



Project Summary

Regional Early Action Planning (REAP) Work Program
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 over \$1.3 million as part of the REAP program, and will lead the following five work program elements:

- Housing Elements Development and Implementation Support
- Formation of a Gateway Affordable Housing Trust Fund
- Subregional Inclusionary Housing Strategy/Ordinance Template
- Innovative Housing Finance Strategies
- Subregional ADU Encouragement Strategies

Housing Elements Development & Implementation Support

PROJECT GOALS

This project will focus on supporting local jurisdictions in testing land use change scenarios and engaging stakeholders in order to facilitate the development and implementation of programs in their 6th Cycle Housing Elements. It will augment the scopes of work that many Gateway Cities jurisdictions have already developed with their housing element consultants.

PARAMETRIC MODELING

Key Activities

The COG will oversee the development of a subregional parametric (GIS based) model that can be strategically employed to study a variety of land use scenarios that jurisdictions will consider in order to meet their RHNA allocations and land use goals. The model will be built and then deployed in a series of workshops in the region, with key staff and elected officials. Scenarios will be targeted at three scales: the subregion, the corridor, and the place. Land use change scenarios may be focused around future light rail station areas being planned along the West Santa Ana Branch, Gold Line Eastside and even the existing Green Line stations, or around the River corridors. A model such as this could also visualize changes and outcomes from other scenarios, such as targeted zone change opportunities in other strategic locations, or at Accessory Dwelling Unit (ADU) development potential, or conversion of commercial land to housing.

INCLUSIVE ENGAGEMENT

Key Activities

This project includes developing a database of community-based organizations (CBOs) including advocacy groups, health clinics and health promotion organizations, and religious institutions, as well as providing member jurisdictions with CBO led workshops and communication tools for opening effective dialogue and partnering with CBOs, and public education materials relating to affordable housing production. By partnering with CBOs to engage the community in the subregion, member jurisdictions will be better able to implement Housing Elements that are broadly-supported and that reflect local priorities.