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

May 24, 2023

Jacob Noonan, Planning Supervisor
Jessica Reyes Juarez, Associate Regional Planner
## Agenda

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### Housing Infill on Public and Private Lands (HIPP)
SCAG REAP 2.0 Program - Overview

$246 million = SCAG region formula share

Encumbered June 2024  Expended June 2026

"Transformative Planning and Implementation Activities"

Accelerating infill development that Facilitates Housing Supply, Choice, and Affordability

Affirmatively Further Fair Housing

Reduce Vehicle Miles Travelled

Early Action Initiatives

Transportation Partnership Program

- Subregional Partnership Program 2.0 (Housing Element Support)
- Sustainable Communities Program (SCP)
- Local Information Services
- Regional Data Platform

Programs to Accelerate Transformative Housing (PATH)

- County Transportation Commission Partnership Program
- Regional Pilot Initiatives Program

- NOFA
- HIPP Pilot Program
- RUSH Pilot Program
**PATH Program Funding Areas**

- **NOFA (For Lasting Affordability)**
  - Funding for Innovative Housing Finance
  - Trust Funds, Catalyst Funds
  - $45,000,000

- **RUSH Pilot Program (Regional Utilities Supporting Housing)**
  - Non-Transportation Utilities Infrastructure Improvements
  - $35,000,000

- **HIPP Pilot Program (Housing Infill on Public and Private Land)**
  - Scaling Up Development of Available Land
  - Large Corridor-Wide or Area-Wide Infill Housing Policies and Initiatives
  - $8,835,000

**Total Funding:** $88,835,000
**HIPP Pilot Program**

**Eligible Applicants**
- Entities with Land Control
- Entities with Regulatory Land Use Control

**Transformational Development of Available Lands:**
- Site inventories, Feasibility studies
- Pre-Development, Environmental

**Corridor and Area-Wide Strategies:**
- Increasing residential potential in infill areas; preserving existing affordability
How To Apply

Download application at https://scag.ca.gov/reap2021

Email complete application in pdf form to housing@scag.ca.gov with "HIPP Application" in subject line

How To Apply

The completed application and all required attachments must be submitted by email to housing@scag.ca.gov with "HIPP Application" in the subject line. An emailed Dropbox link is also acceptable.

Application Package includes:

- HIPP Funding Application (Completed and Signed)
- Project Budget, Timeline, Scope, Deliverables
- Measurable Outcomes (Coming Soon)
- Project area maps: Three maps total. Please see the REAP 2.0 Mapping Indicator Instructions link below for instructions on how to create these maps.
  - 1) Map showing that the project area meets the definition of Infill;
  - 2) Map depicting the Disadvantaged Communities and Communities of Concern supported by the project;
  - 3) Map of the Priority Growth Area(s) in the project area.
- Letter of Support (From a third-party organization that the project meets local housing needs)

Resources

- PATH Program Guidelines v3 (23-0510)
- Infill Guidance
- REAP 2.0 Mapping Indicator Tool
- REAP 2.0 Mapping Indicator Instructions
- Guidance on Equitable Engagement and Letters of Support
- PATH Program Presentation
REAP 2.0

The REAP 2.0 program is a flexible program that seeks to accelerate progress towards state housing goals and climate commitments through a strengthened partnership between the state, its regions, and local entities. REAP 2.0 seeks to accelerate infill housing development, reduce Vehicle Miles Traveled (VMT), increase housing supply at all affordability levels, affirmatively further fair housing, and facilitate the implementation of adopted regional and local plans to achieve these goals.

The program was established as part of the 2021 California Comeback Plan under AB 140 and builds on the success of REAP 2019, but expands the program focus by integrating housing and climate goals, and allowing for broader planning and implementation investments, including
Transportation Partnership Programs

The Transportation Partnership Programs (TPP) is comprised of two complementary programs – the County Transportation Commission (CTC) Partnership Program and the Regional Pilot Initiatives (RPI) Partnership Program. The CTC Partnership and RPI Programs target investments towards critical infrastructure that improve mobility, quality of life, and economic potential for the 19 million people who call this region home and the 3.7 million new residents projected by 2045.

CTC Partnership Program
PROGRAMS TO ACCELERATE TRANSFORMATIVE HOUSING (PATH)

The Programs to Accelerate Transformative Housing (PATH) in the REAP 2.0 Program Framework builds on concepts put forward in the Housing Supportive Infrastructure Key Connection in Connect SoCar 2020, as well as current work funded through the REAP 1.0 program, the Local Early Action Planning Grant Program, and Senate Bill 2.

As envisioned, the PATH program will support transformative and significant beneficial actions accelerating infill development that facilitates housing supply, choice, and affordability, affirmatively furthering fair housing, and reducing vehicle miles traveled through a Notice of Funding Availability (NOFA) and two pilot programs designed to bring housing production to scale across the Southern California region to meet the 6th Cycle Plan. The three programs of PATH are:

- Notice of Funds Available (NOFA) for Lasting Affordability Funding for innovative housing finance, trust funds, catalyst funds, and new permanent funding sources.
- Regional Utilities Supporting Housing (RUSH) Pilot Program: Non-transportation utilities infrastructure planning and improvements.
- Housing Infill on Public and Private Lands (HIP) Pilot Program: Scaling up development of available land, large corridor-wide or area-wide infill housing policies and initiatives.

Please note, SCAG’s full REAP 2.0 application is pending State approval, and programs are subject to change upon State approval.

The call for applications for the NOFA is anticipated to be released in late Spring and the RUSH program in Summer 2023.

**Housing Infill on Public and Private Lands**

The call for applications is now open!

Opens: May 10, 2023
Closes: Monday, July 10 at 5 p.m.

**Technical Assistance**

Resources are available during the Call for Applications:

Application Workshop
Wednesday, May 24, at 10 a.m.

Register to Attend
Weekly Office Hours
Schedule a 20-minute meeting with SCAG staff. No limit on the number of meetings.

SCHEDULE OFFICE HOURS

For Support with Questions
For questions related to HIPP, please contact Jessica Reyes Juarez, Associate Regional Planner at juarez@scag.ca.gov.

How To Apply
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RUSH Industry Forum Panel Recommendations PowerPoint
RUSH Industry Forum
Weekly Office Hours
Schedule a 20-minute meeting with SCAG staff. No limit on the number of meetings.

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HIPP Application Workshop

HIPP Application

SCAG

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/hipp2021
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
910 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
to housing@scag.ca.gov
Submittal Checklist

- Section 1. Terms & Signature
- Section 2. Minimum Requirements
- Section 3. Contact Information and Project Description
- Section 4. Evaluation Criteria

- Budget, Timeline, Scope, Deliverables
- **Measurable Outcomes**
- Project Area Maps
- Letter of Support

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**HIPP Application Workshop**

**REAP 2.0 PATH Program**
**HIPP Pilot Program Application**

**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](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 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 date.
Section 1. Terms and Signature

- All sections filled out
- Information is complete
- Required attachments in submittal package

- Authorized signature required
- (Resolution required later - to execute the MOU and receive funds)
Section 2: Minimum Requirements

2.1 Applicant Eligibility

- Entities with Control of Land
  OR,
- Entities with Regulatory Land Use Control

- City, County, or Tribal Entity
- Public Agency, Transit Agency or District
- Public Housing Authority
- Land Trust or Other Land Holder or Regulator
- Academic institution
- Water or other Utility districts/providers,
Section 2: Minimum Requirements

2.2 Project is only in infill area(s)

- Entire project area must meet infill definition
- Refer to “Infill Guidance” under Resources

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.
Section 3: Project Description

3.1 Contact Information

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.

3.2 Project Name & Location

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: Project Description

3.3 Project Description

- Describe budget, timeline, scope, deliverables, and measurable outcomes
- Fulfills the Connect SoCal Housing Supportive Infrastructure Key Connection

3.4 Connect SoCal Priority Growth Areas

- Identify PGA layers using SCAG REAP 2.0 Mapping Tool
- Projects do not need to be in PGAs to be eligible for funding.
# Section 4: Evaluation Criteria

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>% of Total</th>
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</thead>
<tbody>
<tr>
<td><strong>1</strong> Lead to a Transformative Significant Beneficial Impact</td>
<td><strong>45%</strong></td>
</tr>
<tr>
<td>1.1 Accelerate Infill Development that facilitates Housing supply, Choice, and Affordability</td>
<td>15%</td>
</tr>
<tr>
<td>1.2 Affirmatively Further Fair Housing (AFFH)</td>
<td>15%</td>
</tr>
<tr>
<td>1.3 Reduce Vehicle Miles Travelled</td>
<td>15%</td>
</tr>
<tr>
<td><strong>2</strong> Equitable Targeted Outreach</td>
<td><strong>10%</strong></td>
</tr>
<tr>
<td>2.1 Engagement with Disadvantaged and Historically Underserved Communities</td>
<td>5%</td>
</tr>
<tr>
<td>2.2 Inclusive, Diverse &amp; Equitable Engagement</td>
<td>5%</td>
</tr>
<tr>
<td><strong>3</strong> Leverage Partnerships, Policy Match, Building Local Capacity, Ability to Complete the Project, and Cost Effectiveness</td>
<td><strong>25%</strong></td>
</tr>
<tr>
<td>3.1 Local Policy Commitment</td>
<td>5%</td>
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<tr>
<td>3.2 Partnerships or Financial Match</td>
<td>5%</td>
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<tr>
<td>3.3 Ability to Complete the Project and Cost Effectiveness</td>
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<tr>
<td><strong>4</strong> Prioritize Disadvantaged Communities</td>
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<tr>
<td>4.1 Disadvantaged and Historically Underserved Priority Populations</td>
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<tr>
<td>4.2 Addressing Historic/Current Inequities &amp; Priority Population Benefit</td>
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<tr>
<td><strong>5</strong> Contributes to Regional Transformative Change</td>
<td><strong>10%</strong></td>
</tr>
<tr>
<td>5.1 Transformative Approaches to Scale Housing Supply</td>
<td>5%</td>
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<tr>
<td>5.2 Regional Impact and Applicability</td>
<td>5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
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</tbody>
</table>
Section 4: Evaluation Criteria

All projects must:

- Align with the REAP 2.0 Program Objectives
- Meet Definition of a *Transformative Planning and Implementation Activity*
- Provide a *Significant Beneficial Impact*
- Include Targeted Equitable Outreach
- Align and advance the Connect SoCal Plan

<table>
<thead>
<tr>
<th>Points</th>
<th>Score</th>
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<tbody>
<tr>
<td>5</td>
<td>Exceptional</td>
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<tr>
<td>4</td>
<td>Strong</td>
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<tr>
<td>3</td>
<td>Suitable</td>
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<td>2</td>
<td>Limited</td>
</tr>
<tr>
<td>1</td>
<td>Weak</td>
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<tr>
<td>0</td>
<td>Disqualified</td>
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</table>

❖ A zero score for any response disqualifies the application
### Section 4.1

**Addresses the REAP 2.0 Objectives**

- Substantial change in land use patterns, equity, and travel behaviors
- Accelerate Infill – **Supply, Choice AND Affordability**

#### Evaluation Criteria

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Section 4.1 Questions

4.1.1 Infill
Accelerate Infill Development that Facilitates ..... ❑ Housing Supply ❑ Housing Choice ❑ Housing Affordability
Supports 6th cycle RHNA allocation

4.1.2 AFFH
Please describe how the proposed project ❑ Combats discrimination ❑ Overcomes patterns of segregation and ❑ Fosters equitable and inclusive communities.

4.1.3 VMT
❑ Promotes development that reduces vehicle miles travelled and aligns housing production in infill locations ❑ Align with SCS and California AB32
Section 4.2

Equitable Targeted Outreach

<table>
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Commitment to continuing outreach and engagement, especially with Disadvantaged and Historically Underserved communities
Section 4.2. Questions

4.2.1 Experience
- Organization’s experience engaging residents in Disadvantaged and Historically Underserved Communities, EJ Areas, and/or Communities of Concern.
- If your organization has limited experience, discuss how your organization can gain experience in completing the project.

4.2.2 Equitable Engagement
Describe how you will engage:
- Community organizations and/or community leaders to inform the proposed engagement strategies.
- Members of disadvantaged and historically underserved communities and how their input will shape the project and outcomes.
Section 4.3

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Proposed projects must leverage other resources to maximize impact of REAP 2.0 investments.
Section 4.3 Questions

4.3.1 Commitments
- Existing and prior local policy environment supports the project
- Organization’s completed plan, policy, ordinance, or program that supports the readiness of the proposed project.

4.3.2 Partnerships
Describe
- Other funding sources, OR/AND
- Partnerships and commitments from organizations
  Leverage or act as a catalyst for additional investment.

4.3.3 Ability to Complete
- Experience completing similar projects
- Plan for ensuring project is completed on time and budget
- Cost Effectiveness
Projects do not need to include priority populations; however, projects must demonstrate how they support priority populations.

Must include a map showing priority populations.
- Use REAP 2.0 Mapping Indicator Tool
Section 4.4 Questions

4.4.1 Priority Populations
Using the SCAG mapping tool, please identify the Priority Populations the project will serve
- SB535 Disadvantaged Communities
- SCAG Communities of Concern
- TCAC/HCD Opportunity Areas
- AB 1550 Communities

Map must accompany your submitted application

4.4.2 Benefits
- Describe how the proposed project benefits the Priority Populations identified in Section 4.4.1.
- 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
Section 4.5

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Transformative and scaling up.

Achieves **Regional Goals**: RHNA, Connect SoCal, and housing needs across Southern California.

Must include a map showing Priority Grow Areas (PGAs) - **Use REAP 2.0 Mapping Indicator Tool**
Section 4.5 Questions

4.5.1 Scaling Housing Supply
- 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.

4.5.2 Regional Impact
- Geographic impact of the project
- How it implements SCS strategies for reducing Greenhouse Gas (GHG) and Vehicle Miles Traveled (VMT)
- How it can be applied in similarly built contexts across the SCAG region
- Project’s impact on reducing GHG and VMT extends beyond the immediate project area to beneficially impact the region
Attachments

- Budget, Timeline, Scope, Deliverables
  - Tab 1: Budget & Timeline
  - Tab 2: Scope & Deliverables

- (3) Project Area Maps
  - Infill Map
  - Priority Population Map
  - Priority Growth Area

Download Excel workbook template

Refer to Infill Guidance and REAP 2.0 Mapping Indicator Instructions

Refer to Letter of Support Guidance. Only 1 letter required for HIPP
Attachments: Budget and Scope Document

- **Budget, Timeline, Scope, Deliverables**
  - **Tab 1: Budget & Timeline**
  - **Tab 2: Scope & Deliverables**

Complete both tabs and return as an Excel file.
Attachments: Budget and Scope Document

- Budget, Timeline, Scope, Deliverables
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  - Tab 2: Scope & Deliverables

Complete **both tabs** and return as an **Excel file**.
Attachment: Project Area Maps

(3) Project Area Maps
1. **Infill Map**
2. **Priority Population Map**
3. **Priority Growth Area**

**Resource:** Refer to “Infill Guidance” to self-select your project meets Infill Definition

The map can either be visual-based or a written narrative. You are welcome to use the approach you are most comfortable with, provided the map or statement includes the following:

- Clear visual depiction or written description of the project area with boundaries clearly delineated or defined.
- Major roads identified and named.
- Major landmarks (intersections, development patterns, natural features) identified.
- Classified agricultural, natural, and working lands identified.
- Within and adjoining the boundaries of the project area (see infill definition term sheet for descriptions of all terms in “parentheses”)
  - All “destinations”
  - All “daily services by transit” (note all transit lines serving the project area with vehicle size and frequencies of service)
  - All “developed” areas,
  - All “qualified urban uses”,
  - All “parks”,
  - All “urban corridors” and “urban centers”
- Provide a statement explaining how the project area meets the infill definition.
Attachment: Project Area Maps

(3) Project Area Maps
1. Infill Map
2. Priority Population Map
3. Priority Growth Area

Resource: Refer to “REAP 2.0 Mapping Indicator Instructions”
Attachment: Project Area Maps

(3) Project Area Maps
1. Infill Map
2. Priority Population Map
3. **Priority Growth Area**

Resource: Refer to “REAP 2.0 Mapping Indicator Instructions”
Technical Assistance Available

- Application Workshop (Recording and PPT to be posted)
- Weekly Office Hours (May 10\textsuperscript{th} – July 10\textsuperscript{th})

Visit the REAP 2021 webpage under PATH to schedule an office hours using \textit{Calendly}.

www.scag.ca.gov/reap2021
## REAP 2.0 Call for Applications - Timelines

<table>
<thead>
<tr>
<th>Program</th>
<th>Calls for Applications Release Date</th>
<th>Deadline to Submit Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainable Communities Program Call for Applications for Civic Engagement, Equity and Environmental Justice</td>
<td>April 10, 2023</td>
<td>June 5, 2023</td>
</tr>
<tr>
<td>County Transportation Commission Partnership Program</td>
<td>April 10, 2023</td>
<td>May 9, 2023</td>
</tr>
<tr>
<td>Subregional Partnership Program 2.0</td>
<td>April 10, 2023</td>
<td>May 31, 2023</td>
</tr>
<tr>
<td>NOFA – Funding for Lasting Affordability/PATH</td>
<td>May 2023</td>
<td>Summer 2023</td>
</tr>
<tr>
<td>Housing Infill on Public and Private Lands (HIPP) Program Pilot/PATH</td>
<td>May 10, 2023</td>
<td>July 10, 2023</td>
</tr>
<tr>
<td>Regional Utilities Supporting Housing (RUSH) Program Pilot/PATH</td>
<td>Summer 2023</td>
<td>Summer 2023</td>
</tr>
</tbody>
</table>
Other REAP 2.0 Resources

REAP 2.0 FACT SHEET

Regional Data Platform
• Provides data and planning templates and tools – such as the Housing Element Parcel (HELPF) and Local Data Exchange (LDX) tools
• Provides access to Streetlight, a travel behavior and trends data platform. Streetlight provides access to real-time, anonymized, and aggregated information, sourced from mobile data and sensors, for the six-county region.

REAP 2.0 Indicator Tool
• Serves as a tool to support narrative development to describe how the project area overlays with equity indicators and PGAs.
RHNA Reform

In July and August of 2022, SCAG staff conducted a stakeholder engagement process to gather input and feedback on RHNA reform. SCAG prepared draft recommendations.

Once the recommendations are approved by the SCAG Regional Council, they will be used to inform a comment letter that SCAG will submit to the California Department of Housing and Community Development (HCD) in mid-September of 2023.

REVIEW THE DRAFT RECOMMENDATIONS

For more information visit scag.ca.gov/rhna
THANK YOU

For more information, visit:
https://scag.ca.gov/reap2021