REGIONAL EARLY ACTION PLANNING GRANTS (REAP 1.0) COUNTY INVESTMENTS

Last Revised: Nov. 2024

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

SCAG™

INNOVATING FOR A BETTER TOMORROW

ABOUT SCAG

SCAG is the nation's largest metropolitan planning organization, representing six counties, 191 cities and nearly 19 million residents. SCAG undertakes a variety of planning and policy initiatives to encourage a more sustainable Southern California now and in the future.

VISION

Southern California's Catalyst for a Brighter Future

MISSION

To foster innovative regional solutions that improve the lives of Southern Californians through inclusive collaboration, visionary planning, regional advocacy, information sharing, and promoting best practices.

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COUNTY INVESTMENTS

INTRODUCTION

With the allocation of $47 million in Regional Early Action Planning (REAP) state funding, SCAG implemented a robust technical assistance and funding program that focused on accelerating housing production by providing resources to local jurisdictions, subregional partners, and community-based organizations.

The program primarily focused on implementing Connect SoCal 2020 and supporting cities and counties in developing their 6th cycle housing elements, along with land use plans, policies, and other programs to ensure housing production goals are met.

SCAG's REAP 1.0 program focused on local level implementation that directly led to housing production, by funding programs that support the following core objectives: improving housing equity, increasing housing supply and affordability, increasing accessibility, advancing policy through engagement, increasing diversity/choice, and increasing financial tools.

The REAP 1.0 program resulted in a range of adopted land use plans, development streamlining tools, financing strategies, and planning strategies that have identified best practices and can be scaled across the region. Best practices and case studies can be found in the resource library. Ultimately, the program presented the importance of capacity-building and the value of incorporating partnerships in the planning process. The success of the REAP 1.0 program provided the opportunity for SCAG to implement the REAP 2.0 program, allowing for broader planning and implementation investment.

METRICS

The REAP 1.0 program focuses on planning activities that facilitate housing development and supportive infrastructure, ensuring communities meet the growing demand for affordable and sustainable housing.

By offering resources to streamline the planning process, the program helps jurisdictions address barriers to housing production, such as zoning restrictions, environmental reviews, and infrastructure needs. In addition to financial support, the program provides capacity-building efforts, technical guidance, and best practices to optimize land use and housing development strategies.

IMPACT ON HOUSING PRODUCTION

- **449,339** total units submitted in pipeline
- **109,222** affordable units submitted in pipeline
- **222,814** total units permitted
- **43,418** affordable housing units permitted
- **51,424** accessory dwelling units permitted
- **65** pre-approved plans designed and/or approved

ENGAGEMENT

- **1,479** number of internal and target stakeholder meetings and events
- **1,581** number of public meetings and outreach events
- **775** elected officials engaged

INNOVATIVE ZONING STRATEGIES

- **7,100** sites inventoried and rezoned

FAIR HOUSING

- **140** programs adopted that increase access to fair housing

TECHNICAL ASSISTANCE

- **198,690** total tool downloads and website hits
- **129** agencies received technical assistance for housing elements and/or site inventories
- **55** jurisdictions using the infrastructure, CEQA, and other toolkits developed

* The data spans from 2020 to 2023. Data was sourced from a combination of self-reporting from jurisdictions and HCD's Housing Element Implementation and APR Dashboard.

LOS
ANGELES
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VENTURA
ORANGE
RIVERSIDE
IMPERIAL

IMPERIAL COUNTY PROJECT LIST

HOUSING POLICY SOLUTIONS

**City of Barstow, Infrastructure Financing District Pilot Study and
Imperial County Enhanced Infrastructure Financing District** **$237,661**

Building on a 2019 preliminary feasibility analysis for the Imperial County Tax Increment Financing Pilot Project, this project updated the preliminary tax increment feasibility analysis for the county. The updated analysis incorporated best practices for district establishment and infrastructure financing and will focus on implementing housing-supportive infrastructure and expanding housing supply.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0

Imperial County Colonias Housing Infrastructure Needs Assessment **$293,193**

This project identified the infrastructure needs and funding opportunities for housing supply in the unincorporated colonias in Imperial County.

LOS ANGELES COUNTY PROJECT LIST

CALL FOR COLLABORATION PROGRAM

Long Beach Housing Justice Coalition and the Cambodia Town Thrives Collaborative $100,000

This project supported ongoing community organizing efforts by the Long Beach Housing Justice Coalition and the Cambodia Town Thrives collaborative to influence land use planning, policymaking, and decision-making, particularly concerning affordable housing production and preservation, tenant stabilization, zoning, and community ownership. Long Beach Forward was pivotal in building community knowledge, capacity, and leadership to develop the Long Beach Housing Element and the Cambodia Town Thrives Vision Plan. Additionally, the organization explored the community land trust model for Long Beach.

City of Los Angeles, LA Voice Faith in Housing Initiative $100,000

LA Voice organized for changes to zoning regulations across the county and state that often hinder the construction of housing on church-owned land as part of their Faith in Housing initiative. They researched overlay zones and best practices, advancing advocacy and education. The group also engaged in lobbying to encourage cities to approve overlay zones.

Los Angeles Forward, Housing Element Engagement $100,000

LA Forward led an initiative to engage communities and build knowledge while increasing the housing capacity of community-based organizations and municipal governments in areas near new Los Angeles County Metropolitan Transportation Authority (Metro) lines—specifically in the San Gabriel Valley and Southeast Los Angeles County. They provided training on the Housing Element and Metro's Transit-Oriented Communities program through trainings, webinars, workshops, and presentations. Their work culminated in policy and program recommendations.

City of Inglewood, Uplift Inglewood Coalition $75,000

The Social Justice Learning Institute (SJLI) worked to advance housing and economic justice in Inglewood through coalition building as part of the Uplift Inglewood Coalition. SJLI developed the RISE! Plan to identify best practices and set a standard for community-based and equity-centered planning. This initiative also identified potential policy measures. In conjunction with the plan development, SJLI convened an advisory council and actively engaged with the community on the plan's progress.

City of Los Angeles, LA Más Education, Outreach and Advocacy $75,000

LA Más engaged communities of color in Northeast Los Angeles through education, outreach, and advocacy related to the Housing Element update in the city of Los Angeles. The organization conducted numerous workshops and trainings while developing supporting materials and identifying relevant policies and programs for inclusion in the city's Housing Element.

HOUSING & SUSTAINABLE DEVELOPMENT

City of Palmdale Housing Opportunity Project $557,773

This project supported the city of Palmdale and local agencies in exploring shovel-ready housing development on approximately 14 acres of land owned by the city and the Palmdale School District. The goal is to accelerate housing production and address local housing needs.

City of Burbank, Media District Specific Plan Update $504,608

The city of Burbank updated its Media District Specific Plan to focus on policies and programs that remove barriers to housing production and streamline the permitting process for new development. This update identified new opportunity sites served by public transportation and infrastructure to facilitate the creation of new affordable workforce housing and mixed-use development projects.

City of South El Monte Comprehensive Zoning Update $239,394

This project provided planning assistance to the city of South El Monte to revise and adopt multifamily and mixed-use objective development standards. The initiative streamlines additional density, ultimately accelerating housing production and reducing costs through faster permitting and clearer design standards.

HOUSING & SUSTAINABLE DEVELOPMENT *(CONTINUED)*

Housing Authority of the City of Los Angeles, One San Pedro $222,834

This project provided planning assistance to Housing Authority of the City of Los Angeles (HACLA) to establish an Enhanced Infrastructure Financing District (EIFD) for the One San Pedro area. The EIFD will help fund infrastructure that supports housing production and supply. HACLA plans to expand EIFDs with support from SCAG's Regional Utilities Supporting Housing program by increasing electrical capacity to accommodate density increases in the first stage of redevelopment.

City of Los Angeles, Heart of Hollywood Tax Increment Infrastructure Financing District $219,584

This project supported a study to develop an EIFD for Hollywood within the city of Los Angeles. The district creates new and accelerated funding for priority housing projects that address long-standing community needs and priorities.

City of Covina, Covina Downtown Enhancement Infrastructure Financing District $194,213

The city of Covina established an EIFD as a funding mechanism for public infrastructure improvements and affordable housing. The EIFD has an estimated lifetime value of $27 million and includes six identified potential projects, such as the Town Center Specific Plan Area and the Citrus Avenue Mixed-Use Corridor.

City of Pasadena Advanced Accessory Dwelling Unit Implementation $182,225

This project provided planning assistance to the city of Pasadena to develop and implement accessory dwelling units (ADU) policies and programs. Similar to other initiatives, it produced technical reports summarizing the city's experience with ADUs and created tools to improve the community's capacity to construct ADUs.

City of Santa Monica Advanced Accessory Dwelling Unit Implementation $182,225

This project provided planning assistance to help the city of Santa Monica develop and implement ADU policies and programs. Similar to previous projects, it will produce various technical reports summarizing the city's experience with ADUs and create tools to improve the community's ability to build these units.

City of Montebello Objective Development Standards $145,764

This project provided planning assistance to the city of Montebello to revise and adopt multifamily and mixed-use objective development standards. It also implemented "Prohousing" guidelines from the California Department of Housing and Community Development (HCD) to streamline housing permitting and production. The initiative is expected to accelerate housing production and reduce costs by expediting permitting processes and providing clarity in local design and development standards.

City of Santa Fe Springs Objective Development Standards $145,764

This project provided planning assistance to support the city of Santa Fe Springs in revising and adopting multifamily and mixed-use objective development standards. The initiative aimed to implement the HCD Prohousing Designation Program, streamlining housing permitting and production and ultimately reducing costs through faster permitting and greater certainty in local design standards.

City of Santa Monica Objective Development Standards $145,764

This project provided planning assistance to support the city of Santa Monica in revising and adopting multifamily and mixed-use objective development standards. The initiative aimed to implement the HCD Prohousing Designation Program, streamlining housing permitting and production and ultimately reducing costs through faster permitting and greater certainty in local design standards.

City of South Pasadena Objective Development Standards $145,764

This project provided planning assistance to support the city of South Pasadena in revising and adopting multifamily and mixed-use objective development standards. It also implements the HCD Prohousing Designation Program, streamlining housing permitting to accelerate housing development and reduce costs.

City of Paramount Preliminary Accessory Dwelling Unit Implementation $133,491

This project involved planning assistance for the city of Paramount to develop and implement ADU policies and programs. The initiative resulted in various technical reports analyzing the city's experience with ADUs and produced several tools to enhance the community's ability to build ADUs.

City of Santa Fe Springs Preliminary Accessory Dwelling Unit Implementation $133,491

This project provided planning assistance to the city of Santa Fe Springs for developing and implementing ADU policies and programs. It resulted in various technical reports that analyze the city's experience with ADUs and offer tools to enhance the community's ability to build these units.

HOUSING & SUSTAINABLE DEVELOPMENT *(CONTINUED)*

City of Compton Accessory Dwelling Unit Study $128,615

This project provided technical planning assistance to the city of Compton to develop standard accessory dwelling unit prototype plans. These plans are intended to reduce construction costs, streamline the city's permitting process, and accelerate housing production.

SMART CITIES & MOBILITY

City of Cerritos Remote Permitting Portal $227,338

This project supported the development of an online permitting platform designed to accelerate housing production, reduce vehicle miles traveled and greenhouse gas emissions, and expedite the overall permitting process.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0

City of Los Angeles Planning Department, Regional Housing Needs Assessment (RHNA) Analysis $1,125,553

The city of Los Angeles secured data analytics software to assist in mapping and analyzing the RHNA capacity and the rezoning program. The city analyzed the existing land use capacity, developed a methodology to predict the likelihood of a given site's redevelopment to housing during the 6th cycle of RHNA, and regularly updated the inputs for future analysis and annual progress reports to the California Department of Housing and Community Development.

County of Los Angeles, Los Angeles County Metro Area Plan $900,000

Los Angeles County prepared an area plan for the Metro Planning Area, encompassing East Los Angeles, Florence-Firestone, and several other communities. This plan integrates four transit-oriented development-specific plans, three community plans, and seven community standards districts.

City of Los Angeles Planning Department, Rezoning Implementation $884,500

The city needed to complete rezonings to meet RHNA targets. The city identified a series of initiatives in Los Angeles that address the city's housing needs and conducted outreach to get feedback from the public.

San Gabriel Valley Council of Governments, Affordable Housing Incubator $865,309

The housing incubator served member cities by providing technical support for housing development, sharing best practices, and creating resources to streamline the housing development process.

City of Los Angeles Planning Department, Westside Community Plan $805,000

This was a multi-year, long-range planning effort for four separate community plan areas on the westside: West Los Angeles, Palms-Mar Vista-Del Ray, Venice, and Westchester-Playa del Ray. Public input, as well as citywide priorities around climate change, housing, equity, jobs, multimodal connectivity, and a strong and inclusive economy all informed the updated process.

City of Los Angeles Planning Department, Growth Tool $804,698

The city of Los Angeles developed a comprehensive framework to better analyze growth considerations, which provides a strong foundation for a comprehensive update to the General Plan Growth Strategy. The public engagement process helped to advance the conversation on equity and fair share housing allocation.

City of Los Angeles Housing Department, Affirmatively Furthering Fair Housing Assessment $755,000

This assessment summarizes fair housing issues in the city, building on the foundation set in the city's previous affirmatively fair housing assessment and widening the identification of fair housing issues to serve as the starting point for a new assessment of fair housing and analysis of impediments. This project also assesses the city's fair housing enforcement and outreach capacity by examining current affirmatively fair housing plan goals, objectives, and program progress. The assessment also analyzes the impact of opportunity zones in the city.

City of Los Angeles Planning Department, Economic and Fiscal Analysis $627,868

The city of Los Angeles identified zoned capacity and translated capacity into actual unit production to create incentives for unit construction by manipulating market levers without creating negative effects such as displacement. The project expanded housing capacity to allow residents to access employment opportunities and further the equity objectives within Affirmatively Furthering Fair Housing.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0 *(CONTINUED)*

City of Los Angeles Planning Department, Southwest Valley Community Plan $505,350

This multi-year, comprehensive long-range planning effort for three separate community plan areas: Reseda-West Van Nuys, Encino-Tarzana, and Canoga Park-Winnetka-Woodland Hills-West Hills modernized a plan last updated in the 1990s. The update included consideration of housing affordability, climate change, transportation networks, and employment.

Gateway Cities Council of Governments, 6th Cycle Housing Elements Development and Implementation $503,755

Through this project, Gateway Cities Council of Governments tested land use change scenarios and engaged stakeholders in support of Housing Elements developed during the 6th cycle of the RHNA process.

City of Los Angeles Planning Department, Density Bonus Outreach $466,914

The city of Los Angeles updated and modernized the 2008 local density bonus ordinance and removed unnecessary barriers. It also identified additional incentives and streamlining opportunities.

Gateway Cities Council of Governments, Formation of Gateway Housing Trust Fund $424,566

This multidimensional project evaluated local, state, federal, and philanthropic funding sources; developed parameters for the use of funding; and established the goals of a housing trust fund including levels of housing affordability and types of housing to target. The program approved a long-term operational model and financing plan for a sustainable trust fund.

City of Los Angeles Planning Department, Southeast Valley Community Plan $409,340

This multiyear, comprehensive long-range planning effort included three separate community plan areas: North Hollywood-Valley Village, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, and Van Nuys-North Sherman Oaks. This plan, last updated in the 1990s, addresses significant changes in affordability, climate change, transportation networks, and employment.

City of Los Angeles Housing Department, Inclusive Engagement: Outreach Strategies, Education and Awareness $348,500

The city of Los Angeles developed a comprehensive public outreach program for the assessment of fair housing, including extensive meetings with agency representatives and stakeholders, consultants, and community-based organizations.

South Bay Cities Council of Governments, Accelerating Redevelopment of Commercial Parcels to Sustainable Housing $325,250

The South Bay Cities Council of Governments identified commercial properties suitable for housing redevelopment, focusing on converting declining commercial spaces to increase housing supply. This project prioritized infill and redevelopment of underutilized land to accommodate new growth and increased connectivity in existing neighborhoods.

City of Los Angeles Planning Department, City of Los Angeles Process and Procedures Ordinance $297,500

This project included an amendment to the Los Angeles Municipal Code that studies and reorganizes the administrative provisions of the city's zoning code. The amendment provides project streamlining to help accelerate housing production.

County of Los Angeles, Los Angeles County Parking Strategies to Increase Housing Production $279,070

The project analyzed opportunities for increasing housing production by better managing public parking strategies at the neighborhood level in Florence-Firestone.

City of Los Angeles Planning Department, Cornfield Arroyo Seco Specific Plan Update $278,000

SCAG provided financial resources to support the city of Los Angeles in updating the Cornfield Arroyo Seco Specific Plan to increase the production of affordable housing in the specific plan area. This plan encompasses an area of 660 acres and approximately 6,200 residents.

City of Palmdale, Digitized Utilities Inventory for Housing Tool $276,000

This project developed a comprehensive utility data inventory and interactive online tool displaying current and future utility infrastructure that supports housing development.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0 *(CONTINUED)*

San Gabriel Valley Council of Governments, San Gabriel Valley Regional Housing Trust Revolving Loan Fund $260,000

The San Gabriel Valley Regional Housing Trust Revolving Loan Fund was developed by the trust as an ongoing funding source for affordable and homeless housing development, with an initial allocation of $8 million by the trust's Board of Directors in September 2021.

San Fernando Valley Council of Governments, Regional Housing Analysis Tool $225,999

The San Fernando Valley Council of Governments developed a mapping application to identify areas in the San Fernando Valley with low vehicle miles traveled conditions most suitable for affordable housing development.

San Gabriel Valley Council of Governments, Regional Land Trust $200,000

This project explored the feasibility of creating a San Gabriel Valley Regional Land Trust to acquire vacant or underutilized properties for affordable housing development, addressing land cost barriers.

San Gabriel Valley Council of Governments, Surplus Land Inventory $198,009

The project established an inventory of publicly owned and privately owned land that could potentially be used for affordable and homeless housing development.

City of Los Angeles Planning Department, Safety Element Technical Amendment Update $196,434

The city of Los Angeles updated the safety element technical amendment alongside the housing element. Changes include a local hazard mitigation plan, floodplain management plan, and very high fire severity zones.

County of Los Angeles, Los Angeles County Housing Element Update, Outreach, and Implementation $188,770

This comprehensive project involved assessing existing and projected housing needs, identifying sites to meet regional housing needs, and implementing programs and policies to reduce barriers to housing.

San Fernando Valley Council of Governments, Community Education Support $180,000

The San Fernando Valley Council of Governments established a roster of elected officials and community stakeholders to enhance engagement in housing policy and land use issues and built a list of prospective participants for a housing leadership academy.

City of Los Angeles Planning Department, Historic Land Use Study $171,002

The city of Los Angeles prepared a narrative documenting the legacy of exclusionary and discriminatory land use and housing decisions in Los Angeles to inform the housing element rezoning programs necessary for RHNA compliance.

Gateway Cities Council of Governments, Subregional Inclusionary Housing Strategy/ Ordinance Template $168,591

Gateway Cities Council of Governments developed an inclusionary housing strategy and ordinance template informed by existing ordinances from the region.

City of Los Angeles Housing Department, Anti-Displacement Study and Land Use Recommendations $160,841

This study identifies areas at high risk of displacement, indicated by changes in ownership patterns, frequency of tenant complaints, higher percentages of naturally occurring affordable housing, lower home-ownership rates, and increased investments from large-scale developers.

South Bay Cities Council of Governments, Accessory Dwelling Unit Acceleration $160,457

This initiative informed South Bay cities about the potential of accessory dwelling units in meeting RHNA requirements and encouraged policy changes to identify sites for housing development.

Gateway Cities Council of Governments, Innovative Housing Finance Strategies $148,525

This project supported the development of innovative housing public finance strategies that can be employed in the Gateway Cities Council of Governments region to incentivize and increase housing production by funding the services necessary to support new housing units in a fiscally challenged area.

Westside Cities Council of Governments, Westside Development Constraints Cost and Land Use Regulation Policy Actions — $148,513

This project assisted cities in understanding and addressing barriers to housing production in the Westside subregion by developing data and policy recommendations for their housing elements.

City of Los Angeles Planning Department, Infrastructure Analysis — $143,500

This project analyzed the city's existing infrastructure and public facilities to understand how regions with constrained or sufficient capacity across multiple infrastructure areas are identified and planned for by various agencies. It identified water, sewer, and dry utilities needed to support planned housing development.

City of Los Angeles Planning Department, Community-Based Organization Small Grants — $125,000

Community-based organizations assisted in community outreach required for rezoning efforts needed for RHNA compliance, including community planning, targeted rezoning efforts, and citywide rezoning efforts. This partnership assisted the city in connecting with residents who traditionally do not engage in government processes, particularly residents of color, unhoused individuals, monolingual non-English speakers, and communities facing displacement and economic hardships.

City of Los Angeles Planning Department, Rezoning Outreach — $120,000

The city of Los Angeles embarked on several rezoning programs to update 16 community plans, numerous specific plans, and implement targeted rezonings. The rezoning programs touched on all geographies within the city and required extensive outreach and broad community input.

South Bay Cities Council of Governments, Housing Education Forum — $116,421

The project provided an educational resource for cities to facilitate informed discussions on residential density and design, helping decision-makers understand optimal strategies for addressing regional housing needs.

Westside Cities Council of Governments, Westside Subregional Housing Funding Program — $113,320

The Westside Cities Council of Governments explored innovative funding strategies to establish a Westside Subregional Affordable Housing Funding Program, addressing regional housing challenges.

County of Los Angeles, Expanding the Feasibility of Affordable Housing — $100,000

This project updated the 2020 inclusionary feasibility study and expanded the applicability of the existing inclusionary housing ordinance to enhance affordable housing opportunities.

County of Los Angeles, Los Angeles Higher Density Housing Guidelines — $100,000

The county of Los Angeles developed guidelines to support higher residential densities as part of the East San Gabriel Valley Area Plan, which includes 24 communities. The project updated documents and regulations to clarify the regulatory environment.

San Gabriel Valley Council of Governments, Housing Leadership Academy — $100,000

This project facilitated a Housing Leadership Academy in the San Gabriel Valley to educate local leaders and engage the public in local and regional planning activities addressing housing needs.

Westside Cities Council of Governments, Affirmatively Furthering Fair Housing Framework and Strategy — $95,167

The Westside Cities Council of Governments conducted a study to develop a subregional framework for affirmatively furthering fair housing, assisting Westside cities in implementing fair housing goals in their housing elements.

County of Los Angeles, Increasing Housing Opportunities through the Climate Action Plan GHG Emissions Inventory Update — $75,000

This project supported the development of a climate action plan to streamline housing production in the unincorporated areas of Los Angeles County.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0 *(CONTINUED)*

City of Los Angeles Planning Department, California Environmental Quality Act (CEQA) Exemption Program $56,500

The city of Los Angeles prepared California Environmental Quality Act templates building on the analysis of the city's Housing Element Environmental Impact Report, resulting in a streamlined review process for housing development projects.

City of Los Angeles Housing Department, Engagement Program Delivery $30,000

This project funded program delivery activities related to the assessment of fair housing, a competitive housing site analysis, and the displacement study that would inform the establishment of an equitable development and displacement prevention program.

South Bay Cities Council of Governments, Senate Bill 330 Supplemental Pre-Application Form to Facilitate Replacement Housing $16,252

This project included the creation of Senate Bill 330 supplemental pre-application forms to determine if rental units qualify as "protected status," streamlining the review process for affordable housing development across South Bay jurisdictions.

Joint ADU Clearinghouse Website $12,548

This project created a website to support increased production and preservation of accessory dwelling units in Gateway Cities Council of Governments' jurisdiction, as well as the jurisdictions of two other subregions: Orange County Council of Governments and Ventura County Council of Governments.

TRANSFORMATIVE CLIMATE COMMUNITIES

City of Pomona, Transformative Climate Communities Pomona Technical Assistance Project $269,054

This project evaluated 26 city-owned parking lots in downtown Pomona to assess their potential for supporting housing development while complimenting the outcomes of the city's Transformative Climate Communities project. It included a comprehensive analysis of parking, mobility, open space infrastructure, and housing feasibility. The final deliverable, a recommendation report for the city, highlighted the lots most suitable for redevelopment, specifically focusing on housing development.

ORANGE COUNTY PROJECT LIST

CALL FOR COLLABORATION PROGRAM

City of Anaheim, Kennedy Commission, Expanding Affordable Housing Opportunities for City of Anaheim & Santa Ana $100,000

The Kennedy Commission, along with the cities of Anaheim and Santa Ana, collaborated on a regional initiative to enhance affordable housing opportunities for low-income families. This program included workshops, training sessions, policy solution development, land trust formation efforts, and meetings with local jurisdictions to secure commitments for implementing supportive policies and ordinances.

City of Santa Ana, Thrive Santa Ana Strategic Plan $100,000

THRIVE's project fostered community-driven support for affordable housing initiatives that advance racial equity and protect against displacement. The initiative developed a strategic plan for the growth of the community land trust model and guidelines for the development of surplus lands. Engagement efforts included workshops, focus groups, and town halls to involve stakeholders in the process.

People for Housing Orange County Housing Element Advocacy & Training $50,000

Grassroots activists advocated for equitable housing elements in five Orange County cities with high potential for economic integration and racial equity (Brea, Buena Park, Fullerton, La Habra, and Placentia). The project resulted in forming of an activist coalition, mobilizing advocates to participate in hearings on housing elements, and training sessions to review zoning drafts for compliance with housing objectives.

HOUSING & SUSTAINABLE DEVELOPMENT

City of Laguna Beach, Advanced Accessory Dwelling Unit Implementation $182,225

This initiative included planning assistance for Laguna Beach to develop and implement ADU policies and programs. The project resulted in technical reports analyzing the city's ADU experiences and several tools designed to improve the community's ability to build ADUs.

City of Newport Beach, Objective Development Standards $159,600

This project provided planning assistance to the city of Newport Beach to revise and adopt objective development standards for multifamily and mixed-use developments. It implemented the California Department of Housing and Community Development (HCD) Prohousing Designation Program to streamline housing permitting and production, thereby accelerating housing production and reducing costs through faster permitting and greater certainty in local design standards.

City of Westminster, Objective Development Standards $159,600

Similar to Newport Beach, this project offered planning assistance to the city of Westminster to revise and adopt multifamily and mixed-use objective development standards. It also sought to implement the HCD Prohousing Designation Program to enhance housing permitting and production, thus accelerating housing production and reducing costs.

City of Buena Park, Preliminary Accessory Dwelling Unit Implementation $133,491

This project provided planning assistance to the city of Buena Park to develop and implement ADU policies and programs. The project resulted in several technical reports analyzing the city's experience with ADUs and created tools to enhance the community's capacity for ADU construction.

HOUSING & SUSTAINABLE DEVELOPMENT *(CONTINUED)*

City of Garden Grove, Preliminary Accessory Dwelling Unit Implementation $ 133,491

This project provided planning assistance to the city of Garden Grove to develop and implement accessory dwelling unit (ADU) policies and programs. The project resulted in several technical reports analyzing the city's experience with ADUs and created tools to enhance the community's capacity for ADU construction.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0

Orange County Geospatial 3D Site Visualization Tools $1,436,347

The Orange County Council of Governments (OCCOG) utilized geographic information systems (GIS)-based tools to assist with site selection for housing elements. This project developed a GIS-based site selection tool and site visualization techniques.

Orange County Housing Production Planning Activities $1,436,347

OCCOG led the development of a dedicated housing and accessory dwelling unit website, model ordinances, and educational resources such as "Housing 101" policy explainer videos. This initiative also included support activities for housing elements and technical assistance.

Orange County Housing Finance Trust $600,000

OCCOG prepared templates for a notice of funding availability (NOFA) for future funding opportunities. This project created and implemented a developer outreach strategy, establishing property selection criteria and preparing the internal underwriting policy, procedures, and loan template for the NOFA. It also included updates to the trust's five-year strategic plan.

Orange County Housing Trust Business Plan and Organizational Development $2,500

This project created a comprehensive business plan for the Orange County Housing Trust, including a review of fundraising challenges and a roadmap to determine whether the trust should operate as a standalone organization or continue under NeighborWorks Orange County.

LOS
ANGELES

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VENTURA

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IMPERIAL

RIVERSIDE COUNTY PROJECT LIST

CALL FOR COLLABORATION PROGRAM

Lift to Rise Affordable Housing Pipeline $75,000

Riverside County partnered with Lift to Rise to address housing cost burden faced by low-income households in Coachella Valley. This project developed an online, interactive, publicly available mapped database showcasing the affordable housing development pipeline, along with other potential development opportunities. The affordable housing pipeline enables users to track ongoing developments, identify investable opportunities, analyze policy and investment interventions, and understand regulatory trends and barriers to housing production.

Inland Equity Community Land Trust Research and Coalition Building $75,000

This project represents the first collaboration between the Inland Equity Community Land Trust and the city of Jurupa Valley. The primary goals include mobilizing partners to provide public comment in support of affordable housing initiatives and establishing the Inland Equity Community Land Trust as an expert in housing policy. Additionally, the project involved researching other community land trusts and developing benchmarks to define success in community land trust efforts.

HOUSING & SUSTAINABLE DEVELOPMENT

City of Coachella, Objective Development Standards $159,600

This project provided planning assistance to the city of Coachella to revise and adopt objective development standards for multifamily and mixed-use developments, aligning with the HCD Prohousing Designation Program. The initiative will accelerate housing production and reduce costs by streamlining the permitting process and establishing clear local design and development standards.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0

Western Riverside Council of Governments, Review and Approval of Housing Elements/Local Staff Augmentation $963,865

The Western Riverside Council of Governments provided contract planning support to assist local jurisdictions in preparing and reviewing their housing elements.

County of Riverside, Winchester Community Plan General Plan Amendment $447,132

Riverside County supported adopting a resolution for the Winchester General Plan Amendment, introducing new land uses and policies along with environmental clearance to facilitate housing development in the area.

County of Riverside, Highway 74 Community Planning General Plan Amendment (Good Hope, Meadowbrook, and Warm Springs) $306,859

This project included the adoption of a resolution for a General Plan Amendment, establishing new land uses and policies with environmental clearance for the Good Hope, Meadowbrook, and Warm Springs areas.

Coachella Valley Association of Governments, Affordable Housing Catalyst Fund Investment Plan $283,550

The Affordable Housing Catalyst Fund is part of the housing action plan created by Lift to Rise, designed to support the planning and development of tailored loan and grant products that address the unique risks faced in the Coachella Valley.

RIVERSIDE COUNTY PROJECT LIST *(CONTINUED)*

SUBREGIONAL PARTNERSHIP PROGRAM 1.0 *(CONTINUED)*

Coachella Valley Association of Governments, Regional Strategic Plan to Spur Development of Affordable Housing in the Coachella Valley   **$288,314**

The Coachella Valley Association of Governments conducted an analysis of various funding options to tackle housing needs and the increasing rent burden in the region.

Western Riverside Council of Governments, Grant Application Assistance   **$49,207**

The Western Riverside Council of Governments provided professional grant writing and technical assistance to support jurisdictions pursuing funding and grant programs to increase housing production.

Western Riverside Council of Governments, Legislation Development and Feasibility Analysis for Western Riverside County Housing Trust Fund   **$8,034**

This project involved conducting a legislative development and feasibility analysis to create a Housing Trust Fund in Western Riverside County.

SAN BERNARDINO COUNTY PROJECT LIST

CALL FOR COLLABORATION PROGRAM

Just San Bernardino Collaborative People's Plan for Economic Inclusion $100,000

The Just San Bernardino Collaborative, comprising nine community-based organizations, developed the People's Plan for Economic Inclusion. This initiative promoted community benefit agreements to advocate for resident-focused housing and community development priorities. The project included educational and technical assistance programs featuring learning sessions and workshops.

Neighborhood Housing Services of the Inland Empire – Accessory Dwelling Unit Initiative $100,000

Neighborhood Housing Services of the Inland Empire (NHSIE) collaborated with Pueblo Unido Community Development Corporation to create the Accessory Dwelling Unit (ADU) Initiative, focusing on equitable growth strategies to enhance housing opportunities for people of color and low-to-moderate income households. The project engaged stakeholders in developing customized designs, budgets, timelines, and a how-to guide for manufactured housing ADUs and single-family homes. NHSIE also advocated for the ADU Initiative with city staff, planning commissions, city councils, and elected officials.

Inland SoCal Housing Collective Infrastructure and Plans for Sustainable Growth $75,000

The Inland SoCal Housing Collective (ISCHC) aims to improve housing outcomes through education, advocacy, and resource access. This program established long-term infrastructure and sustainable growth plans for the ISCHC, including a three- to five-year strategic plan, a fundraising approach, and a new 501(c)(3) organization. The ISCHC developed a pro-housing policy agenda with priorities for advocacy and education, held quarterly regional convenings and forums, and created a communication process for affordable housing-related public hearings.

HOUSING & SUSTAINABLE DEVELOPMENT

City of Rialto, Foothill-Riverside Specific Plan Updates $467,603

This project updated and consolidated two specific plans along intersecting bus rapid transit routes, including the city of Rialto's Metrolink station area. The plans included the Central Area Specific Plan and the Foothill Boulevard Specific Plan.

City of Barstow and County of Imperial, Tax Increment Financing $237,662

This project provided technical assistance to advance the creation of innovative self-help financing districts for local jurisdictions to accelerate housing production. It involved completing studies for Imperial County and the city of Barstow, detailing best practices for district establishment and infrastructure financing. The studies also focused on implementing housing-supportive infrastructure and expanding housing supply.

City of Yucaipa, Enhanced Infrastructure Financing District $194,213

This project supported a study to potentially develop an Enhanced Infrastructure Financing District for the city of Yucaipa, creating a funding mechanism for public infrastructure improvements and affordable housing. The study also identified housing-supportive infrastructure projects.

City of Grand Terrace, Objective Development Standards $159,600

This project provided planning assistance to help the city of Grand Terrace revise and adopt multifamily and mixed-use objective development standards, implementing the California Department of Housing and Community Development Prohousing Designation Program to streamline housing permitting and production. The development standards aim to accelerate housing production and reduce costs through faster permitting and increased certainty in local design and development standards.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0

San Bernardino County, Review & Approval of Housing Element/Local Staff Augmentation — $937,625

San Bernardino County Transportation Authority (SBCTA) provided a contract planning consultant bench available for housing element review and adoption.

San Bernardino County, Sites Inventory & Site Analysis — $562,900

SBCTA conducted a full site inventory and analysis, identifying sites suitable for housing to accommodate the Regional Housing Needs Assessment (RHNA) allocation.

San Bernardino County, Accessory Dwelling Unit Capacity Analysis, Pre-Approved Design & Development Guidelines — $267,070

SBCTA developed a county wide accessory dwelling unit feasibility analysis to evaluate potential capacity and created pre-approved designs and development guidelines to streamline the construction of accessory dwelling units.

San Bernardino County, Senate Bill 1000 Environmental Justice Toolkit — $250,000

This project developed a county-wide Senate Bill 1000 Toolkit providing guidance regarding environmental justice in local land use planning.

San Bernardino County, Affirmatively Furthering Fair Housing Discrimination Toolkit — $214,215

SBCTA aided jurisdictions in complying with Assembly Bill 686, which requires RHNA distribution and mandates that each local housing element take "meaningful action" on affirmatively furthering fair housing.

VENTURA COUNTY PROJECT LIST

CALL FOR COLLABORATION

CAUSE Housing Coalition $100,000

CAUSE collaborated with the Housing Trust Fund of Ventura County and Cabrillo Economic Development Corporation to launch a countywide housing coalition. This coalition, comprised of community-based organizations, local housing authorities, and local government representatives, focused on identifying a new regional source of funding for affordable housing. Efforts included convening a community outreach committee to enhance knowledge and input in housing elements, developing an education curriculum in English and Spanish, and hosting five educational workshops. CAUSE also created a Coalition Policy Platform, prioritizing the three most feasible policies for advocacy.

House Farm Workers, Farmworker Housing Study $50,000

House Farm Workers partnered with the Ventura County Resource Management Agency to study affordable housing for farmworkers. The project proactively and comprehensively addresses farmworker housing in at least seven Ventura County housing elements, accelerating housing production to meet RHNA goals. Notable accomplishments included developing a technical memorandum for advocacy in housing elements, convening an advisory council, and producing the Farmworker Housing Study.

SUBREGIONAL PARTNERSHIP PROGRAM 1.0

Ventura Council of Governments, Regional CEQA Streamlining Vehicle Miles Traveled Adaptive Management and Mitigation Program $273,690

The vehicle miles traveled mitigation program focused on enabling housing production in harmony with Ventura County's unique geographic, economic, and planning contexts, where several cities are distanced from major job centers due to state-protected agricultural "greenbelts" and mountain ranges.

Ventura Council of Governments, Multi-Region Accessory Dwelling Unit Program $87,836

This project supports the joint accessory dwelling unit (ADU) efforts of the Gateway Cities Council of Governments, Ventura Council of Governments (VCOG), and the Orange County Council of Governments by continuing the Housing SoCal website, which provides detailed, jurisdiction-specific ADU opportunities and development information for all jurisdictions in the three subregions.

Ventura Council of Governments, REAP Application, Management, and Executive Outreach $57,394

This project included VCOG's support for the REAP application, project management, and other administrative efforts to advance housing development.

Ventura Council of Governments, Regional Model Inclusionary Ordinance $27,998

Several VCOG cities have existing inclusionary zoning ordinances. This project aimed to create a uniform inclusionary program for the housing elements of local jurisdictions within the subregion. According to this approach, relatively uniform inclusionary ordinances across jurisdictions can create affordable units in various locations and, at the option of each jurisdiction, generate in-lieu fee revenues for housing production programs.

Ventura Council of Governments, Localized Content for Documents, Presentations, and Public Information Programs $6,682

This project compared and contrasted prior housing elements, listed RHNA allocations, and demonstrated that these allocations can be met consistently with the unique character and planning policies of Ventura County.

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