



SCAG: Meeting Regional Housing Needs

October 2022

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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

SCAG 6th Cycle Regional Housing Needs Assessment

- The SCAG region has a housing need of 1.3M additional units
- The SCAG 6th Cycle RHNA methodology departed from prior cycles and was impactful in connecting regional plans and regional needs
- Influencing factors
 - Household growth
 - Job access
 - Transit access
 - Access to resources

• 4th
cycle

699,638



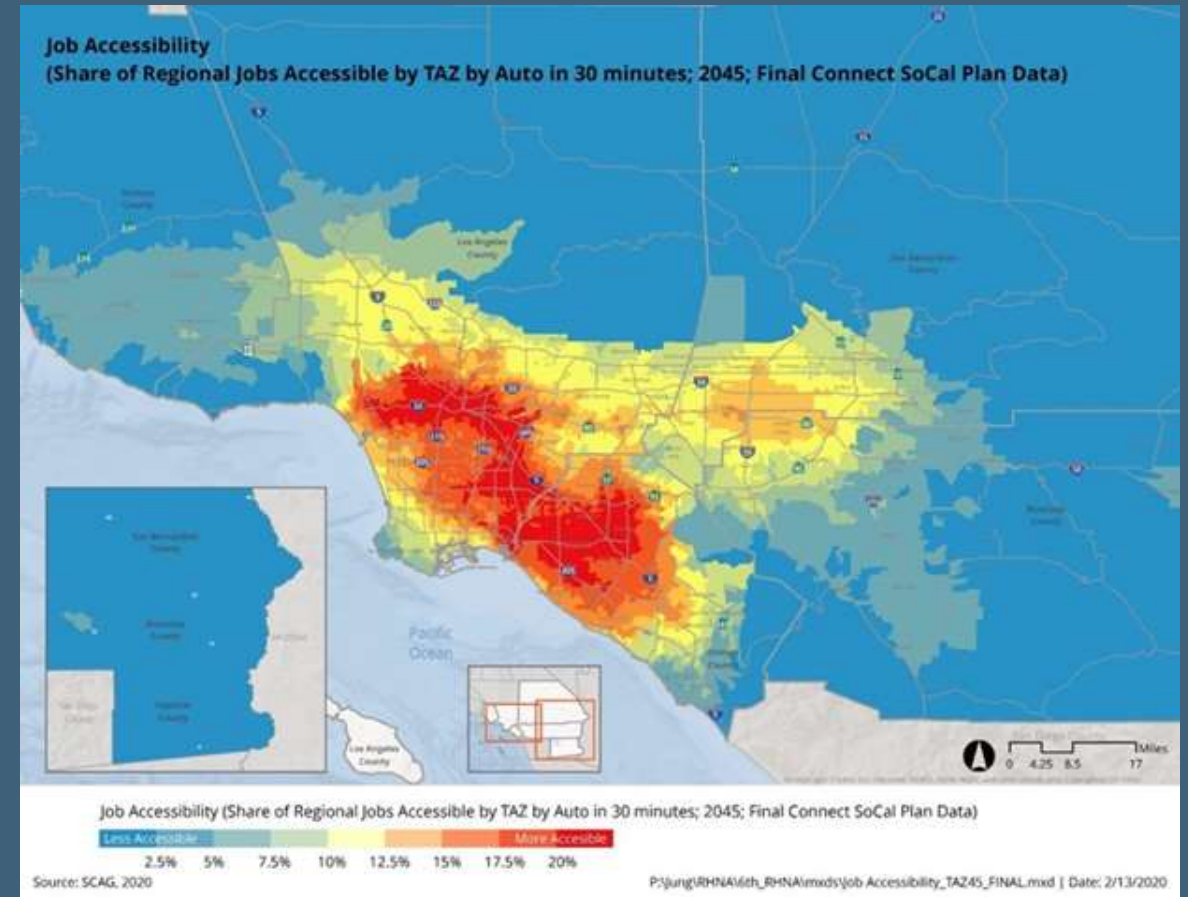
• 5th
cycle

412,137



• 6th
cycle

1,341,827



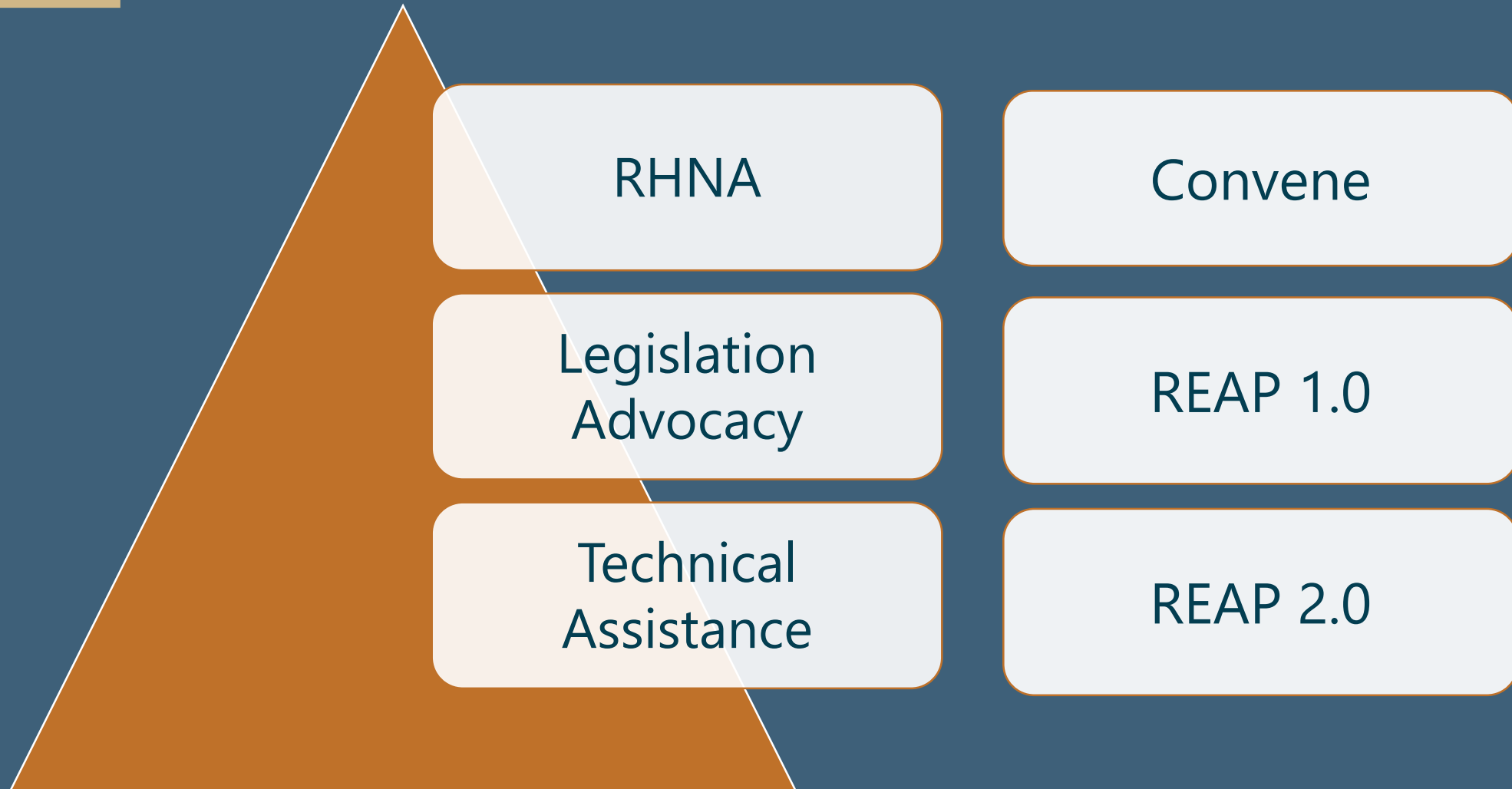
Why Has Meeting Housing Need Been So Hard?

- The 6th RHNA allocation was more than triple the 5th cycle
- Number of recent changes to housing law mid-cycle = housing elements must demonstrate stronger ability to produce housing
- AFFH guidance released in April 2021 leaving SCAG jurisdictions with little time to interpret, do community engagement and produce compliant housing elements
- The pandemic meant jurisdictions were short staffed and had urgent priorities such as emergency rental assistance
- SB2, LEAP, REAP and 6th cycle housing elements = new funding for housing and land use planning
- Consultant market was overwhelmed and there have been challenges in procuring consultants to do the work

Balance is Needed

- As of mid-October 2022, only 45 jurisdictions are in full compliance
- Focus has primarily been on HE compliance. Lack of compliance =
 - Less ability to secure funding for housing
 - Continual back and forth with the State to prove compliance
- Need to re-examine meaning and purpose of RHNA and housing elements
 - Does the compliance loop take energy away from implementation?
- RHNA reform (recommendations due by Dec 2023)
- Housing element reform – SCAG will lead conversations in the region

SCAG's Role in Housing



REAP 1.0 Funding

\$47 million

- Partnerships and outreach
 - Subregional partnerships (SRP)
 - Outreach and education
 - Partnerships with non-profits and CBOs
- Housing Policy Solutions
 - Toolkits and best practices
 - Data and technical assistance
- SCS Integration
 - Priority Growth Areas
 - Housing near transit infrastructure
- Funds must be expended by December 2024!

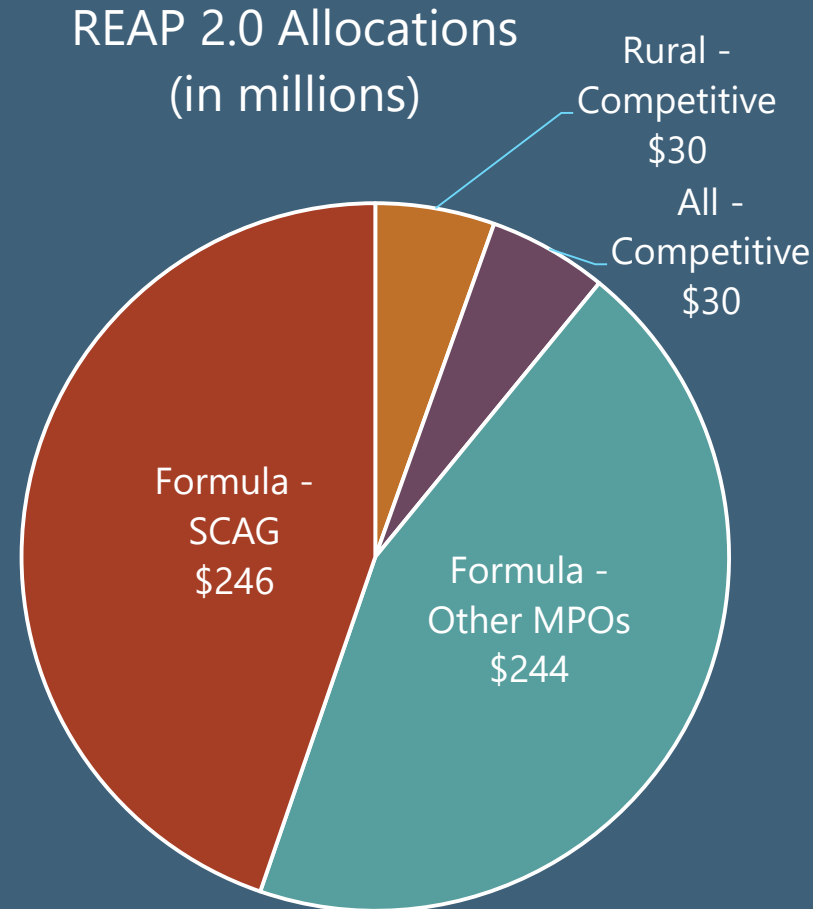
Ventura Projects

- Call for Collaboration
 - CAUSE \$100,000
 - House Farm Workers \$50,000
- Leadership Academy
 - 35 participants
- Subregional Partnership Program
 - Ventura County \$450,000

REAP 2.0 Introduction

AB140 – FY21-22 state budget (May revise)

- ~ \$600 million statewide, \$500 million formula allocations to MPOs
 - ~ \$246 million = SCAG region's formula share



Important Dates

December 2022
Final Application
Due to State

June 2024
All REAP 2.0
Funds Obligated

June 2026
All REAP 2.0
Funds Expended

REAP 2.0 Overview

"Transformative planning and implementation activities" which implement the regional Sustainable Communities Strategy (SCS)

REAP 2.0 Objectives



Promote infill housing development AND



Reduce Vehicle Miles Travelled AND

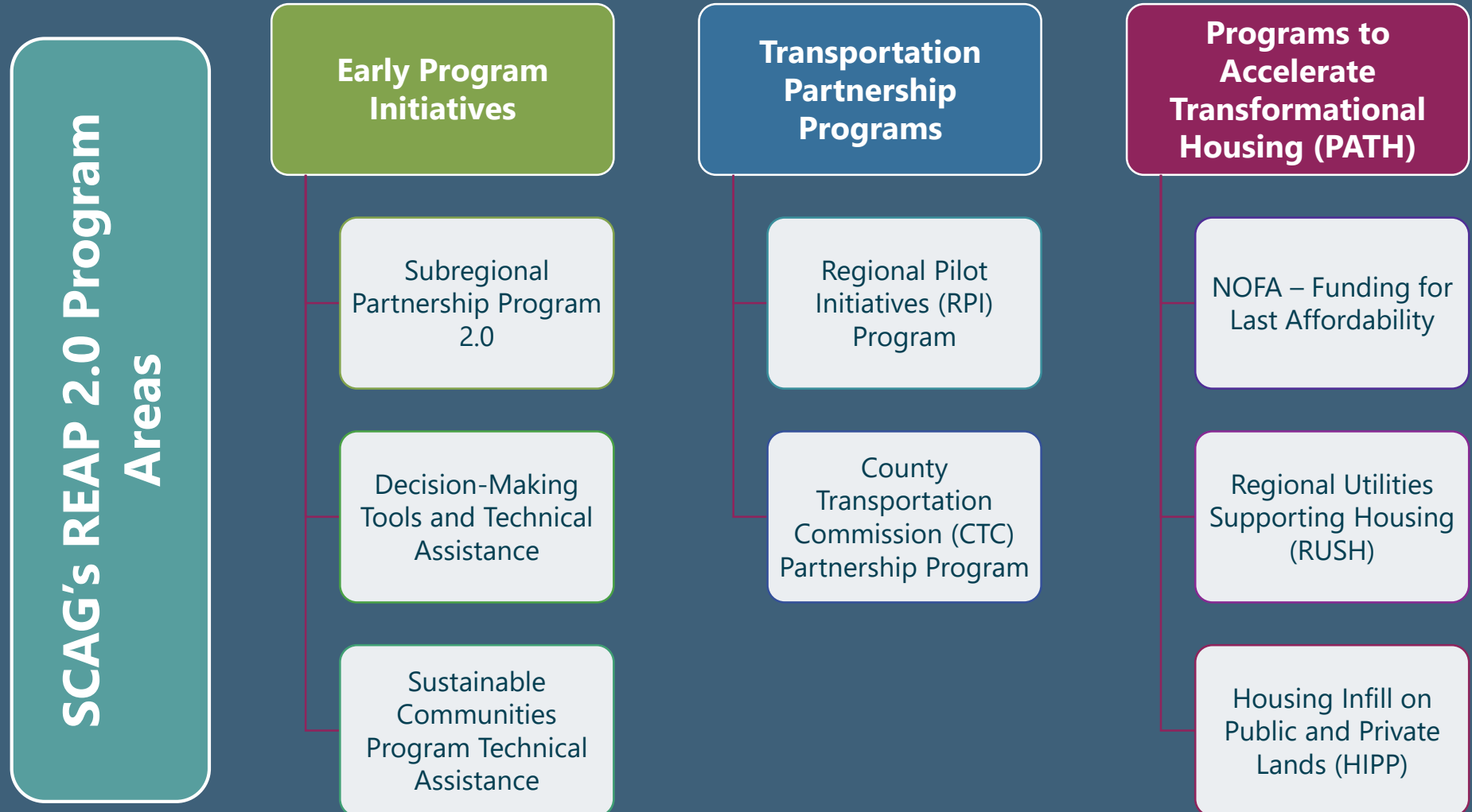


Affirmatively Further Fair Housing

SCAG's REAP 2.0 Core Program Objectives

- Support **transformative** planning and **implementation** activities that realize Connect SoCal objectives
- Leverage and augment the **Connect SoCal Implementation Strategy** to support activities that can be implemented quickly and in line with community-driven priorities
- Build regional capacity to deliver housing that realizes **6th cycle RHNA goals**
- Represent best practices in **vehicle miles traveled (VMT) reduction**
- Demonstrate consistency with **the Racial Equity Early Action Plan**
- Promote **infill development** in Connect SoCal identified Priority Growth Areas

REAP 2.0 Overview



EARLY PROGRAM INITIATIVES

Transformative planning activities that expand existing programs to advance REAP 2.0 objectives and the Core Vision and Key Connections in Connect SoCal

SUBREGIONAL PARTNERSHIP 2.0

- Formula allocation to COGs (RHNA unit count)
- Est. Budget = \$23M

DECISION MAKING TOOLS AND TECHNICAL ASSISTANCE

- Integration of new tools into RDP for technical assistance
- Big data purchase
- Est. Budget = \$7.1M

SCP CALL FOR APPLICATIONS

- Competitive Call for Applications: Engagement, Equity & Environmental Justice to be released January 2023
- Est. Budget = \$3M (plus \$2M non-REAP)

TRANSPORTATION PARTNERSHIP PROGRAMS

Transformative programs to integrate and align Southern California's mobility and housing opportunities

County Transportation Commission (CTC) Partnerships Program

Call for Projects with the CTCs



Regional Pilots Initiatives (RPI)

Engage local partners in regional pilots and programs



County Transportation Commission (CTC) Partnership Program



County Transportation Commission (CTC) Partnerships Program

- Call for Projects with the CTCs
- Est. Budget \$80M
- Call for Projects Jan 2023 (*estimated*)

Regional Pilot Initiatives (RPI)



Regional Pilot Initiatives (RPI)

- Engaging industry, local partners and CTCs to select regional pilot projects and programs, including key SCAG initiatives (e.g., Mobility Wallet/ UBM pilots)
- Est. Budget \$15M
- Pilot Development Spring 2023, Executed Agreements Summer 2023 (*estimated*)

PROGRAMS to ACCELERATE TRANSFORMATIVE HOUSING (PATH)



Notice Of Funding Availability (NOFA):

Funding for Lasting Affordability



Pilot Program:

Housing Infill on Public and Private Lands (HIPP)



Pilot Program:

Regional Utilities Supporting Housing (RUSH)

Notice Of Funding Availability: Funding for Lasting Affordability



Transformative Acquisition, Gap, Bridge Financing

- Regional Housing Trusts & Catalyst Funds, Land Trusts
- Call for Projects Jan. 2023 (*estimated*)
- Est. Budget = **\$45M**

Pilot Program: Regional Utilities Supporting Housing (RUSH)

Planning For Non-Transportation Infrastructure, Capital Projects

- Sewer, Water, Wastewater, Electric
- Call for Projects Mar. 2023 (*estimated*)
- Est. Budget = **\$35M**



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



Technical Assistance for Transformative Impact

- Corridor-Wide and Area-Wide Facilitating Housing Supply, Choice, and Affordability
- Call for Projects Jan. 2023 (*estimated*)
- Est. Budget = **\$8M**

REAP 2021 Outreach

Goals & Objectives

Establish priorities for transformative planning and implementation activities

Learn of existing efforts/identify needs and opportunities

Incorporate feedback in final Program Application

Outreach summary and how the feedback is incorporated will be included in the final program application to the State.

Program Framework
Outreach
Jan-May 2022

- Informal meetings, listening sessions, public comment on draft framework

Program Area
Outreach
May-Sep 2022

- Targeted outreach to CBOs, housing trusts, housing developers, local jurisdictions, subregional COGs
- Engagement with CBOs through SCP Call 4 development
- Engagement with CTC's through CTC Partnership development
- Engagement with subregional COGs through SRP 2.0 development

Program Wide
Outreach
Oct. -Dec 2022

- General listening sessions and presentations
- Targeted outreach to disadvantaged communities
- Public comment on draft program guidelines

REAP 2021 Timeline and Next Steps

Current Status

- Advance Application revisions submitted to HCD in September
- Development of individual program guidelines
- Individual program guidelines will be brought to the Board before release of Calls for Projects

Next Steps

- Draft individual program guidelines open for public comment (PATHS, CTC Partnership Program)
- Updated guidelines to Policy Committees and RC in November
- Request authorization to apply for full funding from EAC on behalf of RC in December, submit application to State by program deadline