Meeting of the Housing Working Group

Tuesday, April 26, 2022
11:00 a.m. - 1:00 p.m.
To join the meeting: https://scag.zoom.us/j/82467075017

Conference Number:
+1 669 900 6833 US Toll or
+1 346 248 7799 US Toll
Meeting ID: 824 6707 5017

AGENDA

1. **Welcome and Introductions (5 min)**

2. **Housing Element Updates (5 min)**
   Sandy Koo, Junior Planner, SCAG

3. **Connect SoCal 2024 Housing Performance Measures (10 min)**
   Ma'Ayn Johnson, Housing Program Manager, SCAG

   Connect SoCal 2024 Draft Performance Measures
   Connect SoCal 2024 Draft Performance Measures Worksheet
   Connect SoCal 2024 Draft Goals and Vision Worksheet

4. **Legislative Update and Review of Bills (30 min)**
   Kevin Gilhooley, Manager of State and Federal Legislative Affairs, SCAG

5. **Regional Early Action Planning (REAP) 2.0 Input (65 min)**
   Jenna Hornstock, Deputy Director of Planning, SCAG

   California Department of Housing and Community Development REAP 2.0 Guidelines for MPOs
   Attachment 1 SCAG April Regional Council Staff Report (Page 1)
   Attachment 2 SCAG REAP 2021 Outreach Plan (Page 6)
   Attachment 3 SCAG Draft REAP 2021 Framework (Page 16)

6. **Wrap-Up and Next Steps (5 min)**
   Ma'Ayn Johnson, SCAG

REPORT

Southern California Association of Governments
Remote Participation Only
April 7, 2022

		EXECUTIVE DIRECTOR'S APPROVAL
To:	Executive/Administration Committee (EAC)	
	Regional Council (RC)	
From:	Megan Dearing, Pincipal Management Analyst	
	(213) 630-1522, dearing@scag.ca.gov	
Subject:	REAP 2 Program Development Framework and Process	

Kome Ajise

RECOMMENDED ACTION:
Receive and File

STRATEGIC PLAN:
This item supports the following Strategic Plan Goal 2: Advance Southern California's policy interests and planning priorities through regional, statewide, and national engagement and advocacy. 4: Provide innovative information and value-added services to enhance member agencies'   planning and operations and promote regional collaboration.

EXECUTIVE SUMMARY:
The Regional Early Action Planning Grant Program for 2021 (REAP 2.0) was established as a part of AB 140 for the FY 21-22 budget to support transformative and innovative projects that implement a region's sustainable communities strategy and help achieve goals of more housing and transportation options that reduce reliance on cars. REAP 2021 will provide grants to regional entities, primarily metropolitan planning organizations (MPOs), through a combination of formula and competitive-based programs. The SCAG region's formula share is $246,024,084. To support outreach, program development and development of a full program application, the State has made advance funds of up to 10% of the total allocation ($24,602,408) available starting in January 2022. This report is to inform the Executive/Administration Committee (EAC) and Regional Council members about the requirements and limitations on usage of the advance funding and share the outreach plan developed to support development of the full REAP 2 application.

BACKGROUND:
REAP 2021
REAP 2021 was established through AB 140 (July 2021) as part of the mid-year budget revise for the State's FY 21-22 budget. Approximately $600 million is available statewide to support transformative and innovative projects that implement a region's Sustainable Communities Strategy and help achieve goals of more housing and transportation options that reduce reliance on cars. Approximately $500 million of these funds are from Federal American Recovery Act funding and the

balance is State General Funds. These new funds will be provided as grants to regional entities, primarily MPOs such as SCAG. The SCAG region's formula share is $246,024,084, of which an initial allocation of 10 percent of funds are available now, pending approval of SCAG's early application. All REAP 2021 funds are to be obligated by June of 2024 and expended by June 2026, with a final closeout report due June 2026.

The California Housing and Community Development Department (HCD) is the lead for the program and will work collaboratively with the Strategic Growth Council (SGC), Governor's Office of Planning and Research (OPR), and State Air Resources Board (CARB, and with the HCD, SGC and OPR, the "State Partners"), to develop detailed guidelines for implementation.

At the time of this drafting, the REAP program development process is as follows:
- November 22, 2021 – HCD released the REAP 2021 Framework Paper, to solicit stakeholder feedback on their approach to program guidelines. SCAG staff provided comprehensive feedback by the due date of December 8, 2021
- January 3, 2022 – HCD released the Advance Application which allows eligible entities to seek up to 10 percent (10%) of their REAP 2021 allocations, in support of regional engagement in the development of the full application and of an education and outreach strategy, along with other activities determined consistent with program goals and objectives in consultation with the state collaborative partners (CARB, HCD, OPR and SGC)
- March 24, 2022 – State Partners released full draft program guidelines. While applications for the remaining 90 percent (90%) of REAP 2021 funds can be submitted on a rolling basis through December 2022, the State expects robust engagement efforts to drive the proposed programming, thus it is anticipated that a full application will be submitted later in the application window.
- Spring 2022 – State Partners have stated that the final program guidelines will be released in Spring 2022
- December 31, 2022 – Deadline to submit SCAG's full application to the State Partners

Draft REAP 2021 Program Guidelines (March 24, 2022)
The State Partners administering REAP 2021 released the draft guidelines on March 24, 2022. SCAG Staff is evaluating the guidelines to determine their impact on our proposed program areas. At the State/MPO Working Group meeting held March 18, 2022, state staff indicated that there are new impacts to the REAP 2021 Guidelines due to funding restrictions. The majority ($500 million) of REAP 2021 funding will come from State and Local Fiscal Recovery Funds (SLFRF), and the Final Rule outlining the requirements for use of these funds was issued in January 2022. Some activities outlined in the legislature containing the REAP 2021 program have been disqualified under the funding rules, and further restrictions have been placed on the program. As SCAG Staff evaluate the guidelines, potential areas of concern regarding funding will be identified, and plans to address these concerns within the SCAG REAP 2021 program will be developed.

A portion of the REAP 2021 funding ($100 million) will be allocated from State General Funds, which allows for greater flexibility. The State Partners have indicated that the allocation of these less restrictive funds will follow the formula approach used to initially determine the MPO allocations within the program. Using the REAP 2021 Draft Program Framework (described below), SCAG staff are working to identify the best use for these general funds, which have different requirements and eligible uses from the SLFRF funds.

Draft REAP 2021 Program Framework
SCAG staff presented the Draft REAP 2021 Program Development Framework to all three SCAG Policy Committees in October 2021. The Draft Framework was developed based on the language in the Trailer Bill that established REAP 2021 and includes a set of core objectives that are aligned with the REAP 2021 priorities, the Connect SoCal Implementation Strategy and the EAC Strategic Work Plan. The core objectives are:

- Support transformative planning and implementation activities that realize Connect SoCal objectives
- Leverage and augment the Connect SoCal Implementation Strategy to support activities that can be implemented quickly and in line with community-driven, pandemic recovery priorities
- Build regional capacity to deliver housing that realizes 6th cycle RHNA goals
- Represent best practices in vehicle miles traveled reduction
- Demonstrate consistency with Equity Early Action Plan
- Promote infill development in Connect SoCal identified Priority Growth Areas

Subsequent to the presentation of the Draft Framework to the policy committees, further refinement on the document has been made, and the revised Draft Framework is attached to this report as Attachment 1. The Framework will be posted to the program website in late March/early April, and will hold two virtual information session to share information on the REAP 2.0 program and the draft Framework. SCAG is holding an open comment period at the time the framework is posted and throughout May.

The comments received during the public comment period will be compiled, summarized and made available on the program website. SCAG will host a workshop to share what we heard from the comments and how they will be incorporated. This workshop will also include an opportunity for stakeholders to participate in an open discussion on the projects within the program areas and how to prioritize these projects. The Draft Framework will be finalized in June, based on the feedback received from stakeholders, and brought to SCAG's policy committees for approval in July.

Outreach Plan

Requirements for outreach and engagement for the program have been outlined in the REAP 2021 Draft Guidelines. Those requirements (summarized) are:

- *Eligible entities **must** conduct outreach as part of the development of their application for funds.*
- ***Use outreach to set priorities and develop proposed uses** and amounts and various other program components such as the **amount retained by the eligible entity versus suballocations,** and the **blend of planning and implementation uses.***
- *Outreach should proactively **employ a variety of methods** and must make specific efforts to reach disadvantaged and historically underserved communities.*
- *Eligible entities are encouraged to **provide responses to stakeholder** and public input to provide for transparency and **demonstrate how input was incorporated** into planning and implementation activities.*

What this means for SCAG

- SCAG staff **must** include the results of outreach and engagement to develop the full application. The early actions presented to the policy committees as anticipated projects to be included in the advance application were the result of outreach and engagement efforts within the SCS/RTP development process. State partners have not yet indicated if these efforts will be allowed as part of advance funding efforts, or if more outreach and engagement will be required.
- SCAG **may not** decide on **suballocations, priorities, and proposed uses** outside of the outreach process. The framework and advance application objectives shared with the policy committees have been developed to shape the direction and scale of the use of funding by SCAG but **must** be refined and finalized utilizing the results of outreach and engagement efforts.
- SCAG staff will continue to update the policy committees and other stakeholders throughout the application development process.

The proposed programming of the ten percent (10%) funds is designed to allow for staff to move swiftly into stakeholder engagement, building on the draft REAP Program Framework attached to this report.

The full REAP 2021 Outreach Plan is attached to this report as Attachment 2, and features program-wide outreach coupled with program area specific outreach for the main programmatic areas.

NEXT STEPS

In July 2022, SCAG staff will share the finalized Framework document with the Regional Council and request a recommendation for adoption. Outreach and engagement will continue through the summer and fall, informing the development of the full application for funding, which will be submitted to the State Partners in December 2022.

A timeline for the initial work is included in the attached Draft Framework (Attachment 1).

FISCAL IMPACT:
Work associated with this item will be included in the FY22-23 OWP, once funding is received, with no fiscal impact to the existing budget.

ATTACHMENT(S):
1. Attachment 1: REAP 2021 DRAFT Framework
2. Attachment 2: REAP 2021 Outreach Plan

Background

REAP 2021 was established through AB 140 (July 2021) as part of the mid-year budget revise for the State's FY 21-22 budget. Approximately $600 million is available statewide to support transformative and innovative projects that implement a region's Sustainable Communities Strategy and help achieve goals of more housing and transportation options that reduce reliance on cars. With funds from the American Rescue Plan Act (ARPA), the State will allocate $246 million to SCAG, of which an initial allocation of 10 percent of funds are available now, pending approval of SCAG's early application. SCAG will develop programs to disperse these funds throughout the region in support of transformative planning that promotes the core program objectives of REAP 2.0: (1) implementation of the Sustainable Communities Strategies (SCS) portion of Connect SoCal; (2) housing development that realizes 6th cycle housing element goals; (3) reduction of Vehicle Miles Travelled (VMT); and (4) Affirmatively Furthering Fair Housing (AFFH). Note that while the program continues with the REAP name, REAP 2021 has a broader focus of eligible programs and activities than REAP 2019. The REAP 2021 funds have a broader set of objectives and can be spent on both planning and capital projects. SCAG also refers to REAP 2019 as REAP 1.0 and REAP 2021 as REAP 2.0. REAP 2021 funds must be obligated by June 2024 and expended by June 2026.

HCD has stated that draft program guidelines will be released by February 2022 and final program guidelines will be available by Spring 2022. Throughout 2022 SCAG will be conducting outreach to a broad array of stakeholders to identify programs and partners and develop the complete REAP 2021 application, due to the State by December 2022.

While the program guidelines for REAP 2021 have not yet been released, SCAG has developed a draft framework to guide its program development activities and stakeholder engagement.

Goals and Objectives

SCAG will develop and implement the REAP 2.0 program through a comprehensive outreach program that will support both program development and continue through implementation. Feedback from stakeholders will be incorporated in the final REAP program application, will help identify partnership opportunities and will establish priorities for transformative planning and implementation activities that reflect a balance of regional needs and geographical equity. The outreach program will employ a variety of methods to reach a wide range of SCAG stakeholders and ensure that SCAG includes disadvantaged and underserved communities. SCAG will work in concert with other MPOs, public agencies, subregional COGs and community-based partners to consider the potential for joint activities and coordination.

All of this work will be developed in line with SCAG's May 2021 adopted Racial Equity Action Plan, with strategies to ensure that our efforts, materials and programs reference and actualize our commitment to equity and equitable participation. SCAG is committed to ensuring that we have broad representation in our various efforts to solicit information and feedback, particularly from communities that are harder to reach, may be under-resourced and/or represent SCAG's Communities of Concern, EJ and disadvantaged communities, and tribal communities. The outreach will also follow SCAG's adopted Public Participation Plan, which outlines in depth SCAG's various strategies and engagement tools.

Roles & Responsibilities

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SCAG's Planning and Government and Public Affairs (GPA) Divisions will work in concert to maximize stakeholder outreach and incorporate feedback into the final REAP 2.0 application and program implementation. SCAG has identified two Community Engagement Specialists to lead the outreach and engagement activities at the program-wide level, as well as support department staff in the program-specific level engagement and program development. The Community Engagement Specialists will serve as the point of contact to the public and will manage all consultant contracts with REAP 2.0 outreach related scopes of work. The Community Engagement Specialists will regularly communicate with regional partners and stakeholders on the outreach programs progress and manage the activities identified in this plan.

Target Stakeholders

The community engagement efforts will both inform and engage a range of constituents and stakeholders throughout the six-county region, as identified in SCAG's Public Participation Plan.

SCAG seeks to ensure that diverse populations are involved in the regional planning process. Equity will serve as a guiding principle; we will ensure that members of disadvantaged and underserved communities are reached by employing traditional and innovative outreach methods. To ensure effective and meaningful communication, the outreach team will need to develop an understanding of the target audience's commonly spoken languages, cultural sensitivities, access to technology, and preferred communications.

Target stakeholders for the REAP 2021 program include:

- Advocacy groups (environmental, housing & transportation)
- City managers
- Community development representatives
- Community-based organizations
- Educational community and institutions
- Elected officials
- Financial sector representatives
- General public
- Governmental and public agencies
- Health and wellness representatives
- Housing trust funds
- Housing developers (non-profit and for-profit)
- Land use experts
- Minority and low-income populations
- Neighborhood and community groups
- Non-profit organizations
- Organizations serving rural area residents
- Philanthropy
- Planners
- Public and private transportation operators

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- Subregional organizations
- Technology vendors
- Transportation planning agencies
- Tribal Governments
- Utility providers

Applying Past Outreach to Program Development

In recent years, SCAG has completed several projects related to the core program objectives of REAP 2.0. SCAG will build on past work by pairing the past program outreach outcomes with new and innovative outreach activities outlined throughout this plan. SCAG will apply outreach from the following programs to our REAP 2.0 program development: SCS/RTP development and implementation strategy (adopted 2020), Housing Production Study (completed in 2021), Inclusive Economic Recovery Strategy (adopted in 2021), the Racial Equity Action Plan (Adopted in 2021) and the REAP 1.0 program (developed 2020-21, ongoing implementation). These programs have allowed for feedback on how SCAG engages with the public, identification of priority projects, and identification of existing efforts across the region.

Outreach Materials & Website

Visual and written content that convey key information about the REAP 2.0 program and SCAG's approach to development of the program will be developed for online engagement, newsletters, social media, and websites. These materials may include fact sheets, FAQs, PowerPoint presentations, comment cards, maps, charts, infographics, timelines, surveys and other related resources. To build relationships and trust, the complexity of the information and materials presented to the community should be presented in language that is easy to understand. Materials will be translated upon request.

A dedicated website will be developed for the REAP 2.0 program. The above-referenced program materials will be included on the website, along with links to Staff Reports and other policy committee materials.

Ongoing program updates will also be issued by regular email blasts. SCAG will ensure that all interested parties receive these updates.

Early-Stage Framework Development Outreach

Based on the REAP 2021 Trailer Bill language, SCAG staff drafted a program framework as a starting place to guide conversations with stakeholders and overall program development. Early outreach to targeted stakeholders on the draft framework took place from October 2021 through February 2022. During this time SCAG coordinated with internal staff and regional partners to solicit feedback and update the framework as new REAP 2.0 program information was released from the State. Some notable outreach activities and accomplishments during this time include:

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- SCAG issued a survey to Subregional COGs and hosted two listening sessions to learn more about Subregional COG priorities and begin identifying potential opportunities for partnership. Based on feedback, SCAG s requesting funding in its advance application to support outreach and engagement partnership opportunities for the Subregional COGs and will schedule one-on-one meetings to further discuss staffing support, as appropriate.
- SCAG staff presented the draft programmatic areas to SCAG Policy Committees in October 2021 and incorporated feedback in the draft framework.
- SCAG conducted informal meetings with utility providers and other trade associations to identify Housing Supportive Infrastructure Program initiatives and partnership opportunities. These meetings helped SCAG identify the concept of an Industry Forum and soliciting a Request for Information (RFI) as the best approach to program development.
- SCAG staff presented a program overview and outreach update to the Regional Housing Working Group.
- SCAG staff conducted several informal meetings with each of the region's county transportation commissions (CTCs), assessing potential projects in the pipeline as well as new developments that could be fostered with new REAP 2.0 funding. Further discussions were held during formally scheduled CTC planning director meetings to better gauge potential project types and associated costs.
- SCAG staff conducted numerous informal industry briefings to better understand the technology landscape specific to the potential for development and implementation of various transformative transportation strategies. More formally, SCAG issued an RFI in August of 2021 to solicit information about technology requirements to support a Mobility Wallet Pilot Program. SCAG staff will be using the responses to help formulate the initial groundwork necessary to support REAP 2021 funded pilot initiatives.

Program Development Outreach Plan

Using the draft framework as a starting place for discussion, throughout April - June 2022, SCAG will plan and host REAP 2.0 program wide outreach to capture stakeholder feedback and further refine the program specific areas that will drive the full program application.

Virtual Information Sessions

SCAG will host two virtual information sessions in early April for SCAG staff to present a PowerPoint presentation of the draft framework and host a question-and-answer segment. During the virtual sessions, participants will be encouraged to submit a comment card, which will be made available during the session, through the project website, and by email. Through the comment cards we hope to gather stakeholder input on priority program areas, suggested changes and framework aspects that they would like to remain the same.

Framework Workshop

SCAG will post the draft framework to the program website in late March. There will be a open-comment period at the time the framework is posted and throughout late April.

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The comments received during the public comment period will be compiled, summarized and made available on the program website. SCAG will host a workshop to share what we heard from the comments and how they will be incorporated. This workshop will also include an opportunity for stakeholders to participate in an open discussion on the projects within the program areas and how to prioritize these projects.

SCAG Policy Committee Engagement

SCAG staff will bring the final framework and the public comment period summary to SCAG's policy committees. Before moving forward to program area specific outreach, SCAG staff will recommend that the policy committees adopt the framework.

COG One-On-One Meetings

SCAG will conduct one-on-one meetings with Subregional COGs in March and April 2022 to identify COG needs, partnership opportunities and the level of participation desired by each COG for development of the REAP 2021 program. These meetings build upon surveys and listening sessions with the COGs issued early in the year.

Tribal Engagement

SCAG will facilitate informal one-on-one meetings and up to two virtual convenings to provide early-on engagement with tribal leaders to gather input and facilitate the determination of an ongoing tribal engagement program. These meetings and convenings will serve to share the draft framework and get feedback on tribal program methods of engagement, format of engagement and topic areas.

Framework Core Objectives & Program Development

Following SCAG's Policy Committees' adoption of the REAP 2021 Program framework, from June to October 2022, SCAG will conduct various program-wide and program-area specific outreach and engagement activities to get stakeholder feedback on program development. These engagement activities include presentations, surveys, virtual convenings, focus groups, and listening sessions.

SCAG Policy Committee Engagement

SCAG staff will engage SCAG's Policy Committee's on the core objectives and projects that will be included in the proposed final application. SCAG will share feedback received during stakeholder engagement and will seek their approval on the work program to include in the final REAP 2021 application.

Presentations and Special Events

SCAG will provide presentations and feedback at regularly scheduled meetings and special events of stakeholders. This may include providing presentations, hosting roundtables, providing event speakers and participating in panels. Thus far, SCAG has committed to hosting a roundtable to share proposed REAP 2.0 programs and seek feedback from attendees at ULI-LA's annual Urban Marketplace entitled "Advancing Equity Through Infrastructure". This is a unique event where attendees can meet with industry and civic leaders to learn about the latest housing and real estate trends, and opportunities essential to successful development projects.

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Public Opinion Survey

SCAG will advise and facilitate activities to assess public opinions on SCAG's REAP 2021 projects, initiatives, and messages. This could be done via surveys, polling, focus groups or other methods. This research would allow SCAG to get feedback from the public on a range of REAP 2021 related issues and to monitor change in attitudes and public confidence in political and civic leadership over time, and importantly to ensure support for the transformative planning and implementation activities funded by the REAP 2021 program.

Tribal Engagement – Leadership Summit

Based on the tribal feedback provided during the early one-on-one meetings and virtual convenings, SCAG will host a tribal leadership summit to learn about ongoing efforts across the region and identify priorities and areas where SCAG can provide technical assistance and, where applicable, direct programmatic support. Based on the feedback provided during the outreach process, SCAG will develop a Regional Tribal Action Plan that outlines an ongoing tribal engagement program, with a summary and recommendations to help prioritize SCAG's work program and identify transformative planning and implementation activities related to tribal needs, to include in the final REAP 2.0 application. Activities will also follow SCAG's Tribal Engagement Consultation Policy.

Program Specific Outreach

In addition to the program wide outreach, staff will pursue additional engagement to develop the programs within the specific program areas identified in the REAP 2.0 Program Framework.

<u>*Housing Supportive Infrastructure Program – Targeted Outreach*</u>

<u>Virtual Focus Groups</u>

SCAG will host fully interactive virtual focus groups of stakeholders to share information on the REAP 2.0 program and seek feedback on core programmatic concepts driving the development of the housing supportive infrastructure program. These focus groups will be organized to seek feedback from targeted cohorts that reflect a particular stakeholder group, with effort to ensure broad participation and representation from organizations that represent disadvantaged communities. The focus groups can also identify opportunities for coordination and collaboration. The focus group sessions will include short presentations from SCAG providing an overview of the program and will allow participants to provide feedback structured by discussion questions.

Potential Stakeholder Groups:

- Cities and Counties
- Community Based Organizations (with an emphasis on organizations working in DACs)
- Developers (Housing – both non-profit and for-profit)

- Housing Financing Sector (including traditional lending/equity as well as CDFIs and other intermediaries)
- Utility providers
- Land Use Experts
- Housing Trust Funds
- Philanthropy

City/County Listening Sessions

SCAG will host a series of listening sessions open to staff of SCAG's member cities and counties, with a focus on those working on land use planning, housing and related departments such as public works. This will be an opportunity for planning staff to learn more about the REAP 2021 program and provide feedback on core objectives and prioritization of projects. The listening sessions will be organized geographically and will allow for open dialogue. SCAG will make extended efforts to ensure that staff from cities and counties with a larger proportion of Disadvantaged Communities participate.

One on One Meetings

As part of developing the housing supportive infrastructure program core objectives, SCAG will conduct limited one-on-one meetings with utility providers, subregional COGs and housing trust funds. The focus of these meetings is to understand efforts across the region that fall within key identified program areas and to figure out how to align program guidelines to facilitate and expand these efforts. To prepare for these meetings, SCAG staff will generate summaries of the targeted sectors. For example, SCAG will develop an inventory of utility providers in the area along with a summary of any existing programs or investments that support housing development. SCAG will also generate a list of housing trust funds in the region and their current status.

Industry Forum and Request for Information and Proposals

To support development of the utility infrastructure program, SCAG will hold and Industry Forum and follow it with a Request for Information (RFI) or a Request for Information and Proposals (RFIP) to solicit concepts, partnerships and potentially proposals for transformative projects that address sustainable utility infrastructure, infill housing development and reduction of VMT. Based on the responses to the RFI/RFIP, SCAG will either craft program guidelines for a second phase solicitation or enter negotiations to fund proposals that were solicited.

Housing Forum (Convening 2 Leadership Academy)

Under the REAP 2019 contract with consultant, LeSar Development, SCAG is offering 8 cohorts of Housing Policy Leadership Academy trainings across the SCAG region. As a part of this program, SCAG and LeSar are holding four convenings, in the form of Housing Forums. The first forum focused on new

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legislation at the State and Federal level. The second Forum will focus on new funding sources for housing. SCAG will organize at least one panel and/or breakout session to focus on the proposed REAP 2.0 framework and offer opportunities for feedback on priorities and programs that are most effective at transformative planning and accelerating housing production.

Regional/County Transportation Commission (CTC) Partnership Program – Targeted Outreach

In addition to the program wide outreach, additional activities to develop regional initiatives and the CTC Partnership Program will include the following.

Working Group

SCAG will continue to engage each of the CTCs in the development of the CTC Partnership Program, including convening a formal CTC Partnership Working Group, anticipated to launch in late March. Upon HCD's release of state program guidelines for REAP 2.0, the Working Group will focus on development of regional program guidelines and establish a formal process for executing the CTC Partnership program, including soliciting, screening, and selection of projects that advance key Connect SoCal policies and strategies.

Market Sounding and Request for Information and Qualifications/Proposals (RFIQ/RFIP)

Supplemental industry engagement efforts and/or RFI or RFIQ/RFIP may be issued to solicit new concepts or to build upon some existing program development efforts specific to transformative transportation strategies. Responses to the RFI/RFIP are anticipated to support SCAG's efforts to develop broader regional transportation strategies to augment CTC partnership initiatives.

Market Research Groundwork Studies

SCAG will also facilitate studies and surveys to monitor travel of targeted populations, including but not limited to public opinion surveys, stated preference surveys, and focus groups. Work to date, in collaboration with UC Davis, has focused on a longitudinal survey of travel behavior, particularly examining COVID-19 related impacts throughout the SCAG region. Recognizing the challenges associated with capturing travel behavioral changes and trends of disadvantaged populations in broader survey work, SCAG plans to focus further research work on disadvantaged populations, exploring alternative recruitment strategies. Findings from continued research will support the development of SCAG's work program, including the prioritization of transformative initiatives.

Early Program Initiatives – Targeted Outreach

SCAG will expand some existing programs in the Connect SoCal Implementation Strategy to support cities in implementing Connect SoCal. Early Program Initiatives will seek to provide immediate benefit to the region through developing transformative planning activities that can be implemented quickly to advance the Core Vision or Key Connections in Connect SoCal 2020 and refinement of these strategies in the 2024 plan update. Many of these initiatives were developed with extensive stakeholder engagement, but further development and/expansion of these programs will include additional stakeholder engagement.

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Regional Data Platform

Local general plans provide the legal underpinning for land use decisions and set the vision about how a community will grow, reflecting community priorities and values while shaping the future. Per Government Code section 65302, local general plans must include the following mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety. SCAG's Regional Data Platform (RDP) provides data, planning templates and tools to help local jurisdictions update and align various elements of their general plans to advance sustainable planning at the local and regional level.

SCAG will host two information sessions to get input from local jurisdictions on SCAG's RDP successes and identify ways to make the tool a more valuable resource to support local planning. These sessions will allow SCAG to gain insight on how stakeholders can engage with the tool for a more participatory planning process. SCAG will explore new features and identify needs for additional training or technical support.

Through the Local Information Services Team (LIST), SCAG will continue to engage with subregional COGs, local jurisdictions, and key stakeholders to provide personalized one-on-one technical assistance to familiarize them with the tools and resources in the RDP. This service intends to build consensus, deliver useful information, and obtain feedback from local jurisdictions on SCAG's products like the Housing Element Parcel (HELPR) Tool and the Local Data Exchange (LDX) system.

SCP Call #4 Civic Engagement, Equity & Environmental Justice

SCAG's Sustainable Communities Program (SCP) provides resources to local agencies for local planning and is a key implementation tool of Connect SoCal. The SCP strengthens partnerships to promote healthy, connected, and equitable communities. This Call for Applications is focused on Civic Engagement, Equity & Environmental Justice and prioritizes funding in communities of concern (COCs) and SB 535 disadvantaged communities (DACs) in priority counties.

To support program development, SCAG held two listening sessions in July 2021 with over 53 attendees. Partners were invited to share feedback on the program and provide input on the Call development. Following the listening sessions, SCAG conducted targeted one-to-one meetings with CBOs and other partners in priority areas to further engage partners. SCAG is continuing engagement with various efforts planned for spring and summer 2022, including two listening sessions planned for June, additional one-to-one meetings with partners in priority areas, and a robust communications plan to promote the feedback opportunities. SCAG also plans to present at various Regional Planning Working Groups to promote the Call and receive further input from partners. SCAG will apply the findings to develop program guidelines and identify eligible projects. Stakeholder feedback may also help identify a new call for projects that support infill housing development, reduction of VMT and support multi-mobility goals.

Go Human: Active Transportation, Safety Planning & Community Engagement Expansion

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SCAG continues to expand its strategic community engagement strategies through its award-winning Go Human program. Initially launched in 2015, Go Human aims to reduce VMT by encouraging more people to walk and bike in Southern California and directly addresses the high rates of collisions involving people walking and biking, by promoting a regional approach to community-driven pedestrian and bicyclist safety efforts. The original program was developed with extensive stakeholder engagement and through a co-creative process and every strategy continues to be informed by public feedback.

New outreach will be conducted in Spring and Summer of 2022 to explore expansion of Go Human to leverage the program's current strengths of supporting equity, tactical on-the-ground projects, inclusive & participatory engagement, community-based partnerships, and creative strategies to support broader local planning and community engagement strategies. The results of the outreach will drive the final recommended program expansion and will be reflected in full REAP 2.0 application.

Other Programs and Initiatives

SCAG may seek to develop new programs and initiatives, and would use REAP 2.0 advance funding to conduct planning studies, support the identification of transformative planning activities and test concepts for further implementation. SCAG will facilitate such studies, foundational data collection, and pilot programs, with a goal of incorporating findings into the final REAP program application. Each study or initiative will include targeted stakeholder engagement to ensure that core issues arex

Reporting and Program Implementation

The feedback from stakeholders will be incorporated in the final REAP program application; feedback will help identify partnership opportunities, establish priorities for transformative planning and implementation activities that reflect a balance of regional needs and geographical equity. SCAG will ensure all outreach and engagement efforts are incorporated in a final report to be shared publicly. Metrics for success will include the number of stakeholders we reached, the number of comments received and potentially through findings of related public opinion polls. The success of the outreach will be evaluated to determine what worked well and additional outreach activities for program implementation. Post-program-development activities will be determined and implemented later.

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Draft - REAP 2021 Program Development Framework

Overview & Purpose

The REAP 2021 Program Development Framework, or "Framework," outlines the core objectives, guiding principles, programmatic areas, major milestones and schedule for allocating funds available to SCAG through the Regional Early Action planning Grant Program for 2021 (REAP 2021) or REAP 2.0. Approximately $600 million is available statewide to support transformative and innovative projects that implement a region's Sustainable Communities Strategy (SCS) and help achieve goals of more housing and transportation options that reduce reliance on cars. The SCAG region's formula share is estimated to be $246 million, of which an initial allocation of 10 percent (10%) of funds are available for outreach to support program development and the full program funding application. REAP 2.0 draft program guidelines are anticipated from HCD in March 2022, with full program guidelines and the application released in Spring 2022. With the full program guidelines and after an extensive engagement effort, SCAG will develop a comprehensive REAP 2.0 Program Application in the latter part of 2022.

The Framework provides the policy direction to support the stakeholder engagement process and resultant development of the full REAP 2.0 Program application, to ensure SCAG's REAP 2 program aligns with agency goals and policies. It is based on several guiding and adopted policies, including:
- State plans and directives
    - AB140 Trailer Bill Language (July 2021)
    - REAP 2.0 Draft Framework Paper (Nov 2021)
- SCAG adopted plans
    - Connect SoCal Implementation Strategy (2020)
    - Executive Administration Committee Strategic Action Plan (2021)
    - Racial Equity Early Action Plan (2021)
    - Inclusive Economic Recovery Strategy (2021)
- SCAG 2021 Housing Production Study

Early versions of SCAG's Framework were presented to the SCAG Policy Committees, Executive Administration Committee (EAC) and the Regional Council. SCAG also got feedback on the Framework from the subregional COG directors and presented the draft to the Regional Housing Working Group and County Transportation Commission (CTC) Planning Directors. This Framework reflects early feedback from these stakeholders and is a draft to guide a more extensive stakeholder engagement process. The Framework may be amended based on feedback and will be presented to the SCAG Regional Council for approval in Summer 2022.

SCAG will apply its advanced funding to implement a comprehensive outreach and engagement strategy in support of development its REAP 2.0 program and the full program application. If allowed by the State ahead of the full program application, SCAG will apply for some its advanced funding to support the Early Action Initiatives further described below and that are part of SCAG's adopted SCS Implementation Strategy.

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Core Program Objectives
- Support transformative planning and implementation activities that realize Connect SoCal objectives
- Leverage and augment the Connect SoCal Implementation Strategy to support activities that can be implemented quickly and in line with community-driven, pandemic recovery priorities
- Build regional capacity to deliver housing that realizes 6th cycle RHNA goals
- Represent best practices in vehicle miles traveled reduction
- Demonstrate consistency with Equity Early Action Plan
- Promote infill development in Connect SoCal identified Priority Growth Areas

Guiding Principles

In developing a program to address these core objectives, SCAG work shall be directed by the following guiding principles:
- Funding shall be allocated to three programmatic areas focused on Early Action to implement Connect SoCal 2020, Housing Supportive Infrastructure and a County Transportation Commission Partnership Program.
- Funding opportunities within each program area will balance formula allocations with competitive programs to ensure funding supports critical planning and implementation activities across the region while also prioritizing the most regional impactful projects.
- Early Action Initiatives shall seek to provide immediate benefit to the region through support for transformative *planning* activities that can be implemented quickly to advance strategies in Connect SoCal 2020 and inform the 2024 plan update. Early Action Initiatives shall comprise no more than 10% of the full program budget.
- The Housing Supportive Infrastructure Program and the County Transportation Commission Partnership Program shall serve as the primary vehicle for awarding REAP 2.0 funds and be focused on Connect SoCal 2020 implementation either through the deployment of pilot projects or support for the creation and/or expansion of new funding programs that directly support housing and mobility solutions. The Programs shall include regional initiatives and technical assistance led by SCAG to advance regionally coordinated and significant solutions as well as county-specific or geographically targeted programs that advance best practices reflecting the unique opportunities in the region.
- The Housing Supportive Infrastructure Program and the County Transportation Commission Partnership Program shall include SCAG-led projects as well as the sub-allocation of resources to implementing agencies.
- Funding guidelines will be developed specific to the Housing Supportive Infrastructure Program and County Transportation Commission Partnership Program or for any sub-programs for which SCAG would competitively award resources to a partner agency and will seek approval by the SCAG Regional Council. Funds available to each program shall be specified in the program guidelines for approval by the Regional Council.
- At least 80% of the REAP 2.0 funding in the full application will be directed to suballocated or partner-led projects, both formula-based and competitive, across all three programmatic areas to ensure efficient and effective delivery of REAP 2.0 and limit administrative costs to SCAG.

- SCAG will work to balance funding allocation according to a number of equity considerations; ensuring that under-resourced jurisdictions are not left out due to lack of capacity and that geographic balance is a consideration in the suballocation of funding.
- No resources beyond those approved to support outreach and program development shall be expended until the Program Development Framework has been approved (after stakeholder engagement) and funding eligibility has been confirmed through the release of REAP 2 Program Guidelines by HCD.

Program Areas:

The Framework proposes that SCAG's REAP 2.0 funds will be administered across three (3) programmatic areas. Further development of programs and guidelines within each program area would occur once the State has provided complete program guidelines (anticipated Spring 2022) and through the stakeholder engagement process:

1. **Early Action Initiatives:** SCAG will expand some existing programs in the Connect SoCal Implementation Strategy to support cities in implementing Connect SoCal.
   - ***Sustainable Communities Program (SCP):*** The Call for Projects provides resources to local jurisdictions to conduct GHG/VMT reducing planning activities and demonstration projects throughout the SCAG region. SCAG is seeking to implement Call #4, the Call for Equity, Civic Engagement and Environmental Justice focused on under-resourced communities.
   - ***Go Human:*** SCAG is seeking to expand local resources and toolkits to help cities, counties and communities-based organizations promote safe walking and biking
   - ***Regional Data Platform:*** Local general plans provide the legal underpinning for land use decisions and set the vision about how a community will grow, reflecting community priorities and values while shaping the future. SCAG's RDP provides data and planning templates and tools to help local jurisdictions update and align various elements of their general plans to advance sustainable planning at the local and regional level. SCAG seeks to partner with subregional agencies and other partners to expand support and training for local jurisdictions to use the RDP as well as provide additional features and functions to help further align local efforts with regional goals through performance dashboarding features.
   - ***Sub-regional plans or studies:*** Support a number of partnerships and studies centered on core SCS implementation strategies.
2. **Housing Supportive Infrastructure Program -** The Housing Supportive Infrastructure program builds on the concepts put forward in the *Key Connections* in Connect SoCal 2020, as well as current work funded through the REAP 1 program, as well as LEAP and SB2. This program would have 4 main priority areas:
   - ***Utilities to support housing development:*** Identify transformative programs to invest in the utilities (sewer, gas, electric, broadband) needed to environmentally clear, entitle and ultimately build the housing needed to meet the region's 6th cycle RHNA goals, and in the Priority Growth areas identified in Connect SoCal.

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- *Housing Trust Funds:* Invest in subregional housing trust funds to leverage efforts to deliver affordable housing
- *Preservation of expiring covenants and naturally occurring affordable housing:* Target existing affordable housing with expiring covenants and/or housing that is naturally affordable without covenants and develop programs to extend covenants and preserve these units as affordable.
- *Technical Assistance:* Through the outreach process, SCAG will identify additional technical assistance needs for cities, counties and other partners. These may include programs to:
    i. Help public agencies use their surplus land for affordable housing development
    ii. Continue land use planning efforts that will support implementation of 6th cycle Housing Elements
    iii. Ensure that the region can secure grant funding in support of affordable housing development.

3. **County Transportation Commission (CTC) Partnership Program:** SCAG will develop a new partnership program with the region's six County Transportation Commissions, to fund the development of plans, programs, pilot projects, and even some signature GHG/VMT reducing capital projects. Regional guidelines will be developed upon the release of the State's guidelines in February of 2022 with the intent to align with Key Connection strategies included in Connect SoCal and advance new concepts for reducing VMT. Key Connections focus on advancing expanded mobility ecosystems and management strategies using innovative policy and/or technology to realize regional planning goals, and account for 30% of the GHG reduction needed to meet SCAG's SB 375 requirements. Examples include shared mobility, congestion pricing studies and pilots, universal basic mobility pilots, transit recovery and integration pilot projects, dedicated lanes and other tactical transit solutions to improve transit travel time and reliability, micro-transit and other mobility-on-demand services providing first/last mile connections, or VMT Mitigation Bank. Staff has initiated some early outreach with CTC staff to gauge opportunities for partnerships and anticipates continued dialogue in developing a regional program. Some early concepts identified to date by CTC staff include extending or expanding student transit pass programs, deployment of mobility hubs, electric carshare programs, seed funding to support VMT mitigation banking and credit programs, etc.

Major Milestones and Schedule:

Based on the latest information from the State, the table below shows the REAP 2021 program development process and associated schedule:

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	2021			2022											
	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Grant Program Deadlines and Milestones		Framework Document from State Released		Advance Application Released		Draft Guidelines to be Released by State	State Review of SCAG's Advance Application	State Approval of Advance Application/Full Guidelines to be Released by State							Full Application Deadline: 12/31/22
Outreach & Engagement	COG Listening Sessions, Subregional Surveys, Development of Advance Application			Outreach & Engagement work: Consultant and staff									Full Application Developed Using Outreach Results		
Program Development	Staff Present Draft Framework to Policy Committees			Advance Application to be Submitted to State		Revised Draft Framework Provided to EAC/RC	Framework Developed Further and Refined Based on Stakeholder Feedback Engagement Process	Final Framework to be Presented to EAC/RC for Approval and Adoption Updates to be Provided to Policy Committees					Staff reports on Outcome of Outreach and Engagement and presents recommendations to Policy Committees and RC		Full Application to be Submitted to State
CTC Partnership Program				CTC Partnership Working Group Formed: Draft Guidelines, Establish Formal Process for Execution of CTC Program					Final Guideline Approval, Issue Call for Projects and Select CTC Partnership Projects. TC/RC Approvals						
Housing Supportive Infrastructure Program						Housing Policy Forum	One-on-One Sessions with Housing Trust Funds Open City/County Listening Sessions Focus Groups	Report on preliminary findings, potential calls for projects (CEHD/RC)	Utilities Industry Forum + issue RFI Call for Projects Based on Listening Sessions			Staff to Report Findings from Industry Forum (CEHD/RC)			Initial Program Guidelines (CEHD/RC)