



Project Summary

Regional Early Action Planning (REAP) Grant
SCAG Subregional Partnership Program

REAP Work Program

Gateway Cities Council of Governments

What is REAP?

The state's Regional Early Action Planning (REAP) Grant funds support regional agencies in their effort to accelerate housing production and to facilitate local government implementation of the sixth cycle of the Regional Housing Needs Allocation (RHNA). They are meant to complement the funds that have been awarded to local jurisdictions from Senate Bill (SB) 2 Planning Grants and the Local Early Action Program (LEAP) and will be disbursed from May 2021 to June 2023. The Gateway Cities COG will receive approximately \$1.3 million as part of the REAP program.

ADU ENCOURAGEMENT

PROJECT BACKGROUND

This project is intended to support increased production and preservation of Accessory Dwelling Units (ADUs) in the Gateway Cities. ADUs describe a secondary house or apartment unit that shares a building lot with a larger, primary house. As attached units, ADUs require less complexity to build and also significantly reduce development costs.

Key Activities

The tasks for this project will include procuring a consultant to survey member jurisdictions about ADU policy and implementation status in the region, as well as consult with local jurisdictions and HCD staff on ADU policy and process needs, develop a list of priorities by jurisdiction, and in consultation with local planning staff, create needed tools, including ADU standard plans that can speed permitting and construction, additional policy and/or tools to encourage ADU development, as well as preservation/permitting of existing ADUs. Both the preservation and improvement of existing, unpermitted ADUs in the region, together with the production of new ADUs may be important to consider. These products can be used to reduce the time that local planning staff allocate to the review of ADU proposals and to speed their permitting of ADUs.

How This Accelerates Housing Production

By facilitating streamlined permitting, this program will support production of ADUs in the region, thus increasing the housing stock. It will also help to identify ways in which existing unpermitted ADUs can be brought into code compliance, and their affordability maintained.