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
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 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**
Draft Programs to Accelerate Transformative Housing (PATH) Program

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

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<th>Draft PATH Program</th>
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<tr>
<td>NOFA: Funding for Last Affordability</td>
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<td>Pilot Program: Regional Utilities Supporting Housing (RUSH)</td>
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<td>Pilot Program: Housing Infill on Public and Private Land (HIPP)</td>
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<td><strong>TOTAL</strong></td>
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<th>Subregional Partnership (SRP) 2.0 Program</th>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$23,000,000</strong></td>
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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

* will be further defined through the industry forum

Industry Forum Informing:

- Regional Infrastructure Planning
- Utility Infrastructure Projects
- Large-Scale Development Utility Planning
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
“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

- **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

- Lead to a Transformative Significant Beneficial Impact
- Equitable Targeted Outreach
- Leverage Partnerships, Policy Match, and Cost Effectiveness
- Disadvantaged Communities
- Contributes to Regionally Transformative Change

REAP 2.0 Objectives
Evaluation Criterion 1

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

- 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

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

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**

**REAP 2.0 Program Framework**
- Developed
- May – June

**Housing Policy/Project Grant Program**
- Community Outreach & Engagement / Program Development
- June - September

**Virtual Information Session #1**
- September 21, 2022

**Draft PATH Program presented to Community Economic & Human Development Committee (CEHD) for review**
- October 6, 2022

**REAP 2.0 Funding Application & PATH Program considered by EAC**
- November 30, 2022

**- NOFA Released**
- Pilot Program Applications Available
- Early 2023

**July 7, 2022**
- Framework Approved by the Regional Council

**Mid-September**
- Public Comment Draft Guidelines Publicly Available

**October 5, 2022**
- Virtual Information Session #2

**November 3, 2022**
- PATH Program considered by CEHD for approval

**December 31, 2022**
- REAP 2.0 Funding Application
- SCAG submits to HCD by this date

**Summer 2023**
- Conditional Awards
  - Anticipated release
### Working Draft Timeline

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<th>Call for Projects</th>
<th>Application Period</th>
<th>Application Submittal Date</th>
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<td><strong>NOFA – Financing for Lasting Affordability</strong></td>
<td>January – March 2023</td>
<td>Mid-March 2023</td>
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<tr>
<td><strong>Pilot Program – Housing Infill on Public and Private Lands (HIPP)</strong></td>
<td>1st Quarter 2023</td>
<td>Late Spring 2023</td>
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<tr>
<td><strong>Pilot Program – Regional Utilities Supporting Housing (RUSH)</strong></td>
<td>2nd Quarter 2023</td>
<td>Summer 2023</td>
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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
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noonan@scag.ca.gov
(213) 236-1472

REAP 2.0 Webpage
https://scag.ca.gov/reap2021
For more information, visit: https://scag.ca.gov/reap2021

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