



SCAG's Regional Early Action Plan: REAP 1.0

December 3, 2024

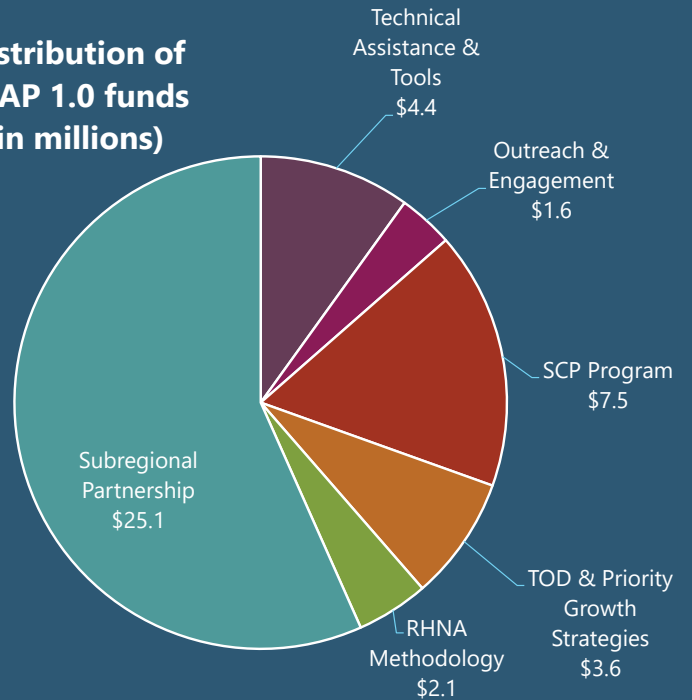
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REAP 1.0 Overview

REAP 1.0 aimed to increase housing supply and **accelerate housing production**

Funded **over 100 projects** totaling **\$47 million** to help jurisdictions meet their housing need through planning and other tools

Distribution of REAP 1.0 funds (in millions)



REAP 1.0 Metrics

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



REAP 1.0 Metrics

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



REAP 1.0 Lessons Learned

BUILDING LONG-TERM CAPACITY TO ADDRESS HOUSING ISSUES

Highlighted the need to put money behind strategies in the RTP/SCS.	Importance of capacity-building.	Value of incorporating community voices and partners in planning process.	Accounting for regional diversity.	Maintaining flexibility to account for fluidity in projects.	Best practices for administering housing funding; providing a regional link between the state and local jurisdictions.
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Project Administration Best Practices

- On Call Services/Bench: Pre-qualified consultants set up across five disciplines. Staff executed 28 contracts totaling over \$7 million
- TA model where we procured to support grantees in cases with limited capacity
- As part of the SRP program three subregions collaborated to create a 3-subregion ADU interactive website for use by residents across the subregions seeking information about ADUs. Resulted in fewer procurements and resulted in time and cost savings.

REAP 1.0 Partnership & Outreach Highlights

Call for Collaboration Program

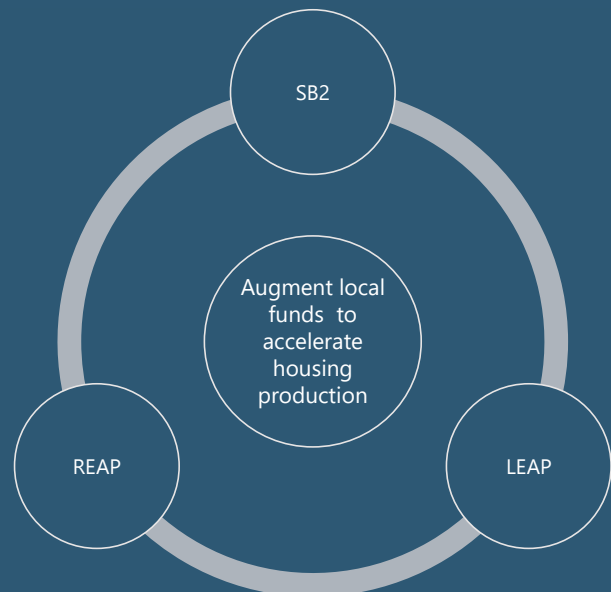
- Funded 15 community-based organization
- This program is the first of its kind at SCAG, partnering with philanthropic organizations to fund nonprofits and community-based organizations
- Reached 16,670 participants at convenings, workshops, advisory councils, focus groups, and other public events

Housing Policy Leadership Academy Program

- Concluded with a total of 154 participants
- Participants of the academy represented 34 jurisdictions across the SCAG region.
- Some members noted plans to continue working on the initiatives they started in class and seek stakeholder support, local approvals, and funding to implement the policy recommendations.

REAP 1.0 Subregional Partnership Program

- Aligns resources with the 6th Cycle RHNA
- Allowed neighboring cities to work together to address common barriers to housing.
- Resulted in a number of plans, policies, and activities that were either adopted by local entities or served to inform future work.



REAP 1.0 Technical Assistance and Tools

- Provided a strong regional foundation for local housing and housing-supportive projects to later succeed
- Tackled regional issues that had broad applicability and relevance, such as other-to-residential conversions, preservation of naturally occurring affordable housing, development streamlining, and grant writing technical assistance
- Replicable for local agencies to pursue similar efforts
- Awards
 - Other-to-Residential Project: American Planning Association Los Angeles and California Chapters
 - Development Streamlining Project: Association of Environmental Professionals California Chapter



Transit-Oriented Development Work Program

SCAG Regional Rail Station Area Housing Analysis

- 9 cities participated, helped identify sites and parcels to meet their RHNA allocations, analyzing existing zoning and specific plans, and identifying zoning code modifications necessary to attract housing development.

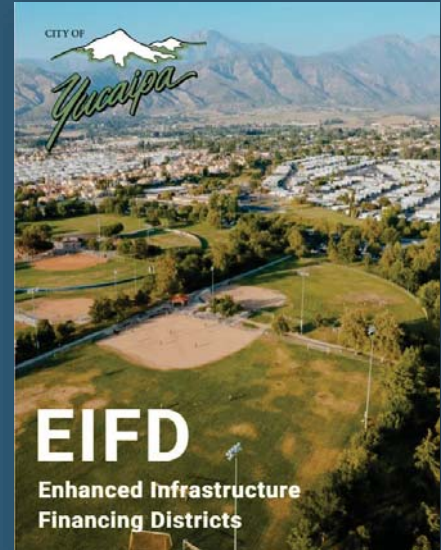
SCAG and LA Metro Partnership

- Funded strategic plans to accelerate housing as sites become available near Metro stations (goal of 10,000 housing units by 2030).
- Successful completion of three Metro projects: a Joint Development Strategy, a Community Collaboration for Equitable Housing Acceleration plan, and Innovative Housing Solutions strategy.



Sustainable Communities Program (SCP) – Housing and Sustainable Development (HSD)

- SCAG provided resources and direct technical assistance to 25 jurisdictions to complete important local planning efforts that accelerate housing production
- 7 EIFD studies across the region, with potential to fund housing production, public facilities, infrastructure, parks, and economic development efforts. To date, the cities of Covina and Yucaipa have successfully developed EIFDs.
- 13 objective development zone standards, 4 permit application improvements, and 40 process improvement tools. These projects resulted in adopted ordinances for participating cities, which are expected to reduce uncertainty and permitting time for housing permits.



PROJECT HIGHLIGHTS

Joseph Dieguez, Senior Vice President at Kosmont Companies

Wells Lawson, Deputy Executive Officer of Joint Development at LA Metro

Mairany Anaya, Multimodal Mobility Administrator at San Bernardino County

Council of Governments (SBCOG)

Melani Smith, Director of Regional Development at Gateway Cities Council of Governments (GCCOG)