



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.

SUBREGIONAL INCLUSIONARY HOUSING STRATEGY

PROJECT BACKGROUND

Several member jurisdictions in the Gateway Cities have expressed an interest in adopting inclusionary housing policies while three local jurisdictions are currently working on passing and adopting inclusionary ordinances. Given that there are economic and market advantages for multiple jurisdictions within a geographic area to adopt consistent inclusionary housing policies in order to avoid the competitive disadvantage that can arise from unequal policy, from jurisdiction to jurisdiction, a subregional study is needed.

Key Activities

The work will include engaging a consultant to conduct subregion-wide study of inclusionary housing policy feasibility. Member jurisdictions will be engaged to form a subregional working group and provide any available housing market and demand data or analysis to fuel this study. The study will consider existing housing market and demand, as well as subregional housing costs and affordability, local need for housing and income levels of local populations, in order to determine the feasibility of, and appropriate targeting of, inclusionary housing policy in the subregion. The study will examine and make recommendations for the whole Gateway subregion, and include data from jurisdictions that have already passed and are developing inclusionary housing policies. A model inclusionary housing ordinance, tailored for the subregion, will also be developed for use by the jurisdictions, and to jump start their process in adopting their individual ordinances.

How This Accelerates Housing Production

The goal of this program is to provide another tool for local jurisdictions to increase the production of affordable housing in feasible areas of the subregion. The work of this task will be closely coordinated with work efforts that may already be funded in specific jurisdictions through SB2 and LEAP, in order to be sure that the work complements and furthers the data collection or analysis efforts of local projects.