



2021 Regional Early Action Program (REAP 2.0)

*Draft Programs to Accelerate Transformative Housing
Approved Subregional Partnership (SRP) 2.0 Program*

September 2022

Update on Program Development

WWW.SCAG.CA.GOV

Programs to Accelerate Transformative Housing (PATH)



Agenda

- 1 **Overview of REAP 2.0**
- 2 **Approved Subregional Partnership Program (SRP) 2.0** *(For Information)*
- 3 **Draft PATH Program** *(Seeking Your Feedback)*
- 4 **Proposed Evaluation Criteria**
- 5 **Tentative Timeline**
- 6 **We Want to Hear From You!** *(Ways to Share Input)*
- 7 **Questions**

About SCAG

The SCAG Region

191
CITIES

6
COUNTIES

19.1M
RESIDENTS



36,618
SQUARE MILES

\$1.2T
REGIONAL GDP

15TH
LARGEST
ECONOMY
WORLDWIDE

48.1%
OF STATE
POPULATION

Regional Early Action Planning (REAP) 2021 Grant

- AB140, FY21-22 state budget
- \$600 million statewide
- \$246 million SCAG's formula share
- Available early 2023
- Encumbered by June 2024
- Expended by June 2026

***REAP 2.0
GRANT
PROGRAM***

REAP 2.0 Program Objectives

Transformative Planning and Implementation Activities

Accelerate Infill Development that Facilitates Housing Supply, Choice, and Affordability

Affirmatively Further Fair Housing

Reduce Vehicle Miles Travelled

SCAG REAP 2.0 Framework - Approved July 7, 2022

CORE OBJECTIVES

- Transformative planning realizing Connect SoCal
- Leverage/augment activities implemented quickly and in line with community-driven, pandemic recovery
- Build regional capacity to deliver 6th cycle RHNA goals
- Establish that projects are shovel ready & shovel worthy
- Promote infill in Priority Growth Areas
- Demonstrate consistency with Racial Equity Early Action Plan
- Represent best practices in VMT reduction

SCAG REAP 2.0 Program Framework - Overview

\$246 million = SCAG's region's formula share

Obligated by June 2024

Expended by 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

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

CTC Partnership Program

- Support for increasing transit options leading to infill housing and reducing VMT
- Housing infrastructure supporting plans, programs, and pilot projects

Programs to Accelerate Transformative Housing (PATH)

- Funding for Lasting Affordability
- Housing Infill on Public and Private Lands (HIPP)
- Regional Utilities Supporting Housing (RUSH)

For Information: Subregional Partnership 2.0 - Eligible Activities



Implementing 6th Cycle
Housing Elements

- **Land use planning** and related studies and/or programs
- **Outreach** supporting the programs
- **Technical Assistance** including staffing and consultants
- **Housing Policy/Project Grant Program** eligible activities

Housing strategies for
increasing supply and lasting
affordability

- **Housing Trusts**
- **Catalyst Funds**
- **Permanent Funding Sources**

Programs to Accelerate Transformative Housing (PATH) Program Structure

NOFA – Funding for
Lasting Affordability

- Funding for Innovative Housing Finance
- Trust Funds, Catalyst Funds

Pilot: Regional Utilities
Supporting Housing
(RUSH)

- Non-Transportation Utilities Infrastructure Improvements

Pilot: Housing Infill on
Public and Private Lands
(HIPP)

- Scaling Up Development of Available Land
- Large Corridor-Wide or Area-Wide Infill Housing Policies and Initiatives

Proposed Funding

<i>Draft PATH Program</i>	
NOFA: Funding for Last Affordability	\$45,000,000
Pilot Program: Regional Utilities Supporting Housing (RUSH)	\$35,000,000
Pilot Program: Housing Infill on Public and Private Land (HIPPP)	\$8,000,000
TOTAL	\$88,000,000

<i>Subregional Partnership (SRP) 2.0 Program</i>	
Total	\$23,000,000

NOFA – Funding for Lasting Affordability

Eligible Applicants

- Housing Authorities
- Trust Funds
- Catalyst Funds

In partnership:

CBOs & Housing Developers

- Supporting Existing Trusts
- Establishing New Trusts
- Creating New Finance Products
- Predevelopment, Bridge, Gap Financing
- Land Acquisition/Banking

Pilot Program – Regional Utilities Supporting Homes (RUSH)

Eligible Applicants*

- Public Agencies
- Utility Districts
- Tribal Entities
- Large Scale Developers

- Industry Forum Informing:
 - Regional Infrastructure Planning
 - Utility Infrastructure Projects
 - Large-Scale Development Utility Planning

* will be further defined through the industry forum

Pilot Program – Housing Infill on Public and Private Land (HIPP)

Eligible Applicants

- Entities with Land Control
- Entities with Regulatory Land Use Control

- Transformational Development of Available Lands:
 - Scaling Up, Driving Innovation
 - Feasibility/Visioning/Pre-Dev
- Corridor and Area-Wide Strategies:
 - Scaling Supply, Choice, Affordability
 - Preservation and Anti-Displacement
 - Alternative Models/Homeownership

Definition of Infill

“Infill”, for the purposes of the REAP 2.0 Program, means areas where all the following apply:

- ✓ (1) the area consists of unused or underutilized lands, **AND**
- ✓ (2) within existing development patterns, **AND**
- ✓ (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling **AND is located in either (a) or (b):**

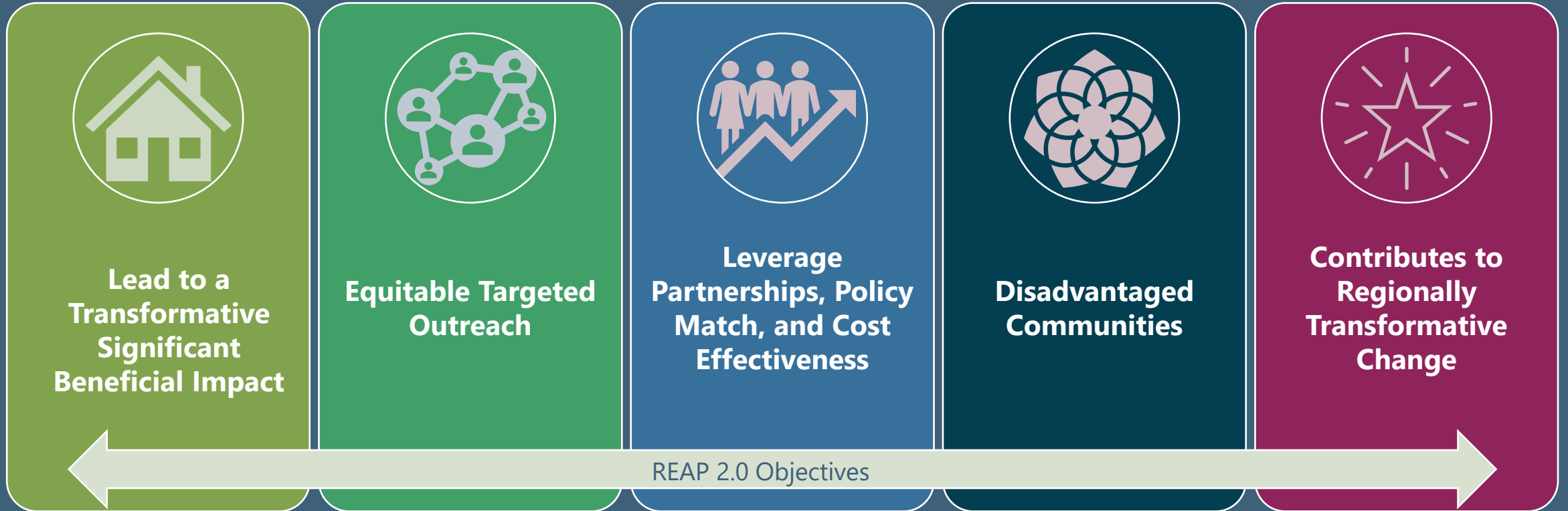
a. An urban center, urban corridor, or area with transit-supportive densities

OR

b. An established community that meets **ALL** the following criteria:

- + The area consists or previously consisted of qualified urban uses
- + 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, and
- + No parcel within or adjoining the area is classified as agricultural or natural and working lands.

Proposed Evaluation Criteria



Evaluation Criterion 1



**Lead to a
Transformative
Significant Beneficial
Impact**

Project provides a significant beneficial impact that leads to a substantial change in land use patterns, equity, and travel behaviors.

- Accelerate Infill Development that Facilitates Housing Supply, Choice, and Affordability
- Affirmatively Further Fair Housing
- Reduce Vehicle Miles Travelled

Evaluation Criterion 2



Equitable Targeted Outreach

- Commitment to outreach and engagement, especially with Disadvantaged and Historically Underserved
- Outreach may include coordination with other Eligible Applicants (including Tribal Entities) within the same subregion or in other subregions.
- Eligible Applicants may wish to consider the potential for joint activities and coordination on outreach activities.

Evaluation Criterion 3



**Leverage Partnerships,
Policy Match, and Cost
Effectiveness**

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

Criterion is flexible:

- Local Policy Commitment
- Partnerships (partner match)
- Local or Other Funding (local agency match)

Evaluation Criterion 4



**Disadvantaged
Communities**

Prioritize funding in areas historically disadvantaged, underserved, underrepresented, and under resourced:

- SB535 Disadvantaged Communities (CalEnviroScreen 4.0)
- SCAG Communities of Concern
- TCAC/HCD Opportunity Areas
- AB 1550 Communities

Evaluation Criterion 5



Regional Transformative Changes for Housing Infrastructure:

- Within areas of Policy, Finance, Utilities, Neighborhood Improvements, Mobility
- Supporting projects throughout the region and counties
- Comparing projects in similar built environments

Major Milestones



Working Draft Timeline

Call for Projects	Application Period	Application Submittal Date
NOFA – Financing for Lasting Affordability	January – March 2023	Mid-March 2023
Pilot Program – Housing Infill on Public and Private Lands (HIPP)	1 st Quarter 2023	Late Spring 2023
Pilot Program – Regional Utilities Supporting Housing (RUSH)	2nd Quarter 2023	Summer 2023

Dates are anticipated, dependent on Regional Council approval of the REAP 2.0 Funding Application and concurrence from the State Partners.

Virtual Information Sessions

- ***Attend a Virtual Information Session or listen to a recorded session***
 - Session 1: Wednesday, September 21 10:00am-12:00pm
 - Session 2: Wednesday, October 5th 9:00am-11:00am

Registration information and recorded sessions will be posted on the SCAG Reap 2.0 webpage: <https://scag.ca.gov/reap2021>

We would like to hear from you!

☐ *Submit Written Comments*

Email written comments to
Jacob Noonan
REAP 2.0 Housing Program Manager
noonan@scag.ca.gov
(213) 236-1472

REAP 2.0 Webpage

<https://scag.ca.gov/reap2021>



Q&A

For more information, visit:

<https://scag.ca.gov/reap2021>

Jacob Noonan, Housing Program Manager
Email: noonan@scag.ca.gov

Jessica Reyes Juarez, Associate Planner
Email: juarez@scag.ca.gov

Zacharias Gardea, Associate Planner
Email: gardea@scag.ca.gov