



# Project Summary

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

# REAP Work Program

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## 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

# Subregional Inclusionary Housing Strategy

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## PROJECT GOALS

Several member jurisdictions in the Gateway Cities have expressed an interest in adopting inclusionary housing policies, while three local jurisdictions have adopted or are working toward passing and adopting inclusionary ordinances. Because there are economic and market advantages for multiple jurisdictions within a geographic area to adopt consistent inclusionary housing policies and avoid the competitive disadvantage that can arise from unequal policy, from jurisdiction to jurisdiction, it is worthwhile to consider the feasibility of jurisdictions adopting inclusionary policies throughout the subregion.

## Key Activities

The COG will oversee the following activities leading to a Subregional Inclusionary Housing Strategy:

- Evaluate best practices for Inclusionary Housing policies, in the subregion (Long Beach and LA County adopted, Downey, Cudahy, South Gate studying)
- Evaluate the economic feasibility of adopting inclusionary policies and/or in lieu fees in the cities in the subregion that do not already have policies and/or are not yet studying them
- Determine how policies may be structured, and what inclusionary requirements and fee levels would be appropriate and feasible
- Develop a model inclusionary housing policy ordinance
- Assist Gateway Cities interested in adopting policies in undertaking the process