



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

Formation of Gateway Affordable Housing Trust Fund

PROJECT GOALS

Given the cost and complexity associated with affordable housing development, developers face steep challenges to securing financing that covers the full expense of such projects. This project is intended to form a Housing Trust Fund that can serve as a financial tool to fund affordable housing in the Gateway Cities.

Key Activities

For this project, the COG will oversee a suite of activities intended to lead to the formation of an Affordable Housing Trust Fund, including:

- information gathering from stakeholders including cities, the county, developers, advocates and homeless service providers,
- summarizing and sharing best practices in Trust Fund development, structure, funding and operations,
- developing a housing needs assessment for the subregion,
- creating a steering committee of interested cities,
- developing an organizational framework, funding strategy, and strategic plan for a Trust Fund,
- securing commitments from participating cities, and
- accessing funding from LA County, and other sources.