

Click or tap here to enter text.

#### 4.1.3 Reduce Vehicle Miles Travelled (5 points)

Your response must score a 1 or above to be eligible for funding. Please describe how the proposed project promotes development that reduces vehicle miles travelled and aligns housing production in infill locations consistent with the SCS (Refer to Section 2.3 for information and a link to the Connect SoCal Plan) and the state’s climate targets and goals discussed in the California AB32 Climate Change Scoping Plan (<https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan>) [500-word limit]

Click or tap here to enter text.

|  |  |
| --- | --- |
| Points | Description |
| 5 | **Exceptional** - directly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are high. |
| 4 | **Strong -** directly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are moderate. |
| 3 | **Suitable –** directly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are uncertain.  |
| 2 | **Limited –** indirectly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are low. |
| 1 | **Weak** – indirectly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are uncertain. |
| 0 | **Disqualified** – does not meet the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal, and transformative and Significant Beneficial impacts are negligible. |

### 4.2. Equitable Targeted Outreach (10 Points)

Each response must score a one (1) or greater to be eligible for funding. A score of less than one (1) disqualifies the application.

#### 4.2.1 Engagement with Disadvantaged and Historically Underserved Communities (5 points)

Your response must score a 1 or greater to be eligible for funding. Describe your organization’s experience engaging residents in Disadvantaged and Historically Underserved Communities[[2]](#footnote-3), EJ Areas[[3]](#footnote-4), and/or Communities of Concern[[4]](#footnote-5). If your organization has limited experience, discuss how your organization can gain experience in completing the project. [500-word limit]

Click or tap here to enter text.

#### 4.2.2 Inclusive, Diverse, and Equitable Engagement (5 points)

Your response must score a 1 or greater to be eligible for funding. Describe the approach for equitable community engagement, and how community organizations and/or community leaders will be engaged early and on an ongoing basis to inform the proposed engagement strategies. In your response describe how members of disadvantaged and historically underserved communities have been or will be engaged throughout the proposed project and how their input will shape the project and outcomes. [500-word limit]

Click or tap here to enter text.

|  |  |
| --- | --- |
| Points | Description |
| 5 | **Exceptional –** includes an explicit description of how stakeholders will be involved, and specifically from affected/benefitting Disadvantaged Communities and Historically Underserved Communities. |
| 4 | **Strong** - includes a description of how applicant will involve stakeholders, and specifically from affected/benefitting Disadvantaged Communities and Historically Underserved Communities. |
| 3 | **Suitable –** loosely describes how stakeholders will be involved, including from affected/benefitting Disadvantaged Communities and Historically Underserved Communities. |
| 2 | **Limited** – how stakeholders will be involved is generally described with general details on how affected/benefitting Disadvantaged Communities and Historically Underserved Communities. |
| 1 | **Weak –** engagement is minimal but includes outreach to affected/benefitting Disadvantaged Communities and Historically Underserved Communities. |
| 0 | **Disqualified –** does not include equitable targeted outreach. |

### 4.3. Leverage Partnerships, Policy Match, Building Local Capacity, Ability to Complete the Project, and Cost Effectiveness (25 Points)

Responses to the following criteria must cumulatively score a one (1) or greater to be eligible for funding.

#### 4.3.1 Existing or Prior Local Policy Commitments (5 points)

Describe how the existing and prior local policy environment supports the project and will accelerate infill development that facilitates housing supply, choice, and affordability, affirmatively furthering fair housing, and reducing VMT. To demonstrate the policy environment, describe any plan, policy, ordinance, or program that your organization has completed that supports the readiness of the proposed project. [500-word limit]

Click or tap here to enter text.

#### 4.3.2 Partnerships or Financial Match (5 points)

Please describe, as applicable, other sources of funding and partnerships invested in the project. For other funding, please include the funding sources and terms. For partnerships, please describe the nature of the partnerships and long-term commitments from the various organizations. In your response, please describe how the project could leverage or act as a catalyst for additional investment. [500-word limit]

Click or tap here to enter text.

#### Ability to Complete the Project and Cost Effectiveness (15 Points)

Describe how your organization will ensure the project is successfully completed by January 30, 2026, and how cost-effective means will be incorporated.

1. *Experience completing similar projects*. Describe your organization’s experience completing similar projects. If the proposed project will be completed by an applicant team, describe the experience for each organization on the team. (5 Points) [250-word limit]

Click or tap here to enter text.

1. *Plan for ensuring project is completed on time and budget*. Please outline your organization’s plan to ensure the project is completed on time and on budget. In your response, please discuss how your organization or applicant team will address timing delays or cost overruns. Your response should correspond to the information provided in the budget & timeline, scope and deliverables, and outcomes and metrics attachment. (5 Points) [250-word limit]

Click or tap here to enter text.

1. Cost Effectiveness. Please describe the approach for ensuring cost effective uses of the funding requested. Please refer to the scope and budget when discussing how the proposal best utilizes the funding to achieve desired outcomes. Your response should correspond to the information provided in the budget & timeline, scope and deliverables, and outcomes and metrics attachment. (5 Points) [250-word limit]

Click or tap here to enter text.

|  |  |
| --- | --- |
| Points | Description |
| 5 | **Exceptional** - Clearly demonstrates extensive local policy, community support, and/or financial investments. Applicant has extensive experience and approach for ensuring the project will be completed successfully. Clearly demonstrates ability to complete the project in the REAP 2.0 timeframe and for funding requested. |
| 4 | **Strong -** Clearly demonstrates an amount of policy, partnerships, and/or financial investments. Applicant has experience and approach for ensuring the proposed project is completed successfully demonstrating ability to complete the project in the REAP 2.0 timeframe and for funding requested. |
| 3 | **Suitable -** Demonstrates a commitment to policy, partnership, or financial support. Applicant has experience and reasonably demonstrates ability to complete the project in the REAP 2.0 timeframe and for funding requested. |
| 2 | **Limited** - Demonstrates a commitment to policy, partnership, or financial support. Demonstrates ability to complete the project in the REAP 2.0 timeframe and for funding requested. |
| 1 | **Weak** – Includes possible partnerships, supporting policies, and options for building local capacity. Uncertain about ability to complete the project in the REAP 2.0 timeframe and for funding requested. |
| 0 | **No evidence** – lacks partnerships, policy match, or local capacity. Uncertain about ability to complete the project in the REAP 2.0 timeframe and for funding requested. A cumulative score of zero (0) disqualifies the application. |

### 4.4. Prioritize Disadvantaged Communities (10 Points)

### 4.4.1 Disadvantaged and Historically Underserved Priority Populations (5 points)

Your response must score a one (1) or greater to be eligible for funding. SCAG prioritizes funding in or providing direct benefit to historically disadvantaged, underserved, underrepresented, and under resourced areas. SCAG has identified “Priority Populations” which include the designations below. These designations allow SCAG to demonstrate how funding programs have a significant geographic or region-wide benefit for disadvantaged and historically underserved communities. Projects do not need to include priority populations; however, projects must demonstrate how they support priority populations. Priority Populations include:

[ ]  SB535 Disadvantaged Communities (CalEnviroScreen 4.0): Click or tap here to enter text.

[ ]  SCAG Communities of Concern (Defined in Section 4.2.1): Click or tap here to enter text.

[ ]  TCAC/HCD Opportunity Areas (High segregation and poverty, low resource, and moderate resource communities; affordable housing production in high resource and highest resource communities is also prioritized): Click or tap here to enter text.

[ ]  AB 1550 Communities: Click or tap here to enter text.

Using the SCAG mapping tool, please identify the Priority Populations the project will serve. Please check the box next to all Priority Populations in the list above that will be served by the project. In the space next to each checked priority population please list the census tract number(s).

Once all Priority Populations supported have been identified, please create and save a map showing all of the Priority Populations. Instructions for using the SCAG mapping tool are available online at <https://scag.ca.gov/programs-accelerate-transformative-housing-path>. This map must accompany your submitted application.

Please note that how the project supports the identified Priority Populations must be clearly stated in Section 4.4.2.

#### 4.4.2 Addressing Historic/Current Inequities and Priority Population Benefits (5 points)

Your response must score a one (1) or greater to be eligible for funding. Please describe how the proposed project benefits the Priority Populations identified in Section 4.4.1. In your response include how the project will address and repair historic and/or current inequities related to housing security, housing affordability, reducing displacement, and/or expanding access to higher resourced communities. [500-word limit]

Click or tap here to enter text.

|  |  |
| --- | --- |
| Points | Description |
| 5 | **Exceptional** – will produce tangible benefits for disadvantaged communities, repair historic and/or current inequities related to housing affordability and reduce displacement.  |
| 4 | **Strong** – will support disadvantaged communities, improve housing affordability, and reduce displacement. |
| 3 | **Suitable** - will loosely support disadvantaged communities, improve housing affordability, and reduce displacement.  |
| 2 | **Limited** – includes some support for disadvantaged communities, minimal improvement in housing affordability or reducing displacement.  |
| 1 | **Weak** – indirectly supports disadvantaged communities and does not improve housing affordability or reduce displacement. |
| 0 | **Disqualified** - the project does not support disadvantaged communities or has potential to negatively affect housing affordability or increase displacement without providing acceptable mitigation. |

### 4.5. Contributes to Regional Transformative Change (10 Points)

Each response must score a one (1) or greater to be eligible for funding. A score of less than one (1) disqualifies the application.

In your responses below, describe how the project achieves regional goals with an emphasis on innovations advancing and expanding the conditions necessary to scale housing supply, choice, and affordability to meet the 6th Cycle RHNA, implement SCAG’s 2020 adopted Connect SoCal, and meet community needs for housing across the Southern California region. Proposals within similar built environments will be evaluated against one another to ensure projects selected reflect the geographic diversity of the SCAG region.

#### 4.5.1 Transformative Approaches to Scale Housing Supply (5 Points)

Your response must score a one (1) or greater to be eligible for funding. Please describe how the project incorporates transformative approaches for advancing and expanding the conditions necessary to scale housing supply, choice, and affordability locally, and in relation to the Southern California region. [500-word limit]

Click or tap here to enter text.

#### 4.5.2 Regional Impact and Applicability (5 Points)

Your response must score a one (1) or greater to be eligible for funding. Please describe the geographic impact of the project, how it implements SCS strategies for reducing Greenhouse Gas (GHG) and Vehicle Miles Traveled (VMT), which include: focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting sustainability policies, and promoting a green region. Also describe how it can be applied in similarly built contexts across the SCAG region. In your response, describe how the project’s impact on reducing GHG and VMT extends beyond the immediate project area to beneficially impact the region. [500-word limit]

Click or tap here to enter text.

|  |  |
| --- | --- |
| Points | Description |
| 5 | **Exceptional** – Implements the SCS, uses innovative approaches, can be applied in similarly built contexts. |
| 4 | **Strong** – Implements the SCS, uses innovative approaches, might be possible to apply in similarly built contexts. |
| 3 | **Suitable** – Implements the SCS, approaches are somewhat innovative, might be possible to apply in similarly built contexts. |
| 2 | **Limited** – Implements the SCS, approaches are somewhat innovative, most likely not possible to apply in similarly built contexts. |
| 1 | **Weak** – Implements the SCS, approaches are not innovative, most likely not possible to apply in similarly built contexts. |
| 0 | **Disqualified** – does not implement the SCS or incorporate innovative approaches, most likely not possible to apply in similarly built contexts. |

**…**

1. The REAP 2.0 Grant Program funding source is State General Funds. [↑](#footnote-ref-2)
2. “Disadvantaged and Historically Underserved Communities” includes concentrated areas of poverty; Areas of High Segregation and Poverty and areas of low to moderate access to opportunity (TCAC/HCD Opportunity Area Maps); Communities of Concern, Disadvantaged Communities (SB 535 Disadvantaged Communities Map), and Low Income Communities pursuant to Senate Bill 535 (De León, Chapter 830, Statutes of 2012) and Assembly Bill 1550 (Gomez, Chapter 369, Statutes of 2016); areas of high Housing cost burdens; areas with high vulnerability of displacement; areas related to Tribal Entities; and other areas experiencing disproportionate impacts of California’s Housing and climate crisis. Communities included in SB 535 and AB 1550 include but are not limited to areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment, or areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation. [↑](#footnote-ref-3)
3. “EJ Areas” are defined on Page 2 of the Connect SoCal EJ Technical Report as Transportation Analysis Zones that have a higher concentration of minority population OR low-income households than is seen in the region as a whole. [↑](#footnote-ref-4)
4. Communities of Concern” are defined on Page 2 of the Connect SoCal EJ Technical Report as Census Designated Places and City of Los Angeles Community Planning Areas that fall in the upper one-third of all communities in the SCAG region for having the highest concentration of minority population AND low-income households. [↑](#footnote-ref-5)