



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
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MEETING OF THE

COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE

***Members of the Public are Welcome to Attend
In-Person & Remotely***

***Thursday, November 6, 2025
9:30 a.m. – 11:15 a.m.***

To Attend In-Person:

**SCAG Main Office – Policy B Meeting Room
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017**

To Watch or View Only:

<https://scag.ca.gov/scag-tv-livestream>

To Attend and Participate on Your Computer:

<https://scag.zoom.us/j/82448520609>

To Attend and Participate by Phone:

**Call-in Number: 1-669-900-6833
Meeting ID: 824 4852 0609**

PUBLIC ADVISORY

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at aguilarm@scag.ca.gov. Agendas & Minutes are also available at: www.scag.ca.gov/committees.

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Instructions for Attending the Meeting

To Attend In-Person and Provide Verbal Comments: Go to the SCAG Main Office located at 900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017 or any of the remote locations noticed in the agenda. The meeting will take place in the Policy B Meeting Room on the 17th floor starting at 9:30 a.m.

To Attend by Computer: Click the following link: <https://scag.zoom.us/j/82448520609>. If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select “Join Audio via Computer.” The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.

To Attend by Phone: Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully. Enter the **Meeting ID: 824 4852 0609**, followed by **#**. Indicate that you are a participant by pressing **#** to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.

Instructions for Participating and Public Comments

Members of the public can participate in the meeting via written or verbal comments.

In Writing: Written comments can be emailed to: ePublicComment@scag.ca.gov. Written comments received **by 5pm on Wednesday, November 5, 2025**, will be transmitted to members of the legislative body and posted on SCAG’s website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on Wednesday, November 5, 2025, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to aguilarm@scag.ca.gov.

Remotely: If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the “raise hand” function on your computer or *9 by phone and wait for SCAG staff to announce your name/phone number.

In-Person: If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

In accordance with SCAG’s Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is “willfully interrupted” and the “orderly conduct of the meeting” becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.



COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS*

Debra Dorst-Porada City of Ontario - City Hall 303 East B Street Conference Room 2 Ontario, CA 91764	Bob Engler City of Thousand - City Hall 2100 Thousand Oaks Blvd Thousand Oaks, CA 91362	Waymond Fermon City of Indio - City Hall 100 Civic Ctr Drive Indio, CA 92201
Claudia Frometa City of Downey - City Hall 11111 Brookshire Avenue, 3rd Floor Downey, CA 90241	Victoria Garcia Hunt Ortmann Palffy Nieves Darling & Mah, Inc. 301 North Lake Avenue, 7th Floor Pasadena, CA 91101-1807	Gary Gardner 65825 Buena Vista Avenue Desert Hot Springs, CA 92240
John Grass SCAG Imperial County Regional Office 1503 N. Imperial Avenue, Suite 104 El Centro, CA 92243	Peggy Huang City of Yorba Linda - City Hall 4845 Casa Loma Avenue Yorba Linda, CA 92886	Matt LaVere Supervisor LaVere Hall of Administration 800 S. Victoria Ave, 4th Floor Ventura, CA 93009
Jed Leano City of Claremont - City Hall 207 Harvard Avenue 2nd Floor Junior Conference Room Claremont, CA 91711	Anni Marshall City of Avalon - City Hall 410 Avalon Canyon Road Avalon, CA 90704	Betty Martinez Franco City of Irvine - City Hall 1 Civic Center Plaza Irvine, CA 92623
John A. Mirisch City of Beverly Hills - City Hall 455 N. Rexford Drive, 4th Floor Beverly Hills, CA 90210	Joseph Morabito City of Wildomar - City Hall 23873 Clinton Keith Road Wildomar, CA 92595	Sharona Nazarian City of Beverly Hills - City Hall 455 N. Rexford Drive, 4th Floor Beverly Hills, CA 90210
Mary Solorio 1425 Hollister Street San Fernando, CA 91340	Valerie Vandever City of Wildomar - City Hall 23873 Clinton Keith Road Wildomar, CA 92595	Judy Woolsey City of Yucaipa - City Hall Executive Conference Room 34272 Yucaipa Boulevard Yucaipa, CA 92399
Tony Wu 4509 Temple City Boulevard Temple City, CA 91780		

* Under the teleconferencing rules of the Brown Act, members of the body may remotely participate at any location specified above.



COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

CEHD - Community, Economic, and Human Development Committee ***Members – November 2025***

- 1. Hon. Michael Goodsell**
ICTC Representative
- 2. Hon. David J. Shapiro**
CEHD Chair, Calabasas, RC District 44
- 3. Hon. Rocky Rhodes**
CEHD Vice Chair, Simi Valley, RC District 46
- 4. Hon. Cindy Allen**
2nd Vice President, Long Beach, RC District 30
- 5. Hon. Valerie Amezcua**
Santa Ana, RC District 16
- 6. Hon. Joe Baca**
Rialto, SBCTA
- 7. Hon. Debbie Baker**
La Palma, RC District 18
- 8. Hon. Drew Boyles**
El Segundo, RC District 40
- 9. Hon. Wendy Bucknum**
Mission Viejo, RC District 13
- 10. Hon. Don Caskey**
Laguna Hills, OCCOG
- 11. Hon. Tanya Doby**
Los Alamitos, OCCOG
- 12. Hon. Debra Dorst-Porada**
Ontario, Pres. Appt. (Member at Large)
- 13. Ms. Lucy Dunn**
Business Representative, Non-Voting Member
- 14. Hon. Keith Eich**
La Cañada Flintridge, RC District 36
- 15. Hon. Shaunna Elias**
Glendora, RC District 33
- 16. Hon. Bob Engler**
Thousand Oaks, VCOG



COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 17. Hon. Rose Espinoza**
La Habra, OCCOG
- 18. Hon. Waymond Fermon**
Indio, CVAG
- 19. Hon. Margaret Finlay**
Duarte, RC District 35
- 20. Hon. Claudia Frometa**
Downey, RC District 25
- 21. Hon. Martin Fuentes**
Cudahy, GCCOG
- 22. Hon. Victoria Garcia**
San Fernando, Pres. Appt. (Member at Large)
- 23. Hon. Gary Gardner**
Desert Hot Springs, RC District 2
- 24. Hon. John Grass**
Brawley, ICTC
- 25. Hon. Mark Henderson**
Gardena, RC District 28
- 26. Hon. Peggy Huang**
Yorba Linda, OCCOG
- 27. Hon. Cecilia Hupp**
Brea, OCCOG
- 28. William Hussey**
Grand Terrace, SBCTA
- 29. Hon. Lynda Johnson**
Cerritos, GCCOG
- 30. Hon. Megan Kerr**
Long Beach, Pres. Appt. (Member at Large)
- 31. Sup. Matt LaVere**
Ventura County, Pres. Appt. (Member at Large)
- 32. Hon. Jed Leano**
Claremont, SGVCOG
- 33. Hon. Anni Marshall**
Avalon, GCCOG



COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 34. Hon. Andrew Masiel**
Tribal Govt Regl Planning Board Representative
- 35. Hon. Betty Martinez Franco**
Irvine, Pres. Appt. (Member at Large)
- 36. Hon. John Mirisch**
Beverly Hills, Pres. Appt. (Member at Large)
- 37. Hon. Geneva Mojado**
Soboba Band of Luiseño Indians
- 38. Hon. Joseph Morabito**
Wildomar, WRCOG
- 39. Hon. Joseph Murphy**
Pechanga Band of Indians
- 40. Hon. Sharona Nazarian**
Beverly Hills, WSCCOG
- 41. Hon. Misty Perez**
Port Hueneme, Pres. Appt. (Member at Large)
- 42. Hon. Nithya Raman**
Los Angeles, RC District 51
- 43. Hon. Sheila Rossi**
South Pasadena, AVCIPA
- 44. Hon. Sonny Santa Ines**
Bellflower, GCCOG
- 45. Hon. Becky Shevlin**
Monrovia, SGVCOG
- 46. Hon. Mary Solorio**
San Fernando, SFVCOG
- 47. Hon. Helen Tran**
San Bernardino, RC District 7
- 48. Hon. Valerie Vandever**
San Jacinto, WRCOG
- 49. Hon. Mark Waronek**
Lomita, RC District 39
- 50. Hon. Acquanetta Warren**
Fontana, SBCTA



COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 51. Hon. Jeff Wood**
Lakewood, RC District 24
- 52. Hon. Judy Woolsey**
Yucaipa, SBCTA
- 53. Hon. Tony Wu**
West Covina, SGVCOG
- 54. Hon. Frank A. Yokoyama**
Cerritos, RC District 23
- 55. Hon. Frank Zerunyan**
Rolling Hills Estates, Pres. Appt. (Member at Large)
- 56. Hon. Jesse Zwick**
Santa Monica, RC District 41



COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room
Los Angeles, CA 90017
Thursday, November 6, 2025
9:30 AM

The Community, Economic, and Human Development Committee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

(The Honorable David J. Shapiro, Chair)

PUBLIC COMMENT PERIOD (Matters Not on the Agenda)

This is the time for public comments on any matter of interest within SCAG's jurisdiction that is **not** listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Approval Items

1. Minutes of the Meeting – September 4, 2025 PPG 9

Receive and File

2. CEHD Committee Outlook and Future Agenda Items PPG 17
3. HCD Review of Housing Element High-Priority Non-Rezoning Programs PPG 20
4. REAP 2.0 Program Update PPG 23

ACTION ITEM

5. REAP 2.0 Programs Accelerating Transformative Housing (PATH) Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2) PPG 41
20 Mins.

(Jacob Noonan, Planning Supervisor Housing Special Programs, SCAG)

RECOMMENDED ACTION:

Recommend that the Regional Council:

1. Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;
2. Authorize the SCAG Executive Director or his designee to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program;
3. Authorize staff to release the call for applications; and



COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

4. Authorize the SCAG Executive Director or his designee to revise the guidelines and application, as needed, and enter into agreements with awarded entities and execute any documents incident to the agreements.

INFORMATION ITEM

6. Downtown Revitalization Strategies 30 Mins. PPG 87
(Anikka Van Eyl, Senior Regional Planner, SCAG, Cathy Lin, AICP, Director of Research, IDA, & Jocelyn Swain, Senior Regional Planner, City of Lancaster)
7. Connect SoCal 2024: Implementation Strategies Update 10 Mins. PPG 107
(Camille Guiriba, Senior Regional Planner, SCAG)

CHAIR'S REPORT

(The Honorable David J. Shapiro, Chair)

STAFF REPORT

(Jonathan Davis, Government Affairs Officer, SCAG)

ANNOUNCEMENTS

ADJOURNMENT



AGENDA ITEM 1

REPORT

Southern California Association of Governments
November 6, 2025

MINUTES OF THE REGULAR MEETING COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD) THURSDAY, SEPTEMBER 4, 2025

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD). A VIDEO AND AUDIO RECORDING OF THE FULL MEETING IS AVAILABLE AT: <http://scag.ig2.com/Citizens/>.

The Community, Human and Development Committee (CEHD) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

Members Present

Hon. David Shapiro, Chair

Hon. Rocky Rhodes, Vice Chair

Hon. Cindy Allen

Hon. Joe Baca

Hon. Debbie Baker

Hon. Drew Boyles

Hon. Don Caskey

Hon. Tanya D. Doby

Hon. Debra Dorst-Porada

Hon. Keith Eich

Hon. Shaunna Elias

Hon. Bob Engler

Hon. Rose Espinoza

Hon. Margaret E. Finlay

Hon. Martin Fuentes

Hon. Victoria Garcia

Hon. Gary Gardner

Hon. Mike Goodsell

Hon. John Grass

Hon. Peggy Huang

Hon. Cecilia Hupp

Hon. William Hussey

Hon. Lynda Johnson

Hon. Megan Kerr

Calabasas

Simi Valley

Long Beach

Rialto

La Palma

El Segundo

Laguna Hills

Los Alamitos

Ontario, Pres. Appt.

La Cañada Flintridge

Glendora

Thousand Oaks

La Habra

Duarte

Cudahy

San Fernando

Desert Hot Springs

Holtville

Brawley

Yorba Linda

Brea

Grand Terrace

Cerritos

Long Beach, Pres. Appt.

District 44

District 46

District 30

SBCTA

District 18

District 40

OCCOG

OCCOG

Member at Large

District 36

District 33

VCOG

OCCOG

District 35

GCCOG

Member at Large

District 2

ICTC

ICTC

OCCOG

OCCOG

SBCTA

GCCOG

Member at Large



REPORT

Sup. Matt LaVere	<i>Ventura County</i>	CoC
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. Betty Martinez Franco	<i>Irvine, Pres. Appt.</i>	Member at Large
Hon. John Mirisch	<i>Beverly Hills, Pres. Appt.</i>	Member at Large
Hon. Joseph Morabito	<i>Wildomar</i>	WRCOG
Hon. Sheila Rossi	<i>South Pasadena</i>	AVCJPA
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Helen Tran	<i>San Bernardino</i>	SBCTA
Hon. Valerie Vandever	<i>San Jacinto</i>	WRCOG
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA
Hon. Jeff Wood	<i>Lakewood</i>	District 24
Hon. Judy Woolsey	<i>Yucaipa</i>	SBCTA
Hon. Tony Wu	<i>West Covina</i>	SGVCOG
Hon. Frank Yokoyama	<i>Cerritos</i>	District 23
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

Members Not Present

Hon. Valerie Amezcua	<i>Santa Ana</i>	District 16
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 13
Ms. Lucy Dunn		Ex-Officio
Hon. Waymond Fermon	<i>Indio</i>	CVAG
Hon. Claudia M. Frometa	<i>Downey</i>	District 25
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Andrew Masiel, Sr.	<i>Tribal Gov't Reg'l Planning Rep.</i>	
Hon. Geneva Mojado	<i>Soboba Band of Luiseño Indians</i>	
Hon. Joseph Murphy	<i>Pechanga Band of Luiseno Indians</i>	
Hon. Sharona Nazarian	<i>Beverly Hills</i>	WSCCOG
Hon. Misty Perez	<i>Port Hueneme, Pres. Appt.</i>	Member at Large
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Mary Solorio	<i>San Fernando</i>	SFVCOG
Hon. Jesse Zwick	<i>Santa Monica</i>	District 41

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Honorable David Shapiro called the meeting to order at 9:30 a.m. and asked Councilmember Megan Kerr, Long Beach, Member at Large, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Chair Shapiro opened the public comment period and noted this was the time for members of the public to offer comment for matters that are within SCAG's jurisdiction but are not listed on the agenda.

SCAG staff noted there were no written public comments received via email before or after the 5pm deadline on Wednesday, September 3, 2025. SCAG staff also noted that there were no public comments for matters not listed on the agenda.

Chair Shapiro closed the public comment period for matters not listed on the agenda.

REVIEW AND PRIORITIZE AGENDA ITEMS

There were no reprioritizations made.

CONSENT CALENDAR

Approval Items

1. Minutes of the June 5, 2025 Meeting

Receive and File

2. Connect SoCal 2050: Subregional Sustainable Communities Strategy Framework and Guidelines

Chair Shapiro requested the June 5, 2025 minutes be amended to reflect the attendance of Councilmember Helen Tran, San Bernardino, RC District 7.

A MOTION was made (Morabito) to approve Consent Calendar Approval Item 1, Minutes of the June 5, 2025 Meeting, as amended; and Receive and File Item 2. The Motion was SECONDED (Baker) and passed by the following roll call vote:

AYES: Baker, Caskey, Dorst-Porada, Espinoza, Fuentes, Goodsell, Grass, Huang, Hussey, Kerr, LaVere, Martinez Franco, Mirisch, Morabito, Rhodes, Rossi, Santa Ines, Shapiro, Shevlin, Vandever, Waronek, Wu, and Yokoyama, (23)

NOES: None (0)

ABSTAIN: None (0)

There were no public comments on the Consent Calendar.

INFORMATION ITEMS

3. Panel on Shared Equity Homeownership Models

Chair Shapiro provided background information and noted that as part of the Connect SoCal 2024 regional planning policies for increasing homeownership opportunities across the region, today's presentations would explore two different shared-equity programs that support affordable homeownership for individuals and families with qualifying incomes to become homeowners at below-market prices.

Chair Shapiro introduced panelist Margy Brown, Executive Director for the Urban Homesteading Assistance Board (UHAB) and Devin Culbertson, Vice President, Innovative Finance, Grounded Solutions. He asked Ms. Brown to begin with her presentation on "UHAB's" programs, noting that Mr. Culbertson's presentation, "Homes for the Future Initiative (HFFF)", would follow. He asked the CEHD committee to hold questions until the end.

Ms. Brown provided an overview of the Urban Homesteading Assistance Board (UHAB) programs. She described how UHAB, a nonprofit, empowers low and moderate-income tenants to become homeowners through shared equity and limited equity housing. Ms. Brown highlighted the benefits of affordable co-ops, including stability, democratic participation, wealth building, and long-term affordability for communities. She also discussed the roles and services of cooperative housing in New York City, highlighting the role of technical assistance and training in resident-controlled housing. She explained the different types of co-ops, detailed the roles of state and municipal governments in governing co-ops and affordable housing. She also shared UHAB's history, tracing its origins to the 1970s homesteading movement in New York City, and explained how the organization has helped develop over 25,000 units of affordable housing through co-ops. She concluded by describing the services that UHAB provides, including training, technical assistance, monitoring, and share loans, as well as efforts to foster cooperation among co-ops.

Mr. Culbertson presented on the Homes for the Future Initiative (HFFF), which invests in preserving affordable single-family homes for renters and buyers in growing American cities. He provided background information and explained that the initiative aims to expand the portfolio of shared equity homes and homes with lasting affordability by utilizing a new investment strategy focused on acquiring single-family homes and renting them in strong economic areas for up to 10 years before selling them into shared equity. He also highlighted HFFF's partnership with single-family rental operators to leverage their cost-effective acquisition, rehab, and operation capabilities, and

emphasized the importance of timing and place in capturing market opportunities. He explained how HFFF targets home ownership for low to moderate-income families by acquiring homes at market price, renting them, and eventually selling at a discount to create more affordable housing. Additional highlights included discussion on financial strategies, the need for public subsidies, and opportunities for potential partnerships with housing authorities, CDCs, and municipalities to lower costs and increase access to affordable housing.

Ms. Brown and Mr. Culbertson responded to the comments and questions expressed by the members, including comments that focused on the risk to single-family home ownership, proposed anti-speculation policies, and discussions regarding housing initiatives through the Community Opportunity to Purchase Act (COPA) and the Tenant Opportunity to Purchase Act (TOPA) programs. Additional questions focused on the shared costs and maintenance of multi-family/shared equity models and how projects in the presentations would work in California.

The CEHD members expressed gratitude for the speaker's thorough presentations.

There were no public comments on Item 3.

The comprehensive staff report, and PowerPoint Presentations: Urban Homesteading Assistance Board (UHAB) and Homes for the Future Initiative (HFFF) were provided in the agenda packet.

4. Demographic Data Update

Chair Shapiro provided background information noting that within CEHD's purview, many programs and policy areas require up-to-date understanding of the region's people, housing, and jobs both today and where the region is heading in the future. He asked Kevin Kane, Ph.D., SCAG staff, to provide a brief update on the region's demographics.

Dr. Kane provided an update of key demographic trends occurring in Southern California. He indicated that while the region's growth rate has slowed compared to historical rates, it had recently returned to growth with 72,000 new residents in 2023 and 48,000 in 2024. Additional data presented included:

- Components of population change, and challenges in predicting immigration trends;
- Data on total housing production, housing trends, and preferences in California; and
- Housing types, with Los Angeles County leading in multi-family and ADU development, while Riverside County leads in single-family homes.

The presentation concluded with an announcement of the upcoming 2028-2050 RTP/SCS Regional Forecast and promotion of the 36th Annual Southern California Demographic Workshop on October

1st, featuring keynote speaker, Dowell Myers, Ph.D., USC professor, highlighting the theme: Revisiting the Intergenerational Contract.

Dr. Kane responded to the comments and questions expressed by the members including questions regarding the future of California's housing market, as it pertains to homeownership by an aging population, the impact on immigration and universities due to student visas being placed on hold, the statistics on measuring commuting patterns and housing preferences, and what factors attract new residents to California.

There were no public comments on Item 4.

The comprehensive staff report and PowerPoint Presentation: Demographic Update CEHD 2025 was provided in the agenda packet.

5. CEHD Committee Outlook and Future Agenda Items

Ms. Elizabeth Carvajal, Deputy Director of Planning and Land Use, provided an overview of the committee's purview and upcoming agenda items for Fiscal Year (FY) 2026. She asked the Committee to provide any additional recommendations for future agenda items.

There were no public comments on Item 5.

CHAIR'S REPORT

Chair Shapiro recognized and welcomed the following members to the CEHD Committee:

- Victoria Garcia, Presidential Appointment, San Fernando
- Sharona Nazarian, WSCCOG, Beverly Hills
- Sheila Rossi, AVCJPA, South Pasadena
- Valerie Vandever, WRCOG, San Jacinto
- Betty Franco Martinez, Presidential Appointment, Irvine
- Megan Kerr, Presidential Appointment, Long Beach

He also reported that SCAG recently released a joint report with Brookings Metro, "Good Data, Stronger Tribes: Overcoming Native American Data Challenges in Southern California." He noted that the this report examines persistent barriers to reliable data for Native American Tribes in the SCAG region and outlines a regional roadmap for change. He explained that this work builds directly on SCAG's Inclusive Economic Recovery Strategy. Ad that the IERS laid out more than 50 recommendations to advance an equitable recovery across housing, transportation, workforce, and economic development. He further explained that this work was made possible by State Senator

Susan Rubio, who secured \$3.5 million in state funding for this study. He thanked Senator Rubio for her leadership, which has allowed SCAG to move from planning to implementation, including commissioning this first-of-its-kind analysis on Tribal data challenges in the region.

STAFF REPORT

Jonathan Davis, SCAG Government Affairs Officer, reported that registration was open for SCAG's 36th Annual Demographic Workshop, which would be held both in person at the downtown Los Angeles office and online on October 1, 2025, starting at 9:00 AM. He reported that this year's Demographic Workshop theme, "[Revisiting the Intergenerational Contract](#)," would feature noted professor and author [Dowell Myers, Ph.D.](#), as keynote speaker. He noted that online registration would close Friday, September 26 and that this event was free for elected officials and city managers in the region.

ADJOURNMENT

There being no further business, Chair Shapiro adjourned the meeting of the Community, Economic, and Human Development Committee at 11:13 a.m.

Carmen Summers

Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE ATTENDANCE REPORT														
2025-26														
MEMBERS	Representing	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total Mtgs Attended To Date
Allen, Cindy	Long Beach, RC District 30	1			1									2
Amezcuva, Valarie	Santa Ana, RC District 16													
Baca, Joe	Rialto, SBCTA				1									1
Baker, Debbie	La Palma, RC District 18	1			1									2
Boyles, Drew	El Segundo, RC District 40				1									1
Bucknum, Wendy	Mission Viejo, RC District 13	1												1
Caskey, Don	Laguna Hills, OCCOG				1									1
Doby, Tanya D.	Los Alamitos, OCCOG	1			1									2
Dorst-Porada, Debra	Ontario, Pres. Appt. (Member at Large)				1									1
Dunn, Lucy	Business Representative	1												1
Eich, Keith	La Cañada Flintridge, RC District 36	1			1									2
Elias, Shaunna	Glendora, RC District 33				1									1
Engler, Bob	Thousand Oaks, VCOG	1			1									2
Espinoza, Rose	La Habra, OCCOG	1			1									2
Fermon, Waymond	Indio, CVAG													
Finlay, Margaret E.	Duarte, RC District 35				1									1
Frometa, Claudia M.	Downey, RC District 25	1												1
Fuentes, Martin	Cudahy, GCCOG				1									1
Garcia, Victoria	San Fernando, Pres. Appt. (Member at Large)				1									1
Gardner, Gary	Desert Hot Springs, RC District 2	1			1									2
Goodsell, Mike	ICTC	1			1									2
Grass, John	Brawley, ICTC	1			1									2
Henderson, Mark E.	Gardena, RC District 28	1												1
Huang, Peggy	Yorba Linda, OCCOG	1			1									2
Hupp, Cecilia	Brea, OCCOG	1			1									2
Hussey William	Grand Terrace, SBCTA	1			1									2
Johnson, Lynda	Cerritos, GCCOG	1			1									2
Kerr, Megan	Long Beach, Pres. Appt. (Member at Large)				1									1
LaVere, Matt	Ventura County CoC				1									1
Leano, Jed	Claremont, SGVCOG	1												1
Marshall, Anni	Avalon, GCCOG	1			1									2
Martinez Franco, Betty	Irvine, Pres. Appt. (Member at Large)				1									1
Masiel, Sr., Andrew	Pechanga Band of Luiseno Indians Tribal Gov													
	Reg Planning Board													
Mirisch, John	Beverly Hills, Pres. Appt. (Member at Large)	1			1									2
Mojado, Geneva	Soboba Band of Luiseño Indians													
Morabito, Joseph	Wildomar, WRCOG	1			1									2
Murphy, Joseph	Pechanga Band of Luiseno Indians													
Nazarian, Sharona	Beverly Hills, WSCCOG													
Perez, Misty	Port Hueneme, Pres. Appt. (Member at Large)													
Raman, Nithya	Los Angeles, RC District 51													
Rhodes, Rocky	Simi Valley, RC District 46	1			1									2
Rossi, Sheila	South Pasadena, AVCIPA				1									1
Santa Ines, Sonny	Bellflower, GCCOG	1			1									2
Shapiro, David J.	Calabasas, RC District 44	1			1									2
Shevlin, Becky A.	Monrovia, SGVCOG	1			1									2
Solorio, Mary	San Fernando, SFVCOG	1												1
Tran, Helen	San Bernardino, SBCTA	1			1									2
Valeria Vandever	San Jacinto, WRCOG				1									1
Waronek, Mark	Lomita, SBCCOG	1			1									2
Warren, Acquanetta	Fontana, SBCTA				1									1
Wood, Jeff	Lakewood, RC District 24	1			1									2
Woolsey, Judy	Yucaipa, SBCTA	1			1									2
Wu, Tony	West Covina, SGVCOG	1			1									2
Yokoyama, Frank A.	Cerritos, RC District 23	1			1									2
Zerunyan, Frank	Rolling Hills Estates, SBCCOG	1			1									2
Zwick, Jesse	Santa Monica, RC District 41	1												1
TOTAL ATTENDANCE		34			41									



AGENDA ITEM 2

REPORT

Southern California Association of Governments
November 6, 2025

To: Community, Economic, and Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Elizabeth Carvajal, Deputy Director
(213) 236-1801, carvajal@scag.ca.gov

Subject: CEHD Committee Outlook and Future Agenda Items

Kome Ajise

RECOMMENDED ACTION:

Information Only – No Action Required

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future.

EXECUTIVE SUMMARY:

In April 2024, SCAG's Regional Council adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, Connect SoCal 2024. Following adoption of Connect SoCal 2024, staff developed a 12-month CEHD Outlook to carry forward the policy priorities and Implementation Strategies of Connect SoCal 2024. For FY2026, the CEHD Outlook reflects outcomes of the 2025 Executive Administration Committee (EAC) Retreat, survey responses from CEHD members, and discussions with the CEHD Chair and Vice Chair. The Committee Outlook and Future Agenda Items will be updated monthly as a receive and file item and can be pulled by the Chair for discussion at the request of members for input and modifications.

BACKGROUND:

The work of the Southern California Association of Governments (SCAG) and the leadership from the agency's Policy Committees and Regional Council is driven by SCAG's legally mandated duties as a Metropolitan Planning Organization (MPO) for Southern California, the long-range Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal 2024 as well as, the agency Strategic Plan approved by the Executive Administrative Committee on May 1, 2024¹.

¹ SCAG 2024 Strategic Plan: <https://scag.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2497&Inline=True>

Community, Economy, and Human Development (CEHD) Committee Outlook and Framework

The Policy Committees help to further the implementation of Connect SoCal by advising on policy, research or resource programs. The Policy Committees will also be informed and advise on broader regional leadership items as needed.

In addition, as appropriate within the scope of each Policy Committee, the 2026 Presidential Priorities are incorporated in the Outlook.

- Clean Transportation Technology
- Housing Production
- Regional planning in support of the 2028 Olympic & Paralympic Games

The topics and panels covered may change based on speaker availability, progress on the targeted programs, and other requests from the Committee Chair and Vice Chair as well as members. To request future agenda items, Policy Committee members may request that this agenda item be pulled for discussion or they may send a request directly to the Chair or committee staff for consideration and reporting out at the next meeting. Agenda items that are recommended by Policy Committee members will be discussed with the Chair and Vice Chair to assess relevance to the CEHD Policy Committee and the considerations noted above.

FISCAL IMPACT:

None

ATTACHMENT(S):

1. November 2025 CEHD Agenda Outlook

CEHD Committee Agenda Outlook for FY2026

Anticipated major actions and information items. Does not include all Receive/File and Program Updates

Date	Agenda Items
Sept	- Housing Production Data (Demographic Update) - Expanding Homeownership – Alternative Ownership and Financing Models*
Oct	No Meetings
Nov	- Downtown revitalization economic development strategies - Connect SoCal Implementation Strategies Notice of Funding Availability for Lasting Affordability Call
Dec	Joint Policy Committee Meeting: Economic Update
Jan	No Meetings

*Presidential Priorities

- Housing Production
- Regional planning in support of the 2028 Olympic & Paralympic Games

CEHD Committee Agenda Outlook for FY2026

Anticipated major actions and information items. Does not include all Receive/File and Program Updates

Date	Agenda Items
Feb	- Community Development Financial Institutions (CDFI) - Community Development Funding Programs
Mar	Joint Policy Committee
April	- Community Land Trusts* - Community Hubs and Placemaking Strategies*
May	General Assembly
June	Housing production strategies *

*Presidential Priorities

- Housing Production
- Regional planning in support of the 2028 Olympic & Paralympic Games

Attachment: November 2025 CEHD Agenda Outlook (CEHD Committee Outlook and Future Agenda Items)



AGENDA ITEM 3 REPORT

Southern California Association of Governments
November 6, 2025

To: Community Economic & Human Development Committee (CEHD)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Michael Dietz, Planning Supervisor
213-630-1592, dietz@scag.ca.gov

Subject: HCD Review of Housing Element High-Priority Non-Rezoning Programs

Kome Ajise

RECOMMENDED ACTION FOR CEHD AND RC:

Receive and File

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region. 3: Spur innovation and action through leadership in research, analysis and information sharing.

EXECUTIVE SUMMARY:

In October 2025, SCAG was notified by the California Department of Housing and Community Development (HCD) that they intend to begin contacting individual jurisdictions within the SCAG region regarding high-priority non-rezoning programs identified in their housing elements that have not yet been completed. Jurisdictions are therefore encouraged to prioritize progress on these programs, which were identified in the housing element findings letter issued by HCD that found the relevant jurisdiction in substantial compliance with State housing law.

BACKGROUND:

Under California law, all local jurisdictions are required to adopt a housing element as part of their General Plans, designed to identify how the jurisdiction will accommodate its share of the region's housing needs across all income levels. The housing element must be updated on an eight-year cycle and certified by HCD when it has been deemed to be in substantial compliance with statutory requirements.

Once an agency's housing element has been formally adopted and certified, they are required to carry out the actions, programs, and timelines contained within it. These programs generally fall into two categories:

- Rezoning Programs – Actions to make sites available at appropriate densities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) allocation.

- Non-Rezoning Programs – Policy or procedural commitments that are broadly designed to remove constraints and regulatory barriers, promote housing production, preserve existing affordable housing, and affirmatively further fair housing.

As provided by Government Code Section 65583(c)(1)(A), HCD has is obligated to “review any action or failure to act by the city, county, or city and county that it determines is inconsistent with an adopted housing element or Section 65583, including any failure to implement any program actions included in the housing element pursuant to Section 65583.” This includes reviewing both rezoning and non-rezoning programs.

HCD REVIEW OF NON-REZONING PROGRAMS:

In October 2025, SCAG was notified by Fidel Herrera, Section Chief HCD’s Housing Element Implementation Department, that HCD is proactively monitoring and reviewing the implementation of each local jurisdiction’s respective non-rezoning programs in their housing elements. Starting in November 2025, HCD intends to begin individually engaging with jurisdictions in the SCAG region that have not completed their high priority non-rezoning housing element programs. HCD recently completed their Statewide review and outreach with jurisdictions on rezoning programs, as the statutory deadline for housing elements in the SCAG region was October 15, 2021.

HCD also communicated that they intend to focus on those non-rezoning programs that they consider high priority, along with jurisdictional progress and timelines for completion. Although there is no statutory definition for which non-rezoning programs are considered high priority, at SCAG’s request, HCD provided the following examples of program areas they may discuss with jurisdictions as part of this effort:

- *Pipeline projects*
- *Accessory dwelling unit (ADU) ordinance compliance*
- *Reasonable accommodation*
 - *Special needs housing*
 - *Facilitate housing on sites large sites/lot splitting*
- *Small sites/lot consolidation*
- *Increase allowable densities*
- *Development standards*
 - *Height*
 - *Setbacks*
 - *Parking*
 - *Lot coverage/size (Internal guidance for development standards, state if high priority)*
 - *Minimum unit sizes*
 - *Increase allowable densities*

- *Objective design standards*
- *Zoning for a variety of housing types*
 - *Multifamily rental housing*
 - *Housing for agricultural employees*
 - *Emergency shelters*
 - *Low barrier navigation centers*
 - *Transitional and supportive housing*
 - *Supportive housing (Assembly Bill 2162)*
 - *Single room occupancy*
 - *Mobile home/factory-built housing*
 - *Accessory dwelling units*
- *Affirmatively furthering fair housing programs (e.g. housing mobility strategies)*
 - *New housing choices and affordability in areas of opportunity*
 - *Place-based strategies*
 - *Anti-displacement*
- *Processing and permit procedures*
- *Assist in development*
- *Code compliance*

SCAG jurisdictions are encouraged to prioritize progress on these programs as they continue to implement their housing elements.

Although the sample list above was provided by HCD, it is worth emphasizing that it is just a sample list. The non-rezoning programs that HCD may focus on will not necessarily be restricted to items delineated on the list. It is recommended that jurisdictions refer to their respective housing element findings letter that found them in substantial compliance with State housing law for detailed information on individual high priority programs.

NEXT STEPS:

Staff will continue to monitor and document each SCAG jurisdiction's compliance status as they continue implementing their housing elements and HCD proceeds with their reviews of high priority non-rezoning programs.

FISCAL IMPACT:

None



AGENDA ITEM 4 REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Community Economic & Human Development Committee (CEHD)
Energy & Environment Committee (EEC)
Transportation Committee (TC)
Regional Council (RC)

From: Elizabeth Carvajal, Deputy Director
(213) 236-1801, carvajal@scag.ca.gov

Subject: REAP 2.0 Program Update

EXECUTIVE DIRECTOR'S
APPROVAL

Kome Ajise

RECOMMENDED ACTION FOR EAC AND RC:

Information Only – No Action Required

RECOMMENDED ACTION FOR CEHD, EEC, AND TC:

Receive and File

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:

SCAG's REAP 2.0 program invests in innovative finance, land use, and transportation strategies to realize the vision of Connect SoCal. SCAG has been working with grantees to make steady progress in delivering the \$231.5M REAP 2.0 program, including refining the final project list with grantees. The development of the final project list resulted in some grantees reducing budget and scope which made additional funding available for reprogramming. SCAG has developed a reprogramming approach shifting funds within the RC approved program and secured approval from the California Housing and Community Development Department (HCD). This report summarizes the program status and path forward to ensure that SCAG successfully deploys resources across the region in line with the goals and objectives of the REAP 2.0 Program.

BACKGROUND:

The REAP 2.0 program was established as part of the 2021 California Comeback Plan under AB 140. REAP 2.0 builds on the success of Regional Early Action Planning Grant Program of 2019 (REAP 1.0) and expands the program focus by integrating housing and climate goals, and allows for broader planning and implementation investments, including infrastructure investments supporting infill development to facilitate housing supply, choice, and affordability. The program tackles key barriers

to meeting regional housing needs and state policy goals—such as limited land availability, financing gaps, and insufficient infrastructure—through targeted funding and technical assistance.

Last year, SCAG faced an unexpected budget challenge when the Governor’s proposed budget called for a 50% statewide cut to REAP 2.0 funding. In response, SCAG paused the REAP 2.0 program to assess the impact and ensure responsible fiscal planning. Following months of regional advocacy, SCAG secured a final allocation of \$231.5M—slightly reduced from the original \$246M but enough to fully fund all previously approved grants.

SCAG staff has worked with grantees to make steady progress and has provided regular updates to the board. In April 2025, staff indicated that they would issue letters to grantees who had not executed Memorandums of Understanding (MOUs) with notice that funding would be at risk if projects did not progress. In addition, as part of the approval of FY25 Budget Amendment 2, the Regional Council granted the Executive Director authority to make administrative amendments to the FY 2024-25 OWP’s Regional Early Action Planning Grants of 2021 (REAP 2.0) Budget to reflect the program updates and changes approved by the Department of Housing and Community Development (HCD). The authorization includes the ability to reallocate funds, including increasing approved project budgets, between approved projects, as well as shift available funding to SCAG administered regional projects and ATP projects as necessary to maximize the utilization of the funds and advance the goals and objectives of REAP 2.0. Such amendments may be made in advance of formal budget adoption, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner. Staff have continued to work with grantees to make steady progress, including adjusting scopes and budgets to align with what can be reasonably completed.

Expenditure Deadline

Given the loss of 7 months during the 2024 budget cycle, SCAG actively advocated for a time extension to ensure that the most complex projects in SCAG’s portfolio had sufficient time to complete their work. With the signing of the 2025–2026 state budget, trailer bill AB 130 included a six-month extension for REAP program expenditures—helping to recover time lost during the pause prompted by proposed cuts in the 2024 budget process and bringing the final expenditure date to December 2026. Securing the extension was extremely challenging and came with the condition that most SCAG grantees complete their work by the original expenditure date of June 30, 2026—a commitment SCAG must uphold. Staff will continue to evaluate time extension requests on a case-by-case basis.

REAP 2.0 Program Progress Updates

Adjustments and Reprogramming

At the time of this report, all but four MOUs are executed with the remainder expected to be executed before the end of the year. Currently, the REAP 2.0 Program includes over 90 projects totaling approximately \$166.1M in suballocations, a reduction of 14% from the original suballocation amount of \$192.7M—see the attachment for the final project list. The majority of the reductions are the result of scope changes to ensure the awardee can complete the project by the final expenditure deadline. Except for one project, all project scope and budget reductions and withdrawals were initiated by grantees. Approximately \$26.6M is available for reprogramming at this time.

SCAG has developed a reprogramming approach that has been approved by HCD and aligns with the REAP 2.0 Guidelines and policy direction approved by the Regional Council in the REAP 2.0 Framework, various Calls for Projects, and administrative amendments authorized in FY25 Budget Amendment, as described above. The primary component of the reprogramming approach is to issue a second Notice of Funding Availability for Lasting Affordability in the Programs Accelerating Transformative Housing (PATH) Program (NOFA 2) Call for Projects to fund existing catalyst and housing trust funds with an emphasis on grantees new to the Lasting Affordability Program who are ready to receive funds. Staff is recommending a minimum of \$20M be awarded through the Call for Projects. The Regional Council would be asked to approve a contingency list of projects that could be funded if additional funds are made available. In order to move forward with this approach, staff has prepared an action item, under a separate cover, for consideration by the CEHD and RC in November 2025.

Consistent with RC policy, the remaining \$6.6M balance along with \$1.37M in administrative savings has been shifted to increase funding levels in support of REAP 2.0 projects previously approved by the Board. This includes restoring \$4M allocation to the Regional Pilot Initiatives Program, which was reduced from SCAG's REAP 2.0 award during the 2024 budget cycle and increasing allocation in the Subregional Partnerships Program for Los Angeles County by \$3.8M for an ADU rebate program to support wildfire impacted communities and unincorporated Los Angeles County. This will be a model that will be shared with other communities while addressing immediate housing shortage in the most impacted communities. Finally, staff has shifted \$170K to procure professional services in support construction management for SCAG to manage the RUSH Capital program to ensure final deliverables meet grant requirements and reduce SCAG's financial risk.

Status of Current Programs

The REAP 2.0 program currently includes over 90 projects totaling approximately \$166.1M. MOUs have largely been executed across the program with 3 in execution process and 1 in development. A status update by program area is provided below.

Sustainable Communities Program – Civic Engagement, Equity and Environmental Justice (SCP CEEEJ)

The Sustainable Communities Program - Civic Engagement, Equity and Environmental Justice (SCP CEEEJ) grant prioritizes housing planning that aims to close the racial equity gap and include partnerships with community-based organizations. The CEEEJ program currently includes five REAP 2.0 funded Housing and Land Use Strategies projects totaling approximately \$2M. All grantees have executed MOUs with SCAG and work is underway.

In the last quarter, several SCP Call 4 project teams made progress on technical analyses and held public workshops / advisory committee meetings to engage public on technical findings and inform development of final deliverables.

Sub-Regional Partnership Program 2.0

The Sub-Regional Partnership Program 2.0 (SRP 2.0) Program includes approximately \$20.7M in funding to sub-regional partners for eligible activities supporting member jurisdictions with implementing housing element work plans and strategies for increasing affordable housing. This program is anticipated to include 28 projects with SCAG's subregional partners. As noted above, SCAG will be increasing Los Angeles County's suballocation by \$3.8M for the ADU rebate program and will enter into an MOU with the county to advance this work-making the total allocation for this program \$23.8M. All other grantees have executed MOUs with SCAG and work is underway with a few COGs finalizing remaining member jurisdiction technical assistance projects.

Transportation Partnership Programs

The County Transportation Commission (CTC) Partnership Program connects infill housing to daily services and increases travel options that support multimodal communities to shift travel modes. On July 6, 2023, the Regional Council approved staff recommendations to fund 33 transformative planning and implementation projects that expand access, increase mobility, and bring jobs and housing closer together to achieve a more sustainable growth pattern across the region.

SCAG has executed Memorandums of Understanding (MOUs) with all the CTCs. After the rescission of the stop work order in January 2025, 30 of the projects were determined able to move forward. Staff worked closely with individual project managers across all six CTCs to develop project scopes, budgets and timelines. Staff also continue to work collaboratively with the CTCs to revise project scopes, timelines, and budgets based on the new expenditure timeline of December 31, 2026. All projects are in progress.

A project highlight from the last quarter is the alpha testing of SBCTA's VMT Mitigation Bank application. The app is a key component of Money Miles (the Commuter Program) and will be used by participants to log when they commute via an alternative mode or telework and earn incentives for reducing their VMT. By reducing their VMT, participants generate credits that will be purchased

by developers and local agencies that require VMT mitigation for their projects. Money Miles is expected to launch next spring.

Programs to Accelerate Transformative Housing (PATH)

The PATH Program includes three separate calls for projects; each is described in greater detail below.

Housing Infill on Public and Private Lands

The Housing Infill on Public and Private Lands (HIPP) Pilot Program includes \$6.6M to 9 projects to scale up development of available land and implementing large corridor-wide or area-wide infill housing policies and initiatives. All MOUs, but one, are executed with work underway. In the last quarter, HIPP project teams made progress on technical analyses and held workshops to engage public on technical findings and inform development of final deliverables.

Notice of Funding Available for Lasting Affordability

The Notice of Funds Available for Lasting Affordability (NOFA) includes approximately \$41.2M to 13 projects in support of innovative housing finance, trust funds, catalyst funds, and new permanent funding sources. All but one MOU are executed with the outstanding MOU in the execution stage. As noted above, SCAG is proposing a second Notice of Funding Availability for Lasting Affordability with up to \$20M available and the ability to award additional funding-making the total allocation for this program \$62.2M. The call will prioritize new grantees and focus on existing catalyst and housing trust funds that are ready to receive funding. In addition, staff recommend creating a contingency list of projects that can receive funding, should additional REAP 2.0 funding become available. This item is going before the CEHD and the Regional Council for consideration in November.

To date, \$13.9M has been deployed by three regional housing trusts into local affordable housing lending programs and progress has been made to establish three new regional housing trusts.

Regional Utilities Supporting Housing

The Regional Utilities Supporting Housing (RUSH) program includes approximately \$25M for 11 projects that focus on investments in utility infrastructure planning and capital improvements that will support jurisdictions in basic utility infrastructure needed for housing: water, wastewater, stormwater management and electricity. All but two MOUs are executed for this program, with one in the execution stage.

Most grantees have brought on consultants or are in the process of doing so and work has begun. This includes LADWP that is advancing work on Project Powerhouse. Project Powerhouse is focused on removing one of the major obstacles that affordable housing developers face, the cost of utility infrastructure. Using REAP 2.0 funding LADWP to build out public right-of-way utility infrastructure

for 100% affordable housing developments. This will reduce developer costs and shorten development timeframes.

Additional RUSH projects will move forward with planning and construction activities in the coming months. This includes the San Bernardino County Bloomington Sewer Extension Project that will construct around 7,500 linear feet of sewer main lines and associated infrastructure to support future housing development in the community.

Milestones for upcoming quarter

The County Transportation Commission (CTC) Partnership Program anticipates several milestones in the next quarter. LA Metro is expected to award a contract for the Bike Share Infill Expansion project. This project will increase multi-modal opportunities for communities located along metro rail and bike trail corridors. The project will deliver 60 new Metro Bike Share stations and 720 bikes with 85% of them being electric bikes. This project will be transformative for expanding multi-modal access in infill communities in Los Angeles County.

In Ventura County, VCTC is nearing completion on the Santa Paula Branch Line Trail Master Plan and Environmental Impact Report Update. The Paratransit Assessment project final report is expected in early 2026. In Orange County, OCTA is nearing completion of the Fullerton Park and Ride Master Plan, bringing planning for transit oriented development to an underutilized park and ride lot.

In the coming quarter, the Lasting Affordability Program expects additional regional housing trusts to deploy an additional \$8.6M to local affordable housing lending programs.

NEXT STEPS

Staff will take the second NOFA for the Lasting Affordability Program before the CEHD and Regional Council for consideration, move forward with reprogramming activities, and provide regular updates to the Regional Council and Policy Committees on the REAP 2.0 program, with an anticipated next update in Spring 2026.

FISCAL IMPACT:

Work associated with this item is included in the FY 25-26 Overall Work Program No. 305 – Regional Early Action Planning (REAP) Grants Program – REAP 2.0.

ATTACHMENT(S):

1. Attachment REAP 2 Project List_final_complete

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Countywide Paratransit Integration Study	\$242,578
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Countywide Transit Stops Inventory & Accessibility Assessment / Capital Improvements Grant Program	\$3,100,000
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Community Traffic Calming & Pedestrian and Bicycle Safety Program	\$300,000
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Santa Paula Branch Line Active Transportation - Master Plan Update and Validate Connections to Serve New Housing and Reduce VMT	\$134,422
County Transportation Commission (CTC) Partnership Program	SBCTA	San Bernardino	San Bernardino County VMT Mitigation Bank	\$3,045,000
County Transportation Commission (CTC) Partnership Program	SBCTA	San Bernardino	Countywide Multi-Modal Complete Streets Program	\$6,519,868
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	Coachella Rail Station Feasibility Study and Integrated Land Use and Transit Network	\$2,005,000
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	RCTC Core Capacity Innovative Transit Study	\$3,000,000

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	Vehicle Miles Traveled Study	\$2,005,000
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	RTA (Riverside Transit Agency) GoMicro Microtransit Pilot Program Extension	\$2,378,635
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	CV Link Community Connectors Analysis	\$1,700,000
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Fullerton Park and Ride Transit Oriented Development Site Design Concepts	\$474,575
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Active Transportation Outreach and Engagement Support	\$399,058
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Bikeways Connectivity Study	\$499,622
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	First Street Multimodal Boulevard Design	\$4,300,000
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Orange County Mobility Hubs Pilot Concept of Operations	\$291,501
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	McFadden Avenue Transit Signal Priority Pilot	\$3,698,499

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Next Safe Travels Education Program (STEP) 2.0	\$1,250,000
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Harbor Boulevard Cloud-Based Transit Signal Priority Stage II	\$2,376,745
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Developing Neighborhood Mobility Hub Pilot Projects in Disadvantaged Communities in the South Bay	\$404,250
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Countywide Signal Priority Cloud Based Solution	\$4,004,028
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Connecting Communities with Stress Free Connections	\$2,250,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	First Last Mile Revolution: Transforming Metro Connections to Housing	\$1,050,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Traffic Reduction Study	\$1,000,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Enhanced GoSGV E-Bike Share Program	\$2,625,469
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	North Hollywood Transit Center	\$8,500,000

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Mobility Wallets Pilot 2.0: Challenge and Low-Income	\$4,023,750
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Urban Wilderness Access Feasibility Plan	\$372,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Metro Bike Share In-fill Expansion	\$7,550,000
County Transportation Commission (CTC) Partnership Program	ICTC	Imperial	Calexico Intermodal Transportation Center	\$1,000,000
Total				\$70,500,000

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Sustainable Communities Program	County of Ventura	Ventura	Ventura County Farmworkers Housing Study and Action Plan	\$ 481,499
Sustainable Communities Program	City of La Puente	Los Angeles	Mixed Use Development for Underutilized Commercial Zones	\$ 409,323
Sustainable Communities Program	City of Laguna Beach	Orange	Environmental Impact Report for Laguna Beach Downtown Specific Plan Phase II	\$ 200,000
Sustainable Communities Program	City of Jurupa Valley	Riverside	Town Center Implementation	\$ 467,743
Subregional Partnership Program (SRP) 2.0/Sustainable Communities Program	City of Lancaster	Los Angeles	Transit Oriented Development (TOD) Zones Update	\$ 469,978
Total				\$ 2,028,543

REAP 2.0 PROGRAM UPDATE

Program	Applicant	County	Project Name	Award Amount
Housing Infill on Public and Private Lands (HIPP)	City of Riverside	Riverside	Missing Middle Prototype Plans for Infill Housing Sites	\$500,000
Housing Infill on Public and Private Lands (HIPP)	City of Los Angeles	Los Angeles	Scaling up Housing Development on City-Owned Land	\$2,250,000
Housing Infill on Public and Private Lands (HIPP)	County of Ventura	Ventura	Unlocking Land for Housing	\$444,774
Housing Infill on Public and Private Lands (HIPP)	City of Moorpark	Ventura	Downtown Specific Plan	\$250,000
Housing Infill on Public and Private Lands (HIPP)	City of Oxnard	Ventura	TOD/HQTC Program	\$645,270
Housing Infill on Public and Private Lands (HIPP)	City of Culver City	Los Angeles	Fox Hills Specific Plan	\$505,000
Housing Infill on Public and Private Lands (HIPP)	SBCTA/SBCOG	San Bernardino	Public Land-to-Residential Project--Inventory, Analysis & Toolkit for Workforce and Teacher Housing	\$720,000
Housing Infill on Public and Private Lands (HIPP)	City of Long Beach	Los Angeles	Inclusionary Housing Program	\$250,000
HIPP/Subregional Partnership Program (SRP) 2.0	San Fernando Valley COG	Los Angeles	City of San Fernando (Zoning Code and San Fernando Corridors Specific Plan Update)	\$1,125,000
Total				\$6,690,044

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Lasting Affordability Program	Gateway Cities Affordable Housing Trust	Los Angeles	Predevelopment Loan Program	\$5,215,000
Lasting Affordability Program	Century Affordable Development, Inc.	Los Angeles	Catalytic Development Fund	\$5,000,000
Lasting Affordability Program	Los Angeles County Metropolitan Transportation Authority (Metro)	Los Angeles	Environmental Remediation Housing Acceleration Fund	\$5,000,000
Lasting Affordability Program	Housing On Merit	Los Angeles	HOM's Affordable Housing Catalyst Fund	\$700,000
Lasting Affordability Program	City of West Hollywood	Los Angeles	Feasibility Study for Community Land Trust Creation within the City of West Hollywood	\$150,000
Lasting Affordability Program	San Gabriel Valley Regional Housing Trust	Los Angeles	San Gabriel Valley Regional Housing Trust Revolving Loan Fund	\$5,000,000
Lasting Affordability Program	LACAHSA (Los Angeles County Affordable Housing Solutions Agency)	Los Angeles	LACAHSA Regional Coordination Strategic Plan	\$660,000
Lasting Affordability Program	City of Murrieta	Riverside	Murrieta Housing Authority Revolving Loan Program	\$4,100,000
Lasting Affordability Program	Lift to Rise	Riverside	We Lift: the Coachella Valley Housing Catalyst Fund	\$5,000,000
Lasting Affordability Program	City of Desert Hot Springs	Riverside	Downtown Infill Tax Incentive Financing Program for Housing Supportive Infrastructure	\$200,000

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Lasting Affordability Program	SBCTA/SBCOG	San Bernardino	San Bernardino Regional Housing Trust	\$5,000,000
Lasting Affordability Program	Housing Trust Fund Ventura County/Housing Land Trust Ventura County	Ventura	Housing Trust Fund Ventura County Revolving Long-Term Loan Program for Infill Affordable Housing Developments Project	\$5,000,000
Lasting Affordability Program	City of Montebello	Los Angeles	Montebello Transformative Corridors Project	\$190,000
Total				\$41,215,000

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Regional Utilities Supporting Housing (RUSH)	City of Upland	San Bernardino	City of Upland Affordable Housing Utilities Planning	\$303,500
Regional Utilities Supporting Housing (RUSH)	City of Desert Hot Springs	Riverside	Downtown and Palm Dr. Corridor Infill Development Sewer Area Study	\$500,000
Regional Utilities Supporting Housing (RUSH)	County of Riverside	Riverside	Cabazon Infrastructure Plan	\$997,500
Regional Utilities Supporting Housing (RUSH)	City of Torrance	Los Angeles	Torrance Housing Corridor Utility Infrastructure Study	\$100,000
Regional Utilities Supporting Housing (RUSH)	Housing Authority of the City of Los Angeles	Los Angeles	One San Pedro Redevelopment Infrastructure	\$400,000
Regional Utilities Supporting Housing (RUSH)	San Bernardino County (Bloomington)	San Bernardino	Bloomington Sewer Extension	\$6,508,000
Regional Utilities Supporting Housing (RUSH)	City of Calipatria	Imperial	City of Calipatria Delta Street Pump Station	\$1,500,000
Regional Utilities Supporting Housing (RUSH)	City of Rialto	San Bernardino	Water Supply Well City 3A for Regional Housing Project	\$1,100,000
Regional Utilities Supporting Housing (RUSH)	Soboba Band of Luiseño Indians	Riverside	Stormwater Drainage Project	\$6,108,797
Regional Utilities Supporting Housing (RUSH)	City of Palm Desert	Riverside	Flood Control Infrastructure for Housing Need	\$3,780,500
Regional Utilities Supporting Housing (RUSH)	Los Angeles Department of Water and Power (LADWP)	Los Angeles	Project Powerhouse – Supporting Affordable Housing Development in the City of Los Angeles	\$3,682,203
Total				\$24,980,500

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Subregional Partnership Program (SRP) 2.0	Gateway Cities COG	Los Angeles	Gateway Cities Affordable Housing Trust Seed Funding ("Trust Admin Costs")	\$33,250
Subregional Partnership Program (SRP) 2.0	Gateway Cities COG	Los Angeles	COG Technical Assistance Team	\$948,619
Subregional Partnership Program (SRP) 2.0	Gateway Cities COG	Los Angeles	5% Grant Administration	\$23,750
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	Housing Element Implementation	\$1,696,212
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	ADU Home Ownership Ordinance/Accelerating Low-Rise Missing Middle Housing Resource	\$2,360,133
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	Planning for Housing and Mobility	\$2,407,266
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	5% Grant Administration	\$340,188
Subregional Partnership Program (SRP) 2.0	County of Los Angeles	Los Angeles	Regional Sewer Model	\$1,466,434
Subregional Partnership Program (SRP) 2.0	County of Los Angeles	Los Angeles	5% Grant Administration	\$77,130
Subregional Partnership Program (SRP) 2.0	Imperial County Transportation Commission	Imperial	City of Westmorland Zoning Map Update, Downtown Overlay Zone and Objective Design Standards	\$175,000
Subregional Partnership Program (SRP) 2.0	Imperial County Transportation Commission	Imperial	City of Calexico: Program Environmental Impact Report for the 6th Cycle Housing Element Rezones Program to meet State Housing Element Requirements	\$250,000
Subregional Partnership Program (SRP) 2.0	Imperial County Transportation Commission	Imperial	City of Imperial Community Development Permit Streamlining	\$40,000

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Subregional Partnership Program (SRP) 2.0	Orange County COG	Orange County	OCS Bench and Housing-related Technical Assistance	\$3,061,843
Subregional Partnership Program (SRP) 2.0	Orange County COG	Orange County	5% Grant Administration	\$63,707
Subregional Partnership Program (SRP) 2.0	Riverside County	Riverside	Riverside County Revolving Loan Fund	\$696,722
Subregional Partnership Program (SRP) 2.0	San Fernando Valley COG	Los Angeles	City of Santa Clarita (Development of Objective Design and Development Standards)	\$250,000
Subregional Partnership Program (SRP) 2.0	San Gabriel Valley COG	Los Angeles	Housing Incubator	\$1,474,700
Subregional Partnership Program (SRP) 2.0	San Gabriel Valley COG	Los Angeles	5% Grant Administration	\$61,391
Subregional Partnership Program (SRP) 2.0	San Bernardino County Transportation Authority/COG	San Bernardino	Accelerating Housing Element Implementation	\$2,248,952
Subregional Partnership Program (SRP) 2.0	San Bernardino County Transportation Authority/COG	San Bernardino	5% Grant Administration	\$118,365
Subregional Partnership Program (SRP) 2.0	South Bay Cities COG	Los Angeles	South Bay Regional Housing Trust	\$232,863
Subregional Partnership Program (SRP) 2.0	South Bay Cities COG	Los Angeles	Commercial Redevelopment into Housing: Extension and Expansion	\$314,731
Subregional Partnership Program (SRP) 2.0	South Bay Cities COG	Los Angeles	5% Grant Administration	\$22,678
Subregional Partnership Program (SRP) 2.0	Ventura County COG	Ventura	AFFH Technical Assistance	\$401,756

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Subregional Partnership Program (SRP) 2.0	Ventura County COG	Ventura	5% Grant Administration	\$10,000
Subregional Partnership Program (SRP) 2.0	Western Riverside COG	Riverside	Jurisdictional Technical Assistance	\$1,548,343
Subregional Partnership Program (SRP) 2.0	Western Riverside COG	Riverside	5% Grant Administration	\$81,491
Subregional Partnership Program (SRP) 2.0	Westside Cities COG	Los Angeles	WSCCOG Regional Housing Trust Implementation Plan	\$330,176
Total				\$20,735,700



AGENDA ITEM 5 REPORT

Southern California Association of Governments
November 6, 2025

To: Community Economic & Human Development Committee (CEHD)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Jacob Noonan, Planning Supervisor
(213) 236-1472, noonan@scag.ca.gov

Subject: REAP 2.0 Programs Accelerating Transformative Housing (PATH) Program
Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2)

Kome Ajise

RECOMMENDED ACTION FOR CEHD:

Recommend that the Regional Council:

1. Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;
2. Authorize the SCAG Executive Director or his designee to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program;
3. Authorize staff to release the call for applications; and
4. Authorize the SCAG Executive Director or his designee to revise the guidelines and application, as needed, and enter into agreements with awarded entities and execute any documents incident to the agreements.

RECOMMENDED ACTION FOR RC:

That the Regional Council:

1. Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;
2. Authorize the SCAG Executive Director or his designee to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program;
3. Authorize staff to release the call for applications; and
4. Authorize the SCAG Executive Director or his designee to revise the guidelines and application, as needed, and enter into agreements with awarded entities and execute any documents incident to the agreements.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 3: Spur innovation and action through leadership in research, analysis and information sharing. 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:

This report requests the CEHD committee recommend that the Regional Council approve the REAP 2.0 Programs to Accelerate Transformative Housing (PATH) Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2) and authorize the actions required to implement the call. The NOFA 2 guidelines and application, provided as attachments, outline requirements, eligible applicants and activities, and the application process. The guidelines and application also reflect the staff recommendation that \$20,000,000 of SCAG's REAP 2.0 funding be used to initially support this call for applications and allow additional funds awards based on funding available in the REAP 2.0 program consistent with the guiding principles established in the REAP 2021 Program Development Framework.

The PATH program including the Notice of Funding Available for Lasting Affordability was adopted by the Regional Council on November 3, 2022 following broad and inclusive engagement across the region, and to align with the SCAG REAP 2021 (REAP 2.0) Program Framework which was adopted by the Regional Council on July 7, 2022. NOFA 2 is designed in coordination with the PATH program to help realize the adopted 2024 Connect SoCal Plan by creating the foundational conditions for housing to be realized at scale across the Southern California region.

BACKGROUND:

The Regional Early Action Planning Grant Program of 2021 (REAP 2.0) program was established as part of the 2021 California Comeback Plan under AB 140 to confront the statewide housing affordability crisis. The program is designed to implement SCAG's Connect SoCal Plan by supporting integrated and transformative planning and implementation activities that realize the region's mobility, land use, housing, and environmental goals.

In mid-2023, the California Department of Housing and Community Development (HCD) awarded SCAG a total of \$231.5 million to develop programs that further REAP 2.0 objectives. All projects funded by REAP 2.0 must be in infill areas and meet three primary objectives, which are to: (1) Accelerate infill development that facilitates housing supply, choice and affordability; (2) Affirmatively further fair housing; and (3) reduce Vehicle Miles Traveled through transformative planning and implementation activities that lead to significant beneficial impacts.

On March 2, 2023, the Regional Council approved the Programs to Accelerate Transformative Housing (PATH) program, one of the main programs in SCAG's REAP 2.0 framework. The PATH program includes three funding areas, including the Notice of Funding Availability for Last

Affordability (NOFA) call (NOFA 1), and two pilot programs designed to ready additional infill lands for housing development.

Notice of Funds Available, Round 1 – *Fully Awarded October 13, 2023, \$45M*

On June 7, 2023, the Notice of Funding Available for Lasting Affordability, Round 1 (NOFA 1) call was released. The call allocated \$45M to support innovative finance strategies, including the development of Enhanced Infrastructure Finance Districts (EIFDs), as well as, expanding existing and create new housing trusts and catalyst funds. Eligible applicants were entities that managed an established or planned housing trust or land trust, or catalyst fund for, or have a mission-driven focus on, increasing affordable housing supply and lasting affordability. Staff and consultant costs were allowed to develop and operationalize the innovative funding strategies proposed. On October 13, 2023, the Regional Council awarded \$45 million to 14 applicants from across the region.

Notice of Funds Available, Round 2 – *Proposed to Open November 17, 2025, \$20M*

As a result of project reductions across the SCAG REAP 2.0 Program, SCAG is proposing to release the second round of the Notice of Funding Availability for \$20M. To ensure the awards are funded and the projects are closed out by the extended December 2026 REAP 2.0 expenditure deadline, changes are recommended to the PATH Program Notice of Funding Available for Lasting Affordability Guidelines that will apply to this Round 2 (NOFA 2). The changes are summarized below and have been incorporated in the attached Guidelines and Application.

Changes to the PATH Guidelines and Application for NOFA 2:

- **Eligible applicants are limited to entities managing an existing housing trust¹ or catalyst fund.**
The previous NOFA 1 was able to also fund the creation of new trusts and catalyst funds. Due to the amount of time remaining to fully expend REAP 2.0 funds, it is not possible to do so in this NOFA 2. The list of eligible entities managing an existing trust of catalyst fund has not changed and includes, but is not limited to, public housing authorities, joint-power authorities, cities, counties, or nonprofit organizations, which manage an existing fund for housing affordability.
- **Eligible activities are limited to funding at the programmatic level for expanding existing finance tools and loan products for areas meeting the REAP 2.0 definition for infill that can be demonstrated to increase housing supply, choice, and lasting affordability by achieving a mix of housing types and rental and/or sales prices that includes prices and rents that are and will**

¹ Defined as, “a distinct fund established by a government agency or non-profit organization that receives ongoing dedicated sources of public or private funding to support the preservation and production of Affordable Housing and increase opportunities for families to access decent affordable homes.”

remain affordable to individuals and households at or below the local area median income. Being ready to receive funding is demonstrated by providing a complete application with all required attachments. The previous NOFA 1 was also able to provide funding to establish financing tools and lending programs. Due to the short amount of time remaining to expend the REAP 2.0 funds, NOFA 2 is unable to fund the creation of new financing tools and lending programs.

- **Funding can be used in existing finance tools or lending programs. Staff and consultant costs are not eligible.**
- **One application per applicant.** NOFA 1 had allowed multiple applications. Due to the limited amount of funding and in anticipation of the NOFA 2 call being oversubscribed, applicants will be limited to one application.
- **Distinguishing between Tier 1 and Tier 2 applications and a contingency list.** To maximize the impact of the REAP 2.0 program across the region, the NOFA 2 will prioritize grantees new to the Lasting Affordability Program as Tier 1 applicants and place existing Lasting Affordability grantees in Tier 2. All eligible unfunded projects will be placed on the contingency list. Projects on the contingency list may be funded, if additional REAP 2.0 resources become available. As such, staff recommends that the Regional Council authorize the SCAG Executive Director to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program.
- **Emphasizing timely use of funds.** Given the time constraints to expend funds, the Guidelines also include language that emphasizes the timely use of funds to ensure that SCAG is able to effectively allocate resources to grantees who can comply with all program requirements and expend the resources within the expenditure deadline.

Aspects of the PATH Guidelines and Application for NOFA 2 that remain unchanged:

- All activities funding must be located within areas meeting the REAP 2.0 definition for Infill.
- Applications received on or before the close of the call that are determined to be complete shall be evaluated based on the same five criterion scoring rubric used in NOFA 1.
- SCAG staff will provide office hours and support with filing a complete application while the call is open.
- Funding awards will be capped at \$5,000,000 per applicant, however, depending on interest, funding requests could be awarded in part.
- If awarded, all funds must be committed in qualifying projects that are in development within five (5) years of the expenditure deadline, or December 31, 2031.

The NOFA 2 Call will use the same competitive application process used for NOFA 1, which is provided in the attached application. This includes the process, timeline, and scoring rubric. As a general requirement, all applications must consider and support disadvantaged and historically underserved individuals and households.

The NOFA 2 call will distinguish between two (2) applicant tiers: Tier 1) applicants that have not previously received grant funding under the REAP 2.0 NOFA for Lasting Affordability ("new applicants"), and Tier 2) grantees that have previously received an award for use in a lending program through the NOFA for Lasting Affordability who are seeking continued funding for an existing lending program ("existing sub-recipients"). SCAG will evaluate and score all complete applications; however, only Tier 1 applications with passing scores will be initially considered for funding awards. Passing Tier 2 projects will be placed on a contingency list. The contingency list will combine and rank any remaining unawarded passing Tier 1 applications with passing Tier 2 applications and may be used to issue awards only if additional funding becomes available.

Requirements for submitting a complete application will be provided in a checklist that will be available online with the call materials. The requirements include documents and information to confirm both the applicant, and the lending program are established and able to receive the funding, including organizational model and by-laws, underwriting criteria and guidelines, and recent lending examples. While these documents will not affect application scoring, they are required to be submitted with the application. This will reduce the time needed to execute the memorandums of understanding (MOU) and satisfy the requirements of the REAP 2.0 grant funding.

With Regional Council approval, the NOFA 2 call for applications will open on November 17, 2025. SCAG will engage eligible applicants to announce the call. SCAG will be holding two information sessions in early December 2025, with the final dates posted on www.scag.ca.gov/REAP2021. While the call is open, SCAG will host weekly office hours for prospective applicants. An applicant may update their submitted materials during the application period. Once the application period closes, no further changes are allowed. The application submittal deadline is 5:00 p.m. on January 19, 2026. Following the evaluation period, the Regional Council could consider funding awards as early as March 2026. Approved funding awards must be encumbered, meaning the MOU is executed by June 5, 2026. Confirmation that all requirements to receive funding must be received from SCAG by July 31, 2026. Unless extended in advance in writing by SCAG, failure to execute the MOU or provide all documentation to confirm all requirements for funding are met by these dates may result in cancellation of the award. Project reporting is required through the expenditure deadline, which is December 31, 2026.

REAP 2.0 PATH Notice of Funds Available for Lasting Affordability
Round 2 (NOFA 2) - Timeline

Anticipated Call release, application and materials available:	November 17, 2025
Information sessions: (One will be recorded and made available online)	Early December 2025, final dates available on www.scag.ca.gov/REAP2021
Application period: (Consultation and Office Hours Provided)	November 17, 2025 to January 19, 2026
Application date: (Applications submitted after the application date and time will not be considered)	January 19, 2026 Closes at 5:00PM (Pacific Time)
Review applications submitted by the application date for completeness and evaluation based on the scored criteria in the application. (Incomplete applications will not be considered further)	January to February, 2026
Regional Council awards funding:	March 5, 2026 <i>(tentative)</i>
Awarded applicants (subrecipients) complete scope and budget, execute MOUs, by:	June 5, 2026
Subrecipients meet all requirements, receive approval and receive funding, by:	July 31, 2026
Subrecipients report monthly, and provide project close out with final metrics:	August 1 to December 31, 2026
Subrecipients commit all REAP 2.0 funding into qualifying infill projects that are in development by:	Within five (5) years of the expenditure deadline, or by December 31, 2031

FISCAL IMPACT:

Work associated with this item is included in the FY 25-26 Overall Work Program (305.4925.01 - REAP 2.0 Programs to Accelerate Transformative Housing (PATH)).

ATTACHMENT(S):

1. PowerPoint Presentation - Notice of Funding Available for Lasting Affordability, Round 2 (NOFA 2)
2. NOFA 2 Guidelines
3. NOFA 2 Application



Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2)

REAP 2.0: Programs to Accelerate Transformative Housing (PATH)

November 6, 2025

Jacob Noonan, Housing Special Programs, SCAG

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Recommended Action for CEHD:

Recommend that the Regional Council:

- Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;
- Authorize the SCAG Executive Director or his designee to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program;
- Authorize staff to release the call for applications; and
- Authorize the SCAG Executive Director or his designee to revise the guidelines and application, as needed, and enter into agreements with awarded entities and execute any documents incident to the agreements.

Recommended Action for RC:

- Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;
- Authorize the SCAG Executive Director or his designee to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program;
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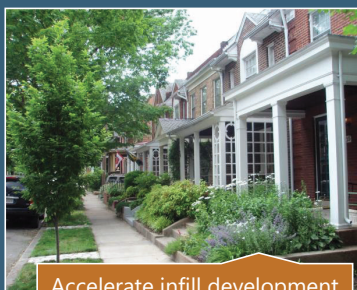
Regional Early Action Planning Grants of 2021 (REAP 2.0) Overview

"Transformative planning and implementation activities" helping to realize the regional Sustainable Communities Strategy (SCS) (Connect SoCal)

- AB140, FY21-22 state budget
 - \$560 million statewide
- \$231.5 million SCAG formula share

- Period of Performance: June 30, 2026
- Expenditure Date: December 31, 2026

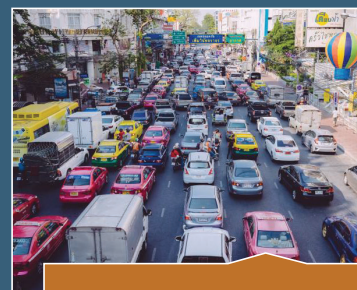
Program Objectives



Accelerate infill development that facilitates housing supply, choice, and affordability,



Affirmatively Further Fair Housing,



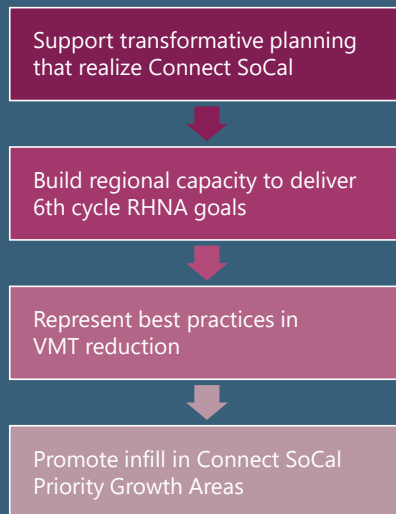
Reduce Vehicle Miles Travelled

SCAG REAP 2.0 Program Objectives

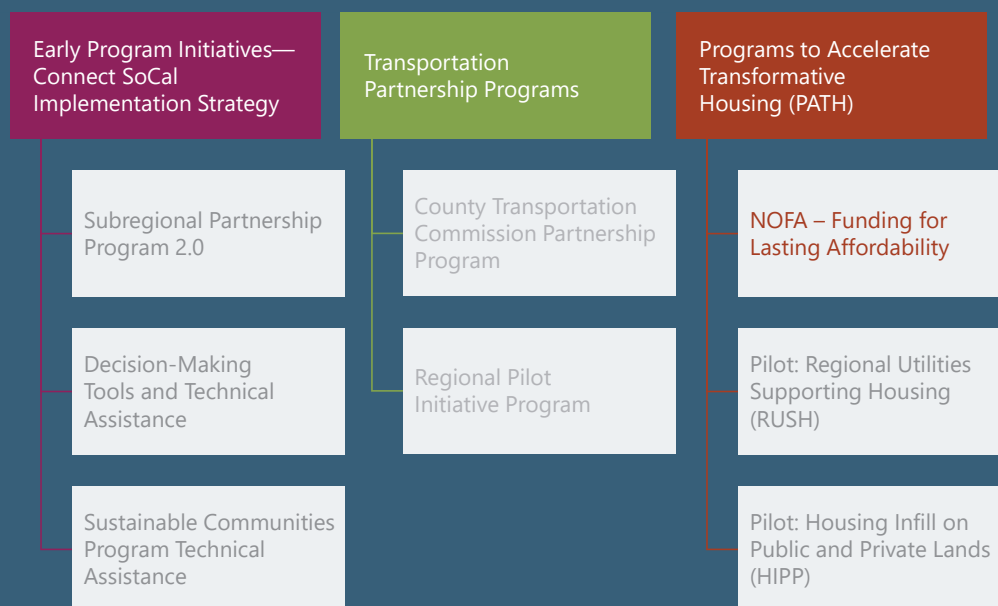
STATE OBJECTIVES



SCAG OBJECTIVE



SCAG's REAP 2.0 Program Areas



Programs to Accelerate Transformative Housing (PATH) Program

\$88,835,000

NOFA for Lasting Affordability (NOFA 1)

- Funding for Innovative Housing Finance
- Trust Funds, Catalyst Funds
- \$45,000,000

Pilot: Regional Utilities Supporting Housing (RUSH)

- Non-Transportation Utilities Infrastructure Improvements
- \$35,000,000

Pilot: Housing Infill on Public and Private Lands (HIPP)

- Scaling Up Development of Available Land
- Large Corridor-Wide or Area-Wide Infill Housing Policies and Initiatives
- \$8,835,000

NOFA 1

Eligible Applicants

- Managing or Will Manage a Housing Trust, Land Trust, Catalyst Fund
- Mission Focus on Lasting Affordability

\$45,000,000

- Expand existing trusts
- Establish new trusts
- Create innovative finance products for:
 - Predevelopment, Bridge, Gap Financing
 - Land Acquisition
- 22 applications worth \$127 million evaluated
- 13 Projects currently underway
 - 9 Regional Trusts
 - 4 Innovative financing strategies

NOFA 2

Eligible Applicants

- **Existing** Housing Trusts and Catalyst Funds focused on Lasting Affordability

\$20,000,000

- Funding for existing affordable housing lending programs:
 - Land acquisition
 - Predevelopment, Permanent, Bridge, Gap Financing
 - Homeownership
- Potential to issue additional awards if funding available

Evaluate in two tiers:

- I. New applicants, not awarded in NOFA 1
- II. Existing NOFA 1 Subrecipients

Proposed Evaluation Criteria



Leads to a Transformative Significant Beneficial Impact



Equitable Targeted Outreach



Leverage Partnerships, Policy Match, Building Local Capacity



Disadvantaged Communities



Contributes to Regionally Transformative Change

Evaluation criteria same as NOFA 1

Timeline

NOFA 2 Call for Applications	Date
Application Period Opens, Consultation and Office Hours	November 17, 2025
Information Sessions	Early December
Application Period Closes	January 19, 2026, at 5:00 pm PST
Evaluation Period	January to February 2026
Regional Council Considers Funding Awards	March 5, 2026
Awarded Applicants Must Execute the MOU, Meet All Requirements and Receive Funding by:	July 31, 2026
Awarded Applicants Report on Activities Until:	December 31, 2026

Programs to Accelerate Transformative Housing (PATH) Program

Announcing the Call and Applicant Support

❑ ***Region-wide, and Inclusive***

❑ ***Office Hours:***

SCAG Staff Available to answer questions, discuss proposals

Sign up online: www.scag.ca.gov/REAP2021

❑ ***Information Sessions:***

Early December 2025

Recommended Action for CEHD:

Recommend that the Regional Council:

- Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;
- Authorize the SCAG Executive Director or his designee to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program;
- Authorize staff to release the call for applications; and
- Authorize the SCAG Executive Director or his designee to revise the guidelines and application, as needed, and enter into agreements with awarded entities and execute any documents incident to the agreements.

Recommended Action for RC:

- Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;
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- Authorize the SCAG Executive Director or his designee to revise the guidelines and application, as needed, and enter into agreements with awarded entities and execute any documents incident to the agreements.



THANK YOU

For more information, visit:

<https://scag.ca.gov/reap2021>

Jacob Noonan, Housing Special Programs
Email: noonan@scag.ca.gov



Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2)

REAP 2.0: Programs to Accelerate Transformative Housing (PATH)

November 6, 2025

Jacob Noonan, Housing Special Programs, SCAG

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REAP 2021: Programs to Accelerate Transformative Housing (PATH)

Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2)

Guidelines

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1.0 Introduction

SCAG is committed to a future where we all have the option to live closer to our jobs, services, and daily destinations with transportation options so we can walk our kids to school, ride our bikes to work, take transit and have access to shared mobility services that reduce the need to drive. Infill housing, combined with transportation network improvements and strategies, results in improved multimodal access to community amenities, lowers average trip length and reduces vehicle miles traveled.

The Regional Early Action Planning Grants of 2021 (REAP 2.0) is managed by The California Housing and Community Development Department (HCD) in collaboration with the Strategic Growth Council (SGC), Governor’s Office of Planning and Research (OPR), and State Air Resources Board (CARB) (“the State Partners”), and provides funds to regional governments to accelerate housing production and facilitate compliance with the 6th cycle of the Housing Element, including Regional Housing Needs Assessment. In addition, REAP 2.0 is specifically designed to provide MPOs and other Eligible Entities with tools and resources to help implement and advance plans, primarily by furthering the Sustainable Communities Strategies (SCS) adopted as part of Regional Transportation Plans to pursue greenhouse gas emission reduction targets through land use and transportation strategies.

1.1 Regional Early Action Planning (REAP) 2.0 Grant Program

REAP 2.0 (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, to fund transformative and innovative projects that implement a region’s Sustainable Communities Strategy (SCS) and help achieve the objectives of more housing and transportation options that reduce reliance on cars. REAP 2.0 builds on actions completed through the 2019 REAP grant program but expands the focus by integrating housing and climate goals, and by allowing for broader planning and implementation investments, including infrastructure investments supporting housing development.

The state REAP 2.0 program funds investments for:

“Transformative Planning and Implementation Activities”, which are defined to mean Housing, planning, infrastructure investments supporting Infill¹ development that facilitates Housing supply, choice and affordability, and other actions that enable meeting Housing goals that also result in Per Capita vehicle miles traveled reductions, including accelerating Infill development, supporting residents through realizing Multimodal Communities, shifting travel behavior through reducing driving, and increasing transit ridership. Transformative Planning and Implementation Activities are meant to address

¹ **“Infill”**, for the purposes of the REAP 2.0 Program, means areas where the following applies: (1) the area consists of unused or underutilized lands (2) within existing development patterns (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:

- a. An urban center, urban corridor, or area with transit-supportive densities, **or**
- b. An established community that meets all the following criteria:
 - i. The area consists or previously consisted of qualified urban uses
 - ii. The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and
 - iii. No parcel within or adjoining the area is classified as agricultural or natural and working lands.

these goals together and to lead to changes in land use patterns and behaviors. Transformative Planning and Implementation Activities shall be in furtherance of the state REAP 2.0 program goal.

The REAP 2.0 program funds proposals that provide a *“significant beneficial impact that leads to a substantial change in land use patterns, equity, and travel behaviors”* in infill areas as defined by the state and presented on Page 16 of these guidelines and the funding applications. All project activities must meet the infill definition as defined on page 39 of the State REAP 2.0 program guidelines. Significant beneficial impact is further defined in Section 3.2.1. of these guidelines. Please note that REAP 2.0 funding must go beyond basic efforts to complete updates or amendments identified in Housing Elements or required for compliance with State housing laws and other statutory obligations; it is not for small projects or programs.

1.1.2 REAP 2.0 State Program Objectives

The REAP 2.0 Program Objectives defined in the State’s Final REAP 2.0 Program Guidelines are:

1. Accelerate Infill Development that Facilitates Housing Supply, Choice, and Affordability;
2. Affirmatively Further Fair Housing; and
3. Reduce Vehicle Miles Traveled

More information on REAP 2.0 is available online: <https://scag.ca.gov/reap2021>

1.2 REAP 2.0 SCAG Framework Core Objectives

On June 1, 2022, the SCAG Executive/Administration Committee recommended approval of SCAG’s REAP 2021 Program Development Framework, which outlines the core objectives, guiding principles, programmatic areas, major milestones, and schedule for allocating funds available to SCAG through the REAP 2.0 state grant program. Within the Framework, the Programs to Accelerate Transformative Housing (PATH), originally called Housing Supportive Infrastructure (HSIP), provides funding for projects with an immediate and transformative impact on accelerating infill development that facilitates housing supply, choice, and affordability, affirmatively furthers fair housing, and reduces vehicle miles traveled.

The PATH Program is designed to realize the Housing Supportive Infrastructure *Key Connection* in SCAG’s 2020 adopted Connect SoCal by creating the foundational conditions that allow Housing to be realized: such as financing, investments in infrastructure, and land use planning.

SCAG Program Framework Core Objectives

- Support transformative planning and implementation activities that realize the objectives of Connect SoCal, region’s adopted Regional Transportation Plan/Sustainable Communities Strategy.
- Leverage and augment the Connect SoCal Implementation Strategy to support activities that can be implemented quickly and in line with community-driven, pandemic recovery priorities²

² The draft REAP 2.0 Program Guidelines included addressing the communities most impacted by the pandemic as a core objective and had required for programs to be developed to specifically address the communities most impacted by the pandemic, which prompted the inclusion of this language in SCAG’s adopted Framework. The final REAP 2.0 Program Guidelines however do not reference the pandemic as a core objective and requirement. SCAG’s programs will still ensure that the communities most impacted by the pandemic are a focus of and served by REAP 2.0 programs in the targeting of Disadvantaged Communities and Communities of Concern, which are further defined in this document and correlate with communities that have been most impacted by the pandemic.

- Build regional capacity to deliver housing that realizes 6th cycle RHNA goals ³
- Represent best practices in vehicle miles traveled (VMT) reduction
- Demonstrate consistency with the Racial Equity Early Action Plan
- Promote infill development in Connect SoCal identified Priority Growth Areas⁴

2.0 NOFA for Lasting Affordability, Round 2 (NOFA 2)

This document defines the NOFA 2 objectives, structure, funding, eligible uses, evaluation criteria, and general contracting requirements.

The NOFA 2 is consistent with, and defers to, the state REAP 2.0 Program Guidelines for establishing terms, conditions, forms, procedures, and other mechanisms necessary to effectuate the program. The REAP 2.0 final program guidelines were released by HCD on July 26, 2022.

NOFA 2 Summary	
Funding:	\$ 20,000,000
Release Date:	November 2025
Award Date:	March 2026
Focus:	To invest grant funding in existing affordable housing trust funds and catalyst funds to increase lending products that create supply, choice, and lasting affordability through a mix of housing types and price ranges including for households at or below area median income.
Eligible Applicants (Includes but is not limited to)	Entities that manage an established Housing trust ⁵ or catalyst fund for increasing Affordable Housing supply and lasting affordability. Includes, but is not limited to, public housing authorities, joint-power authorities, cities, counties, or nonprofit organizations that manage an existing fund for Affordable Housing.

2.1 Objectives

The NOFA 2 will use a competitive application process that is further defined in the *Notice of Funds Available 2 For Lasting Affordability Application (NOFA 2 Application)*. The application provides the

³ 6th cycle RHNA (Regional Housing Needs Assessment) means the existing and projected need for Housing for each region, as determined by the Department of Housing and Community Development pursuant to Section 65584.01 of the Government Code.”

⁴ This does not include Spheres Of Influence.

⁵ Defined as “a distinct fund established by a government agency or nonprofit organization that receives ongoing dedicated sources of public or private funding to support the preservation and production of Affordable Housing and increase opportunities for families and individuals to access decent affordable homes.”

application process, a timeline, and scoring rubric. All applications must consider and support disadvantaged and historically underserved communities.

Funding applications will be evaluated on how the activities proposed meet all objectives. The *NOFA 2 Application* includes detailed evaluation guidance, including the quantitative data and qualitative narrative factors that will be used to assess submitted projects. Efforts will be made to ensure that proposals selected reflect the geographic diversity of the Southern California region and rural, suburban, and urban infill areas.

Objectives

1. Transformative Planning and Implementation Activities leading to a Significant Beneficial Impact (defined below) to:
 - Accelerate Infill Development that Facilitates Housing Supply, Choice, and Affordability;
 - Affirmatively Further Fair Housing;
 - Reduce Vehicle Miles Traveled;
2. Include Equitable Targeted Outreach;
3. Leverage Partnerships, Policy Match, and Cost Effectiveness;
4. Prioritize Disadvantaged Communities; and
5. Contribute to Regionally Transformative Change.

2.2 Eligibility

The NOFA 2 supports programmatic level investments in Affordable Housing trust funds, and catalyst funds that secure lasting affordability in compliance with the PATH Program and the state REAP 2.0 Program guidelines.

Eligible applicants are broadly construed to include, but not be limited to, existing entities that manage an established Housing trust⁶ or catalyst fund for increasing Affordable Housing supply and lasting affordability. Applicants are not limited to but may include a public housing authority, joint-power authority, city, county, or nonprofit organization.

Eligible activities are at a programmatic level and focus on expanding existing finance tools and loan products for Affordable Housing that are ready to receive grant funding. Being ready to receive funding is demonstrated by providing a complete application with all required attachments. Submitting a complete application does not guarantee funding. All applications that are deemed complete shall be evaluated and scored based on the evaluation criteria. Funding can be used to support transformative Affordable Housing lending programs (trust funds, catalyst funds) that the applicant has demonstrated can be leveraged to increase supply, choice, and lasting affordability, and achieve a mix of housing types and rental and sales prices that include a portion of housing for households at or below the area median income in infill areas.

⁶ Defined as, “a distinct fund established by a government agency or nonprofit organization that receives ongoing dedicated sources of public or private funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes.”

Eligible lending programs may include, but are not limited to, any of the following:

- Predevelopment funding preparing housing projects for development;
- Acquisition of existing residential buildings for preservation and conversion to Affordable Housing;
- Funding to construct a housing project in line with the program objectives;
- Bridge and gap funding for stalled Affordable Housing projects;
- Maintenance and preservation that prevents a loss of Affordable Housing; and
- Leverage to secure additional funding for Affordable Housing.

A complete application must provide as much detail about the loan product or financing tool as possible including underwriting, affordability terms and restrictions, target populations, and expected impact related to increasing housing supply, choice and affordability.

If awarded, the awardee is expected to fulfill all required administration and reporting requirements.

2.3 Ineligible Uses

Eligibility for funding is limited strictly to the entities and activities as identified in the *Eligibility* section of these guidelines. Applications for ineligible activities or projects that do not meet the funding criteria of these guidelines will not be accepted. Ineligible uses include, but are not limited to:

- a. Uses that solely update or amendment local general plans, codes, ordinances, or programs for compliance with changes in statutory requirements,
- b. Roadway or highway capacity increases,
- c. Advocacy work (direct lobbying for specific bills or local propositions),
- d. Bonus payments of any kind,
- e. Ceremonial expenses,
- f. Commission fees,
- g. Real estate brokerage fees or expenses,
- h. Services, materials, or equipment obtained under any other state program,
- i. Stewardship of legal defense funds,
- j. General meetings that do not specifically discuss or advance implementation of awarded REAP 2.0 funds,
- k. Using funds for mitigation activities already mandated by local or state governing bodies or agencies,
- l. Ongoing expenses (e.g., routine maintenance or operations of transportation infrastructure associated with transit service expansion),
- m. Costs associated with automobile or motorcycle parking (excluding EV charging infrastructure). Proposed Uses with a surface parking component are not eligible,
- n. Costs associated with infrastructure related to fossil fuels, including connections to natural gas infrastructure,
- o. Costs associated with ongoing provisions of internet service,
- p. In lieu fees for local inclusionary Housing programs,
- q. Updates to the RTP,
- r. Organizational membership fees,
- s. Street construction or repair to benefit vehicular traffic, and
- t. Other items unrelated to the REAP 2.0 Program or application.

2.4 Funding Awards

SCAG will issue the NOFA 2 funding through a Notice of Funding Availability (NOFA).

Applicants shall be notified in writing whether the application was conditionally awarded funding or if the application was not awarded. Funding awards must be encumbered, meaning the MOU executed, by June 5, 2026.

The Notice of Funds Available 2 (NOFA 2) will initially receive \$20,000,000 in funding to support the actions as described in Section 2.2, with a maximum of \$5,000,000 per awardee. Projects from the contingency list could be awarded if additional SCAG administered REAP 2.0 funding becomes available, see “Applicant Tiers” below. Depending on interest in the call, funding requests could be awarded in full or in part.

3.0 Selection Process

The application will be made available when the call is announced. The call will specify the period during which applications will be accepted. While the call is open, an applicant may amend a response that has been submitted up to the response due date and time (close of the call). If more than one response is submitted, only the last response received during the call for applications will be considered. Once the call is closed, no further amendments are allowed. Applicants are encouraged to take advantage of SCAG’s technical assistance that is available. More information is provided below and at www.scag.ca.gov/reap2021

Applications will be reviewed using a two-step process across two applicant tiers.

3.1 Applicant Tiers

The NOFA 2 distinguishes between two (2) applicant tiers: Tier 1) applicants that have not previously received grant funding under the REAP 2.0 NOFA for Lasting Affordability (“new applicants”), and Tier 2) grantees that have previously received an award for use in a lending program through the NOFA for Lasting Affordability who are seeking continued funding for that existing lending program (“existing sub-recipient”). SCAG will evaluate and score all complete applications; however, only Tier 1 applications with passing scores will be initially considered for funding awards. Passing Tier 2 projects will be placed on a contingency list. The contingency list will combine and rank any remaining unawarded passing Tier 1 applications with passing Tier 2 applications and may be used to issue awards only if additional funding becomes available.

3.2 Review Stages

SCAG will review all responses received during the open call in two (2) stages: 1) Completeness (see the application submittal checklist) and 2) Technical Scoring and Evaluation.

The Completeness Review evaluates the completeness of the application and compliance with the submittal requirements. If all requirements are not met, SCAG staff will notify the applicant that the application is incomplete and will not be considered. Submitted application materials will not be returned. Results of the Completeness review are final and may not be appealed. SCAG may, in its sole discretion, request clarification of any portion of an application from the applicant and its applicant team.

As part of the Completeness Review, the applicant must provide information regarding the organization and capacity to receive and manage the grant funds. For the requirements and the list of documents please refer to the Self Certification Letter provided as an attachment to the call application.



Applications that pass Completeness Review move to Technical Evaluation and Scoring, which evaluates projects based on the Project Application Scoring Criteria. All complete applications will be evaluated by a selection panel using the scoring rubric and evaluation criteria provided in Section 3 and Section 4 of the application. The selection panel may request additional information from applicants related to the scoring criteria. The evaluation for funding will consider the feasibility of the approach proposed to meet any current or future monitoring requirements or obligations. Please refer to the reporting requirements and compliance with REAP guidelines and State and Federal laws sections below, and in the NOFA 2 guidelines, for more information. SCAG does not currently have the capacity to monitor long term requirements and obligations in Affordable Housing development. Selection panelists' scores for each application will be averaged to produce the final score. Applicants will be notified of their score. Selected applications will be recommended for funding to the Regional Council.

Additional funding could be awarded to projects using the contingency list described under "Applicant Tiers", should additional SCAG administered REAP 2.0 funding become available.

3.3 Timeline

If awarded funds, an applicant ("Sub-recipient") must execute the MOU with SCAG and provide to SCAG all documentation for meeting the requirements to receive funding. The timeline is provided below. Failure to execute the MOU or provide all documentation for SCAG to confirm all requirements for funding are met may result in cancelation of the award. Please review Section 3 "Terms of Agreement" along with the template MOU, and the Call Application for the full list of requirements.

Timeline	
NOFA 2 Call Released	November 2025
Funding Awarded	March 2026
Sub-recipient Meets All Requirements to Receive Funding by	June - July 2026
Sub-recipient Provides Final Report and Close Out by	December 31, 2026
Sub-recipient Commits All Funds to Qualifying Projects by	Five (5) years after expenditure date (December 31, 2031)

4.0 Terms of Agreement

Funding will be made available for projects after execution of an MOU between SCAG and the awarded Sub-Recipient and the review and approval of the trust and/or fund and the loan program by SCAG.

Please review the template MOU document provided in the call resources available on the SCAG website. The document provides the awarded organization's (grantee's) commitment to follow the state reporting requirements, manage the received funds within the established timeline, comply with the State and SCAG accounting principles and requirements, and SCAG's Subrecipient Monitoring Policies and Procedures. Awarded applicants (Sub-recipients) are expected to serve as the implementing agency of the projects and



activities applied for. Based on the proposal funded this will include all the following: maintaining records, submitting timely reports, invoices, and close out documents, among all other duties. Implementing agencies must be entities eligible to enter into intergovernmental agreements and must demonstrate capacity to implement government grant administration tasks in a timely manner, including applications, contract execution and monitoring, funds management and transfer, and accounting and reporting, including any competitive sub-contracting if applicable. The implementing agency cannot have any unresolved audit findings from prior government contracts and cannot be party to pending land use, housing, or environmental litigation which could impact the proposed activities.

The implementing agency will be responsible for developing the scope of work for the project. The implementing agency will manage and administer the project, which includes tasks such as monitoring activity progress, reviewing tasks and deliverables, and reviewing and processing invoices.

To the extent possible loans and/or finance tools will be secured by a promissory note or similar instrument, the payments of which will be secured either by a deed of trust recorded against the title to the real property or similar security instrument. Predevelopment loans may be allowed if authorized by SCAG's prior written approval of the underwriting guidelines for predevelopment loans. The promissory note or similar instrument shall contain a special provision that repayment shall be made to SCAG if the awarded applicant is no longer in operation. Awarded applicants may be legally responsible for repayment of Grant Funds in the event of loan default. Grant Funds are subject to HCD REAP 2.0 Guidelines and SCAG NOFA 2 Guidelines.

Interest on grant funds and loan repayment amounts must be used for eligible uses and not for ineligible uses as defined the REAP 2.0 Guidelines. Repaid grant funds are subject to HCD REAP 2.0 Guidelines and SCAG NOFA 2 Guidelines, and the uses allowed in the awarded project scope. Any portion of the REAP 2.0 funding which is received by an awardee that is required by HCD to be repaid due to an audit or other review shall be repaid by the awardee to the extent and within the time period required.

4.1 Closing Fees

Origination fees, underwriting fees, and any other fees incurred for issuing a loan shall not exceed two percent (2%) of the total loan amount, inclusive of legal fees associated with issuing the loan which shall not exceed \$10,000.

4.2 Encumbrance and Expenditure Periods

All funding awards must be encumbered, meaning the MOU between SCAG and the awarded applicant (sub-recipient) is executed, by June 5, 2026, unless extended in advance in writing by SCAG. All programs must be approved by SCAG and funded by July 31, 2026, unless extended in writing by SCAG. Failure to execute the MOU or provide all documentation for SCAG to confirm all requirements for funding are met by this date, unless extended, may result in cancelation of the award. Progress reports tracking the deployment of the received funds through the lending program must be submitted to SCAG through December 31, 2026, unless extended in advance in writing by SCAG. Following December 31, 2026 any funds remaining in the lending program must be deployed into eligible projects that will be under development within five years, or by December 31, 2031.

4.3 Reimbursement

To be considered for a funding award, the application must include all required documentation to confirm the lending program is established and available to receive funds. Please refer to Self-Certification Letter

provided in the call resources for the list of documents to be included. If awarded, SCAG will then review and confirm all documents meet the requirements. Only if and once SCAG has confirmed that all documents meet requirements, an applicant that has received a funding award (Sub-recipient) may then file an invoice with SCAG requesting the full funding award as a lump sum to be placed in their lending program and used to deploy funds for the purposes established in the documentation provided to SCAG for that fund. The Grantee shall then file progress reports detailing the use of the funding award each month for the remainder of the performance period, which unless extended in writing by SCAG, ends on December 31, 2026.

The invoice and progress reports must follow the requirements set forth in the MOU and SCAG's regular procedures and must comply with applicable State and/or Federal requirements. Expenditure reimbursement requires prior authorization of the eligible projects and activities, and SCAG may be subject to repayment of REAP funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP funds are used for ineligible activities. If SCAG must repay REAP 2.0 funds to the state, SCAG will require reimbursement from the awarded applicant.

The only eligible cost is the lump sum payment to the awarded trust or fund. No costs will be reimbursed prior to the MOU execution.

4.4 Reporting Requirements

Consistent with SCAG's Overall Work Program reporting procedures and Subrecipient Monitoring Policies and Procedures, the awarded Applicant will be required to provide progress reports and itemized invoices to track progress. Progress will be measured according to the tasks, deliverables, costs, and timeline. Additionally, the REAP 2.0 program requires applicants to file an annual report measuring project outcomes and desired impacts through December 31, 2026. Metrics for the annual report must be provided for the project to track baseline and final measurable outcomes. (See the metrics spreadsheet provided in the call resources on the SCAG website for the list of measurable outcomes)

Sub-recipients shall submit Quarterly Reports using the Sub-Recipient Report Template which will be provided as an exhibit to the executed MOU. When the project is finalized, the Sub-Recipient shall submit a Close-Out Report no later than 90 days after the Completion Date, or December 31, 2026, whichever comes first, unless extended in writing by SCAG. HCD has not provided the requirements for the Close-Out Report due to HCD by all grantees at the conclusion of the grant performance period but will be provided when it becomes available.

4.5 Compliance with REAP Guidelines and Applicable State and Federal Laws

This call is subject to the REAP 2.0 Guidelines and all applicable State and Federal laws. If the proposed project involves lending for construction or acquisition, the sub-recipient will be required to comply with additional requirements, including but not limited to prevailing wage, fair housing, ethics laws, non-discrimination and accessibility laws. Any property acquisition funded with public funds will be subject to additional requirements under applicable law including, but not limited to, enforceable nondiscriminatory covenants recorded in the property's chain of title. If awarded funds, the sub-recipient will be required to enter into an MOU (and, if necessary, based on specific proposals, other regulatory agreements) with SCAG that requires the sub-recipient to comply with these guidelines and all applicable laws and to ensure, to SCAG's satisfaction, that any sub-recipients, consultants, or contractors comply. Further, the sub-recipient



will be required to indemnify SCAG for their failure to comply with any of the requirements and provide evidence of adequate continuing financial resources to satisfy these indemnity obligations.

5.0 Contact

For additional information or answers to questions, please email the contact person listed below. Support from SCAG is available to complete the funding application, upon request.

NOFA 2 Contact: Jacob Noonan
 Special Programs Manager
 housing@scag.ca.gov



REAP 2021: Programs to Accelerate Transformative Housing (PATH)

Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2)

Application

Issued: November 17, 2026

Submit completed applications along with all required attachments to: housing@scag.ca.gov

Responses due by 5:00 p.m. on January 19, 2026

Applications can be submitted at any time during the application period. SCAG will consider all applications submitted during the application period received at the closing day and time.

Only applications that are complete and include all required attachments will be considered.

More information at: www.scag.ca.gov/reap2021

Submit questions or request additional information by email with “NOFA Application” in the subject line to: housing@scag.ca.gov

Southern California Association of Governments

900 Wilshire Blvd., Ste. 1700

Los Angeles, CA 90017

To: housing@scag.ca.gov

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1.0 Introduction

The Notice of Funds Available For Lasting Affordability, Round 2 (“NOFA 2”) allocates one-time grants to support programmatic level investments in housing trust funds and catalyst funds in compliance with the NOFA 2 guidelines and the state REAP 2.0 guidelines, to increase supply, choice, and lasting affordability, and achieve a mix of housing types and rental and sales price ranges that provide a portion of housing for households at or below the area median income in infill areas.

Applicants are responsible for ensuring they qualify before applying. Eligible applicants are broadly construed to include but not be limited to entities that manage an established Housing trust¹ or catalyst fund for increasing Housing supply and lasting affordability. Applicants may include a public housing authority, joint-power authority, city, county, or nonprofit organization that secures lasting affordability.

NOFA 2 makes \$20,000,000 available with the ability to award additional funding for eligible activities as described in the REAP 2021: Notice of Funds Available for the Lasting Affordability, Round 2 Guidelines (“Guidelines”). The maximum award is \$5,000,000. Depending on interest in the call funding requests could be awarded in full or in part.

Awards will be provided as direct suballocation grants to use in an Affordable Housing loan product or financing tool. To be considered for an award, a respondent must submit a complete application with all required attachments.

Sub-recipients are expected to fulfill all required administration and reporting requirements as described in the *Guidelines and the Memorandum of Understanding*.

For a list of resources and more information on NOFA 2, visit: www.scag.ca.gov/reap2021.

¹ Defined as, “a distinct fund established by a government agency or nonprofit organization that receives ongoing dedicated sources of public or private funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes.

2.0 Selection Process

2.1 Application and Timeline

The NOFA 2 timeline is as follows:

REAP 2.0 PATH Notice of Funds Available for Lasting Affordability Round 2 (NOFA 2) - Timeline

Call release, application and materials available:	November 17, 2025
Information sessions: (One will be recorded and made available online)	Early December 2025, final dates available on www.scag.ca.gov/REAP2021
Application period: (Consultation and Office Hours Provided)	November 17, 2025 to January 19, 2026
Application date: (Applications submitted after the application date and time will not be considered)	January 19, 2026 Closes at 5:00PM (Pacific Time)
Review applications submitted by the application date for completeness and evaluation based on the scored criteria in the application. (Incomplete applications will not be considered further)	January to February, 2026
Regional Council awards funding:	March 5, 2026 <i>(tentative)</i>
Awarded applicants (subrecipients) complete scope and budget, execute MOUs, by:	June 5, 2026
Subrecipients meet all requirements, receive approval and receive funding, by:	July 31, 2026
Subrecipients report monthly, and provide project close out with final metrics:	August 1 to December 31, 2026
Subrecipients commit all REAP 2.0 funding into qualifying infill projects that are in development by:	Within five (5) years of the expenditure deadline, or by December 31, 2031

2.2 Applicant Consultation Period

SCAG will offer an application consultation period. During the consultation period applicants can submit draft applications to SCAG staff on a rolling basis for input and feedback on projects being proposed and the completeness of the application. SCAG staff is available to respond to questions and discuss proposed projects.

During the consultation period, SCAG will release the application materials and host an information session. The session will be recorded and made available on SCAG's REAP 2.0 program webpage. The information session is an opportunity to learn more about the call, ask questions, and receive feedback.

SCAG staff will also hold office hours during the call for applications period. An applicant does not need to have a fully developed project to participate in office hours or meet for a one-on-one consultation. SCAG staff will make every effort to accommodate applicants. There is no limit to the number of meetings an applicant may request. SCAG staff will continue to host office hours and be available for consultations through the Friday prior to the close of the application period.

SCAG will develop and post answers online to all questions received. Attending the information session or office hours or scheduling a consultation is not required but strongly encouraged.

Interested applicants can visit SCAG's REAP 2021 webpage at: www.scag.ca.gov/reap2021 to schedule an appointment. Please email questions to housing@scag.ca.gov with the subject line "NOFA 2 Application." Inquiries made by any other means will not be answered. Effort will be made to respond within two (2) business days. During each call for applications, staff will post all questions received along with responses. This will be done in batches on the REAP 2021 webpage.

Feedback on an application or a proposed project shared by SCAG staff should not be considered an indication the proposed application or project will be awarded funding.

2.3 Application Submittal Date

SCAG will consider applications received on the day that follows the close of the application consultation period. Applications can be submitted at any time during the consultation period to be considered received on the application date.

Encumbrance and Expenditure Periods

All funding awards must be encumbered, meaning the MOU between SCAG and the awarded applicant (sub-recipient) is executed, by June 5, 2026, unless extended in advance in writing by SCAG. Regardless of any extension all programs must be approved by SCAG and funded by July 31, 2026, unless extended in writing by SCAG. Failure to execute the MOU or provide all documentation for SCAG to confirm all requirements for funding are met may result in cancelation of the award. Progress reports shall be submitted to SCAG monthly through December 31, 2026.

2.4 Administrative Provisions

SCAG's Rights and Responsibilities

SCAG reserves the right to change the requirements and policies described in this Application at SCAG's sole discretion. SCAG is responsible only for what is expressly stated in the Application, any authorized written addenda, and any posted Questions and Answers. Such addenda shall be made available to each

person or organization via SCAG's REAP 2021 webpage (www.scag.ca.gov/reap2021). It is the responsibility of applicants to ensure, prior to submission, that their application reflects the most recent addenda of information, requirements, and policies. By submission of an application, each applicant acknowledges receipt of all addenda, if any, that are emailed or posted on the SCAG REAP 2021 website. SCAG is not responsible for and shall not be bound by any representations otherwise made by any individual acting or purporting to act on its behalf if those representations conflict with Application requirements.

SCAG'S Discretion

This NOFA does not commit SCAG to award a grant. SCAG expressly reserves the right, in its sole discretion, to reject any and all applications, and to disqualify any application that is incomplete, out of order, lacks required attachments, or contains other content errors, inconsistencies, misrepresented information, or other deficiencies. Forms provided in the Application must be used and information provided otherwise may be disregarded at SCAG's discretion. SCAG reserves the right to waive disparities in a proposal if the sum and substance of the application is present. Furthermore, SCAG reserves the right to terminate this call at any time without prior notice.

Cost of Application Preparation

The cost of application preparation shall be borne by the applicant. In no event shall SCAG be liable for any expenses incurred in the preparation and submission of the application.

Application is Property of SCAG

Once submitted, each application becomes the property SCAG and becomes a public record. SCAG is not liable for the public disclosure of any information contained in an application. Compliance with REAP Guidelines and applicable State and Federal laws

This call for applications is subject to the REAP 2.0 Guidelines and all applicable State and Federal laws. If the proposed project involves construction or acquisition, the sub-recipient will be required to comply with additional requirements, including but not limited to prevailing wage, fair housing, ethics laws, non-discrimination and accessibility laws. Any property acquisition funded with public funds will be subject to additional requirements under applicable law including, but not limited to, enforceable nondiscriminatory covenants recorded in the property's chain of title. If awarded funds, the sub-recipient will be required to enter into an MOU (and, if necessary, based on specific proposals, other regulatory agreements) with SCAG that requires the sub-recipient to comply with these guidelines and all applicable laws and to ensure, to SCAG's satisfaction, that any sub-recipients, consultants, or contractors comply. Further, the sub-recipient will be required to indemnify SCAG for their failure to comply with any of the requirements and provide evidence of adequate continuing financial resources to satisfy these indemnity obligations.

Application

To be considered for NOFA 2, the applicant must be eligible and file a completed application with all required attachments before the close of the call for applications.

Submittal Checklist

The application submittal checklist, available in the online resources, details all items that must be included in the application. Each item must be fully completed to ensure the submission meets all requirements.

Submittal Instructions

The application must be submitted in pdf format with supporting materials with excel-based templates in excel format. All documents should be submitted as separate files.

The application package must be submitted as an attachment to an email sent to: housing@scag.ca.gov with “NOFA Application” in the subject line. An emailed drop box link is also acceptable.

Responses are due by January 19, 2026 at 5:00p.m. PST

Applications can be submitted at any time while the call is open.

Section 1. Application Terms and Signature

A person duly authorized to sign for the organization (city manager, general manager, executive director, planning director or equivalent) must sign and certify the application. If this application is selected for funding, the information contained in this application will become the foundation of a funding agreement with SCAG. Applicants should be aware that SCAG may place stipulations on the project as a condition of the approval. These will be noted at the time of the funding recommendation. SCAG can also withdraw funding if the agency does not comply with the terms of the funding agreement.

Funding available under this Application is dependent upon SCAG's receipt of Regional Early Action Planning Grant (REAP 2.0) funds from the State of California. In the event funds offered through this Application are not available, SCAG, at its sole discretion, may terminate its obligations resulting from this Application.

SCAG reserves the right, in its sole discretion, to reject any and all applications in whole or in part.

Acceptance by SCAG of an application under this Application constitutes agreement by the applicant as to all terms, conditions, requirements, and rules of the application but does not constitute a contract or commitment of any kind.

☐ I confirm that I have reviewed the Submittal Checklist and that all application sections and required attachments have been filled out completely and will be submitted together following the Submittal Instructions.

☐ To the best of my knowledge, all information contained in this application is true and correct. If awarded funding from SCAG, I agree that I will adhere to the Guidelines, as well as provide a local resolution evidencing authorization to execute a funding agreement and receive funds.

[Click or tap here to enter text.]

Signature

[Click or tap here to enter text.]

Date

[Click or tap here to enter text.]

Print Name

[Click or tap here to enter text.]

Title

[Click or tap here to enter text.]

Organization Name

Section 2: Minimum Requirements

The following requirements establish eligibility to apply.

Section 2.1: Eligibility

The applicant must meet the following criteria:

Eligible applicants are broadly construed to include, but not be limited to entities that manage an established Housing trust², or catalyst fund for, and have a mission-driven focus on increasing Affordable Housing supply and lasting affordability. Applicants may include a public housing authority, joint-power authority, city, county, or nonprofit organization that secures lasting affordability.

Does your agency/organization meet the applicant eligibility requirements as described above?

☐ Yes

☐ No

If your agency/organization does not meet the applicant eligibility requirements, do not proceed. Your organization is not eligible. For more information contact Jacob Noonan at noonan@scag.ca.gov.

Section 2.2: Project Meets Infill Definition

Eligible projects must be entirely located in infill areas per the definition below.

Check all boxes that apply to your project. The project must be entirely within areas meeting Part A and Part B, and either Part C-1 or Part C-2. The State defines “infill”, for the purposes of the REAP 2.0 Program, as follows:

☐ Part A: The area consists of unused or underutilized lands

☐ Part B: Within existing development patterns

☐ Part C: That is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:

☐ Part C-1: An urban center, urban corridor, or area with transit-supportive densities, OR

☐ Part C-2: An established community that meets all the following criteria:

☐ 2.1: The area consists of previously consisted of qualified urban uses

☐ 2.2: The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included,

☐ 2.3: No parcel within or adjoining the area is classified as agricultural or natural and working lands.

² Defined as, “a distinct fund established by a government agency or nonprofit organization that receives ongoing dedicated sources of public or private funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes.”

Is the totality of your project located in an infill area, as defined above?

☐ Yes

☐ No

If your project area meets the definition of infill, please follow the instructions provided at <https://scag.ca.gov/programs-accelerate-transformative-housing-path> to create and save an area map of your project area that visually identifies how all activities meet the definition of infill. This map must accompany your submitted application.

If your project area does not meet the definition of infill, do not proceed. Your project is not eligible.

Section 3: Contact Information and Project Description

Section 3.1: Applicant Information

Agency or Organization Name: [Click or tap here to enter text.]

Jurisdiction (if applicable): [Click or tap here to enter text.]

Description of Agency/Organization or Mission Statement: [Click or tap here to enter text.]

Address: [Click or tap here to enter text.]

Application Contact: [Click or tap here to enter text.] Title: [Click or tap here to enter text.]

Email: [Click or tap here to enter text.] Phone: [Click or tap here to enter text.]

Number of Applications Submitted: [Click or tap here to enter text.]

If your agency is submitting multiple applications, please prioritize them below by Project Title:

Priority #1: [Click or tap here to enter text.]

Priority #2: [Click or tap here to enter text.]

Priority #3: [Click or tap here to enter text.]

Section 3.2: Title and Service Area

Funding Proposal Title:* [Click or tap here to enter text.]

Geographical Focus Area:** [Click or tap here to enter text.]

*The NOFA funds at the programmatic level, please provide the title for the trust fund, loan product, or financing tool you wish to develop or increase. ** the geographic focus area is the absolute extent of the program's envisioned reach; however, all eligible funding sites must meet the infill definition.

Subregion or COG: [Click or tap here to enter text.]

County: [Click or tap here to enter text.]

Estimated Project Costs: [Click or tap here to enter text.]

Requested Amount: [Click or tap here to enter text.]

Local Match/Other Sources (Not Required): [Click or tap here to enter text.]

Section 3.3: Project Description

Please include a description of the proposed project and major deliverables. The project description should align with the information you include in the budget, timeline, scope, deliverables spreadsheet attachment.

In your project description, please discuss how your project helps to fulfill the Connect SoCal Housing Supportive Infrastructure Key Connection. The three areas in the PATH Program are intended to fulfill the Housing Supportive Infrastructure Key Connection in the Connect SoCal Plan. This Key Connection aims to reduce the cost of producing housing by increasing the capacity for housing construction, reducing permit timing and process, right-sizing parking strategies, addressing sewer/water and other utility infrastructure needs, establishing tax increment financing, regional housing and land trusts, and other approaches to creating permanent affordable housing and funding sources.

If your project includes a request for direct grant funding for a housing trust, land trust, catalyst fund, or similar program, please describe the loan product or financing tool and how the funds will be used to increase affordable housing beyond current capacities. Also include the underwriting assumptions, affordability requirements, and the organization that provides long-term monitoring. If the fund, loan, or tool is not yet established, please describe the expected lending parameters and how and when the fund, loan, or tool will be established. Please provide outcomes, which should include projections for the number of units, target populations served, and affordability levels of housing anticipated to be achieved with the funding. Finally, please also discuss leveraging, possible partnerships, and other means of increasing funding for the program, and any means of recycling funds. [500-word limit]

[Click or tap here to enter text.]

Section 3.4: Connect SoCal Priority Growth Areas

Priority Growth Areas (PGAs) follow the principles of center-focused placemaking and are locations where many Connect SoCal strategies can be fully realized. Projects do not need to be in PGAs to be eligible for funding. The map will help describe how your project contributes to regional transformative change, which is one of the evaluation criteria in Section 4.5.

Please use the SCAG Mapping Tool provided at the following link to create and save a map of your project area that visually identifies how all PGAs and check off which layers that apply below:

<https://maps.scag.ca.gov/portal/apps/webappviewer/index.html?id=94a15b4f502d44c6941e6c0b71818823>. Instructions for using the SCAG mapping tool are available online at <https://scag.ca.gov/programs-accelerate-transformative-housing-path>. This map must accompany your submitted application.

- | | |
|---|--|
| ☐ Job Centers | ☐ Neighborhood Mobility Areas |
| ☐ Transit Priority Areas | ☐ Livable Corridors |
| ☐ High Quality Transit Areas | |

The Sustainable Community Strategy (SCS), which begins in Chapter 3 on Page 49 of the Connect SoCal plan, provides information on each PGA³. : http://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176.

³ Note: Although listed as PGA in Connect SoCal, Spheres of Influence do not qualify for REAP 2.0 funding.

Section 4: Evaluation Criteria (Scored)

All applications that meet the minimum requirements in Section 2 will be scored on how the project meets: (1) the REAP 2.0 Program Objectives and SCAG Key Priorities, and (2) provides Transformative and Significant Beneficial impacts in relation to the following criteria. The maximum number of points possible for each criterion is provided in the chart below. More detail on each of the criteria is provided below as well as in Section 3.2 of the PATH Program Guidelines.

Evaluation Criteria		Unweighted Points Possible	Weighting Factor	Percent of Total
1	Lead to a Transformative Significant Beneficial Impact	25		45%
1.1	Accelerate Infill Development that facilitates: - Housing supply, - Choice, and - Affordability	15	1	15%
1.2	Affirmatively Further Fair Housing (AFFH)	5	3	15%
1.3	Reduce Vehicle Miles Travelled	5	3	15%
2	Equitable Targeted Outreach	10		10%
2.1	Engagement with Disadvantaged and Historically Underserved Communities	5	1	5%
2.2	Inclusive, Diverse, and Equitable Engagement	5	1	5%
3	Leverage Partnerships, Policy Match, Building Local Capacity, Ability to Complete the Project, and Cost Effectiveness	25		25%
3.1	Existing or Prior Local Policy Commitment	5	1	5%
3.2	Partnerships or Financial Match	5	1	5%
3.3	Ability to Complete the Project and Cost Effectiveness – Experience completing similar projects – Plan for ensuring project is completed on time and budget – Approach for ensuring cost effective use of funding	15	1	15%
4	Prioritize Disadvantaged Priority Populations	10		10%
4.1	Disadvantaged and Historically Underserved Priority Populations	5	1	5%
4.2	Addressing Historic/Current Inequities and Priority Population Benefits	5	1	5%
5	Contributes to Regional Transformative Change	10		10%
5.1	Transformative Approaches to Scale Housing Supply	5	1	5%
5.2	Regional Impact and Applicability	5	1	5%
Total		80		100%

4.1. Lead to a Transformative Significant Beneficial Impact (25 Points)

Responses must attain a point score for each of the questions in this criterion to be considered for funding. A score of less than one (1) disqualifies the application.

The following set of questions will ask you to describe how the project is a *Transformative Planning and Implementation Activity* providing a *Significant Beneficial Impact* (See definitions below) that leads to a substantial change in land use patterns, equity, and travel behaviors. Your response must attain a point score for this criterion to be considered for funding. A score of less than one (1) disqualifies the application.

Transformative Planning and Implementation Activities means:

Housing, planning, infrastructure investments supporting Infill development that facilitates Housing supply, choice and affordability, and other actions that enable meeting Housing goals that also result in Per Capita vehicle miles traveled reductions, including accelerating Infill development, supporting residents through realizing Multimodal Communities, shifting travel behavior through reducing driving, and increasing transit ridership.

Transformative Planning and Implementation Activities are meant to address these goals together and to lead to changes in land use patterns and behaviors. Transformative Planning and Implementation Activities shall be in furtherance of all the following:

- a. *State Planning Priorities, as described in Section 65041.1 of the Government Code.*
- b. *Affirmatively Furthering Fair Housing pursuant to Section 8899.50 of the Government Code.*
- c. *Facilitating Housing Element compliance for the sixth cycle Regional Housing Needs Assessment pursuant to Section 65302 of the Government Code prepared in accordance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.*
- d. *A region's Sustainable Community Strategy, as described in paragraph (2) of subdivision (b) of Section 65080 of the Government Code, or Alternative Planning Strategy, as described in paragraph (2) of subdivision (b) of Section 65080 of the Government Code, as applicable.*

Significant Beneficial Impact means:

Demonstrating the potential to meet the REAP 2.0, Connect SoCal, and PATH program objectives by establishing and supporting the infrastructure for accelerating housing supply, choice, and affordability, affirmatively furthering fair housing, and reducing VMT by transforming current corridor-wide or area-wide housing policies, site planning, financial models, predevelopment and development processes, and homeownership patterns in a significant and quantifiable manner. Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors.

In demonstrating significant beneficial impacts, applicants may consider rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to variables or targets, the proportion of need achieved, and the impact relative to past trends, policies, and practices. Variables or targets may include but are not limited to benefitting households by income group; Regional Housing Needs Assessment; housing units (new construction, preservation/conservation, and rehabilitation); density; infrastructure; infrastructure capacity and accessibility; public space; community amenities; investments; Vehicle Miles Traveled reduction goals or targets; regional or local equity policies and programs included in an adopted RTP/SCS; and GHG reduction goals or targets.

4.1.1 Accelerate Infill Development that Facilitates Housing Supply, Choice, and Affordability (15 points)

Each response for this criterion must score a one (1) or greater to be eligible for funding. In each response, please include information about how the project connects to and implements the Housing Supportive Infrastructure Key Connection in the Connect SoCal SCS (see Section 2.3 for more information and a link to the Connect SoCal Plan).

A. Please describe how the project accelerates infill development that facilitates housing supply (5 Points). Describe how the project will increase the capacity to achieve housing units. This can be described as, but is not limited to, feasibly increasing the potential for new housing in existing and newly zoned residential/mixed-use areas, achievably improving permitting process and standardizations, and other means of realistically increasing the ability to deliver new housing. In your response, please discuss the actions that will be feasibly completed, the measurable results anticipated, and how the project supports achieving the jurisdiction's 6th cycle RHNA. [500-word limit]

[Click or tap here to enter text.](#)

B. Please describe how the project accelerates infill development that facilitates housing choice (5 Points). Describe how the project will expand the types of housing possible. This can include, but is not limited to, feasibly increasing the potential to achieve housing types not common but for which there is an identified need in the community. Some examples of housing types include 2–4-unit properties, townhomes, limited-equity and shared equity co-operatives, and mid- and large-scale apartments and condominium projects. In your response, please discuss the actions that will be feasibly completed, the measurable results anticipated, and how the project supports achieving the jurisdiction's 6th cycle RHNA. [500-word limit]

[Click or tap here to enter text.](#)

C. Please describe how the project accelerates infill development that facilitates housing affordability (5 Points). Describe how the project will realistically increase the range of rental and sales price points for housing with an emphasis on assuring lasting affordability for housing at extremely low, very low, low, and moderate ranges. In your response, please discuss the actions that will be feasibly completed, the measurable results anticipated, and how the project supports achieving the jurisdiction's 6th cycle RHNA. [500-word limit]

[Click or tap here to enter text.](#)

4.1.2 Affirmatively Further Fair Housing (AFFH) (5 points)

Your response must score a 1 or greater to be eligible for funding. Please describe how the proposed project combats discrimination, overcomes patterns of segregation, and fosters equitable and inclusive communities. Please include the achievable actions that meaningfully address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with integrated and balanced living patterns, and transforming racially and ethnically concentrated areas of poverty into areas

of opportunity. In your response, please discuss the actions that will be feasibly completed, and the measurable results anticipated. [500-word limit]

[Click or tap here to enter text.]

4.1.3 Reduce Vehicle Miles Travelled (5 points)

Your response must score a 1 or above to be eligible for funding. Please describe how the proposed project promotes development that reduces vehicle miles travelled and aligns housing production in infill locations consistent with the SCS (Refer to Section 2.3 for information and a link to the Connect SoCal Plan) and the state's climate targets and goals discussed in the California AB32 Climate Change Scoping Plan (). In your response, please discuss the actions that will be feasibly completed, and the measurable results anticipated. [500-word limit]

[Click or tap here to enter text.]

Points	Description
5	Exceptional - directly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are high.
4	Strong - directly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are moderate.
3	Suitable – directly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are uncertain.
2	Limited – indirectly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are low.
1	Weak – indirectly addresses the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal. Transformative and Significant Beneficial impacts are uncertain.
0	Disqualified – does not meet the REAP 2.0 Program Objectives and SCAG Program Framework Core Objectives, including Connect SoCal, and transformative and Significant Beneficial impacts are negligible.

4.2. Equitable Targeted Outreach (10 Points)

Each response must score a one (1) or greater to be eligible for funding. A score of less than one (1) disqualifies the application.

4.2.1 Engagement with Disadvantaged and Historically Underserved Communities (5 points)

Your response must score a 1 or greater to be eligible for funding. Describe your organization's experience engaging residents in Disadvantaged and Historically Underserved Communities⁴, EJ Areas⁵, and/or Communities of Concern⁶. If your organization has limited experience, discuss how your organization can gain experience in completing the project. [500-word limit]

[Click or tap here to enter text.](#)

4.2.2 Inclusive, Diverse, and Equitable Engagement (5 points)

Your response must score a 1 or greater to be eligible for funding. Describe the approach for equitable community engagement, and how community organizations and/or community leaders will be engaged early and on an ongoing basis to inform the proposed engagement strategies. In your response describe how members of disadvantaged and historically underserved communities have been or will be engaged throughout the proposed project and how their input will shape the project and outcomes. [500-word limit]

[Click or tap here to enter text.](#)

Points	Description
5	Exceptional – includes an explicit description of how stakeholders will be involved, and specifically from affected/benefitting Disadvantaged Communities and Historically Underserved Communities.
4	Strong - includes a description of how applicant will involve stakeholders, and specifically from affected/benefitting Disadvantaged Communities and Historically Underserved Communities.
3	Suitable – loosely describes how stakeholders will be involved, including from affected/benefitting Disadvantaged Communities and Historically Underserved Communities.
2	Limited – how stakeholders will be involved is generally described with general details on how affected/benefitting Disadvantaged Communities and Historically Underserved Communities.

⁴ "Disadvantaged and Historically Underserved Communities" includes concentrated areas of poverty; Areas of High Segregation and Poverty and areas of low to moderate access to opportunity (TCAC/HCD Opportunity Area Maps); Communities of Concern, Disadvantaged Communities (SB 535 Disadvantaged Communities Map), and Low Income Communities pursuant to Senate Bill 535 (De León, Chapter 830, Statutes of 2012) and Assembly Bill 1550 (Gomez, Chapter 369, Statutes of 2016); areas of high Housing cost burdens; areas with high vulnerability of displacement; areas related to Tribal Entities; and other areas experiencing disproportionate impacts of California's Housing and climate crisis. Communities included in SB 535 and AB 1550 include but are not limited to areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment, or areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation.

⁵ "EJ Areas" are defined on Page 2 of the Connect SoCal EJ Technical Report as Transportation Analysis Zones that have a higher concentration of minority population OR low-income households than is seen in the region as a whole.

⁶ "Communities of Concern" are defined on Page 2 of the Connect SoCal EJ Technical Report as Census Designated Places and City of Los Angeles Community Planning Areas that fall in the upper one-third of all communities in the SCAG region for having the highest concentration of minority population AND low-income households.

1	Weak – engagement is minimal but includes outreach to affected/benefitting Disadvantaged Communities and Historically Underserved Communities.
0	Disqualified – does not include equitable targeted outreach.

4.3. Leverage Partnerships, Policy Match, Building Local Capacity, Ability to Complete the Project, and Cost Effectiveness (25 Points)

Responses to the following criteria must cumulatively score a one (1) or greater to be eligible for funding.

4.3.1 Existing or Prior Local Policy Commitments (5 points)

Describe how the existing and prior local policy environment supports the project and will accelerate infill development that facilitates housing supply, choice, and affordability, affirmatively furthering fair housing, and reducing VMT. To demonstrate the policy environment, describe any plan, policy, ordinance, or program that your organization has completed that supports the readiness of the proposed project. Please describe local public, private, and philanthropic commitments. [500-word limit]

[Click or tap here to enter text.]

4.3.2 Partnerships or Financial Match (5 points)

Please describe, as applicable, other sources of funding and partnerships invested in the project. For other funding, please include the funding sources and terms. For partnerships, please describe the nature of the partnerships and long-term commitments from the various organizations. In your response, please describe how the project could leverage or act as a catalyst for additional investment. [500-word limit]

[Click or tap here to enter text.]

4.3.3. Ability to Complete the Project and Cost Effectiveness (15 Points)

Describe how your organization will ensure the project is successfully completed by December 31, 2025, and how cost-effective means will be incorporated.

A. *Experience completing similar projects.* Describe your organization’s experience completing similar projects. If the proposed project will be completed by an applicant team, describe the experience for each organization on the team. For a project that includes a direct grant to a housing trust, land trust, or catalyst fund for producing and maintaining affordable housing please describe the trust or fund organizational structure and prior successes. (5 Points) [250-word limit]

[Click or tap here to enter text.]

B. *Plan for ensuring project is completed on time and budget.* Please outline your organization’s plan to ensure the project is completed on time and on budget. In your response, please discuss how your organization or applicant team will address timing delays or cost overruns. Your response should correspond to the information provided in the budget & timeline, scope and deliverables, and

outcomes and metrics attachment. For a project that includes a direct grant to a housing trust, land trust, or catalyst fund for producing and maintaining affordable housing please outline how the new loan product or financing tool will be developed and when it is anticipated to be available for use in housing projects. If the loan product or financing tool is already established and the funding expands current capacities, please outline the process and timeline for making the funds available. Please also describe the proposed approach for meeting all monitoring requirements that could be required for use of the funds in a loan product or financing tool that ultimately results in development of Affordable Housing. (5 Points) [250-word limit]

[Click or tap here to enter text.]

- C. Cost Effectiveness. Please describe the approach for ensuring cost effective use of the funding requested. Please refer to the scope and budget when discussing how the proposal best utilizes the funding to achieve desired outcomes. Your response should correspond to the information provided in the budget & timeline, scope and deliverables, and outcomes and metrics attachment. For a project that includes a direct grant to a housing trust, land trust, or catalyst fund for producing and maintaining affordable housing please include past cost per unit, along with operating costs, affordability levels and rents, target populations served and supportive service support costs. If past costs are unknown, please provide estimates for future costs. (5 Points) [250-word limit]

[Click or tap here to enter text.]

Points	Description
5	Exceptional - Clearly demonstrates extensive local policy, community support, and/or financial investments. Applicant has extensive experience and approach for ensuring the project will be completed successfully. Clearly demonstrates ability to complete the project in the REAP 2.0 timeframe and for funding requested.
4	Strong - Clearly demonstrates an amount of policy, partnerships, and/or financial investments. Applicant has experience and approach for ensuring the proposed project is completed successfully demonstrating ability to complete the project in the REAP 2.0 timeframe and for funding requested.
3	Suitable - Demonstrates a commitment to policy, partnership, or financial support. Applicant has experience and reasonably demonstrates ability to complete the project in the REAP 2.0 timeframe and for funding requested.
2	Limited - Demonstrates a commitment to policy, partnership, or financial support. Demonstrates ability to complete the project in the REAP 2.0 timeframe and for funding requested.
1	Weak – Includes possible partnerships, supporting policies, and options for building local capacity. Uncertain about ability to complete the project in the timeframe and for funding requested.
0	No evidence – lacks partnerships, policy match, or local capacity. Uncertain about ability to complete the project in the REAP 2.0 timeframe and for funding requested. A cumulative score of zero (0) disqualifies the application.

4.4. Prioritize Disadvantaged Communities (10 Points)

4.4.1 Disadvantaged and Historically Underserved Priority Populations (5 points)

Your response must score a one (1) or greater to be eligible for funding. SCAG prioritizes funding in or providing direct benefit to historically disadvantaged, underserved, underrepresented, and under resourced areas. SCAG has identified “Priority Populations” which include the designations below. These designations allow SCAG to demonstrate how funding programs have a significant geographic or region-wide benefit for disadvantaged and historically underserved communities. Priority Populations include:

- ☐ SB535 Disadvantaged Communities (CalEnviroScreen 4.0):
- ☐ SCAG Communities of Concern (Defined in Footnote 3 on Page 15):
- ☐ TCAC/HCD Opportunity Areas (High segregation and poverty, low resource, and moderate resource communities; affordable housing production in high resource and highest resource communities is also prioritized):
- ☐ AB 1550 Communities:

Using the SCAG mapping tool, please identify the Priority Populations the project will serve. Please check the box next to all Priority Populations in the list above that will be served by the project. In the space next to each checked priority population please list the census tract number(s).

Once all Priority Populations supported have been identified, please create and save a map showing all of the Priority Populations. Instructions for using the SCAG mapping tool are available online at <https://scag.ca.gov/programs-accelerate-transformative-housing-path>. This map must accompany your submitted application.

Please note that how the project supports the identified Priority Populations must be clearly stated in Section 4.4.2.

4.4.2 Addressing Historic/Current Inequities and Priority Population Benefits (5 points)

Your response must score a one (1) or greater to be eligible for funding. Please describe how the proposed project benefits the Priority Populations identified in Section 4.4.1. In your response include how the project will address and repair historic and/or current inequities related to housing security, housing affordability, reducing displacement, and/or expanding access to higher resourced communities. [500-word limit]

Points	Description
5	Exceptional – will produce tangible benefits for disadvantaged communities, repair historic and/or current inequities related to housing affordability and reduce displacement.
4	Strong – will support disadvantaged communities, improve housing affordability, and reduce displacement.

3	Suitable - will loosely support disadvantaged communities, improve housing affordability, and reduce displacement.
2	Limited – includes some support for disadvantaged communities, minimal improvement in housing affordability or reducing displacement.
1	Weak – indirectly supports disadvantaged communities and does not improve housing affordability or reduce displacement.
0	Disqualified - the project does not support disadvantaged communities or has potential to negatively affect housing affordability or increase displacement without providing acceptable mitigation.

4.5. *Contributes to Regional Transformative Change (10 Points)*

Each response must score a one (1) or greater to be eligible for funding. A score of less than one (1) disqualifies the application.

In your responses below, describe how the project achieves regional goals with an emphasis on realistic and achievable innovations advancing and expanding the conditions necessary to scale housing supply, choice, and affordability to meet the 6th Cycle RHNA, implement SCAG’s 2020 adopted Connect SoCal, and meet community needs for housing across the Southern California region. Proposals within similar built environments will be evaluated against one another to ensure projects selected reflect the geographic diversity of the SCAG region.

4.5.1 *Transformative Approaches to Scale Housing Supply (5 Points)*

Your response must score a one (1) or greater to be eligible for funding. Please describe how the project incorporates transformative approaches for advancing and expanding the conditions necessary to scale housing supply, choice, and affordability locally, and in relation to the Southern California region. In your response, please discuss the actions that will be feasibly completed, and the measurable results anticipated. [500-word limit]

[Click or tap here to enter text.](#)

4.5.2 *Regional Impact and Applicability (5 Points)*

Your response must score a one (1) or greater to be eligible for funding. Please describe the geographic impact of the project, how it implements SCS strategies for reducing Greenhouse Gas (GHG) and Vehicle Miles Traveled (VMT), which include: focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting sustainability policies, and promoting a green region. Also describe how it can be applied in similarly built contexts across the SCAG region. In your response, describe how the project’s impact on reducing GHG and VMT extends beyond the immediate project area to beneficially impact the region. Please also discuss the actions that will be feasibly completed, and the measurable results anticipated. [500-word limit]

[Click or tap here to enter text.](#)

Points	Description
5	Exceptional – Implements the SCS, uses innovative approaches, can be applied in similarly built contexts.
4	Strong – Implements the SCS, uses innovative approaches, might be possible to apply in similarly built contexts.
3	Suitable – Implements the SCS, approaches are somewhat innovative, might be possible to apply in similarly built contexts.
2	Limited – Implements the SCS, approaches are somewhat innovative, most likely not possible to apply in similarly built contexts.
1	Weak – Implements the SCS, approaches are not innovative, most likely not possible to apply in similarly built contexts.
0	Disqualified – does not implement the SCS or incorporate innovative approaches, most likely not possible to apply in similarly built contexts.

End of Application

...



AGENDA ITEM 6 REPORT

Southern California Association of Governments
November 6, 2025

To: Community, Economic, and Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S
APPROVAL

Lyle Janicek, Planning Supervisor

From: (213) 236-1966, janicek@scag.ca.gov

Subject: Downtown Revitalization Strategies

Kome Ajise

RECOMMENDED ACTION:

Information Only – No Action Required

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 3: Spur innovation and action through leadership in research, analysis and information sharing.

EXECUTIVE SUMMARY:

As Southern California communities continue to evolve under a shifting economic landscape, local governments across the region are interested in transforming and revitalizing their downtowns into thriving economic centers and public gathering spaces that foster a strong sense of community and local identity, attracting both residents and visitors alike. Building a vibrant downtown calls for communities to implement downtown revitalization strategies that can support local economies, enhance public spaces, and attract new investment. This panel includes a discussion on downtown revitalization strategies from the International Downtown Association and the city of Lancaster.

BACKGROUND:

As described by the American Planning Association, “downtowns are more than retail, commercial, service, and work centers. They are the symbolic centers of cities and are unifying forces for their communities. These are the reasons cities across the country are committing resources, both financial and human, to bring them back to economic health.”

American downtowns have had numerous declines and resurgences. Declines occurred during the crime increases of the 1990s and as a result of post-9/11 security concerns. Then, beginning in the mid-2000s, an increase in residential population and amenities took place. Now, due to the post-pandemic work-from-home trend—as well as crime and the perception of crime—many headlines have been sounding the alarm about the future vitality of downtowns. For example, as discussed in Connect SoCal, office utilization rates in U.S. downtowns averaged less than 50 percent in mid-

2023, which affects both transit ridership and small businesses, like restaurants. However, there remains a price premium for both commercial and residential property with connectivity and activity nearby.

Downtowns are vital to the prosperity of the SCAG region, serving as hubs for small businesses, tourism, arts and culture, and increasingly, housing. Although often small in geographic area, downtowns serve a crucial role as the economic engine of a city through job centers, incubator space for small businesses, and tourism. The International Downtown Association found in *The Value of U.S. Downtowns and Center Cities*, that although downtowns only make up 2 percent of city land area, they contribute significantly more to local economies than their share, hosting 24 percent of jobs.

Downtown revitalization strategies can vary widely, but typically involve creating a mix of uses, supporting small businesses, improving public spaces, investing in arts and culture, promoting residential growth, and increasing accessibility and safety. When revitalized, vibrant downtowns can yield measurable returns on investments by:

- Attracting private investment and new developments;
- Encouraging local job creation;
- Enhancing the visibility and viability of small businesses;
- Increasing property values and local tax revenues;
- Preserving cultural identity and history;
- Improving safety, public health, and mobility through better-designed public and private spaces;
- Strengthening community identity and social capital.

Today's downtowns call for creative solutions that can support growing cities, revitalize underutilized spaces, and foster community spaces where people can thrive socially, culturally, and economically.

If interested in learning more, please review American Planning Association's [Downtown Revitalization in Small and Midsized Cities](#) report.

CEHD members will hear from the International Downtown Association and the city of Lancaster on best practices and strategies for downtown revitalization.

SPEAKER BIOS:

Cathy Lin, AICP, Director of Research, International Downtown Association

Cathy joined the IDA team in June 2018. She leads in-house research efforts to provide the most up-to-date information about IDA member organizations and the place management industry,

including working with the Board of Directors and IDA's members to strategize research goals and directives. Prior to joining IDA, Cathy was a project manager at the Economy League of Greater Philadelphia, and a planner on the strategic research team at the Urban Redevelopment Authority of Singapore. Cathy has a Master in Urban Planning from Harvard University Graduate School of Design and a Bachelor of Arts in Economics and Geography from Northwestern University. In her spare time, she enjoys tasting new types of food, exploring neighborhoods and attempting to learn more languages.

Jocelyn Swain, Senior Planner – Community Development, City of Lancaster

Jocelyn Swain has over 30 years of experience in the environmental review and planning fields with 20 years in the public sector for the City of Lancaster with previous experience completing environmental reviews for the Air Force and at a private consulting firm. She currently works as a Senior Planner for the City of Lancaster and is responsible for a variety of high-profile and complex projects, including specific plans, master plans, alternative energy projects (solar and hydrogen), annexations, and environmental impact reports. She was involved in the preparation of the City's Vehicle Miles Traveled Program and recently completed the approval process on a 7,153 acre annexation into the City.

FISCAL IMPACT:

None

ATTACHMENT(S):

1. PowerPoint Presentation - CEHD - IDA - Cathy Lin, AICP
2. PowerPoint Presentation - City of Lancaster - Jocelyn Swain



The Value of Downtowns

International Downtown Association
Cathy Lin, Director of Research

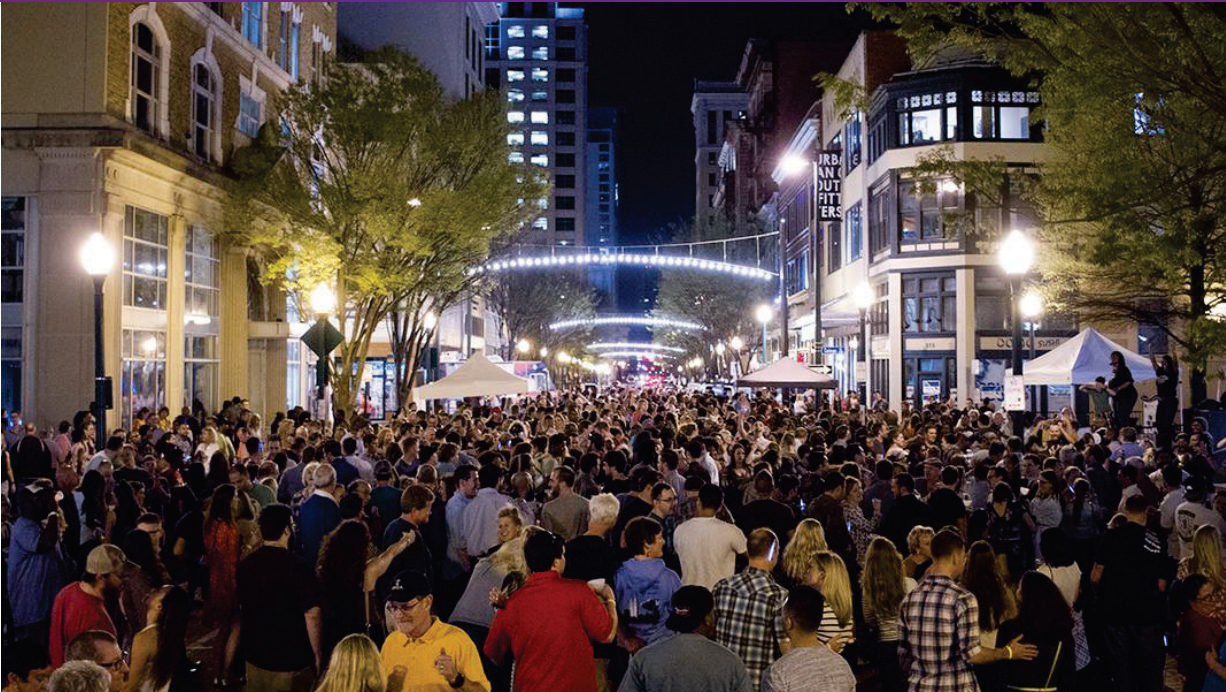
SCAG CEHD

November 2025





Great Cities Start Downtown





About IDA

We are downtown champions and professional place makers. We are city builders.

The International Downtown Association is the premier organization for urban place professionals who are shaping and activating dynamic city center districts. Our members are city builders and downtown champions who bring urban centers to life, bridging the gap between the public and private sectors.

- **Founded 1954**
- **Industry of 2,500 urban place management organizations in North America, and over 100,000 professionals**
 - Education
 - Research
 - Leadership Networking

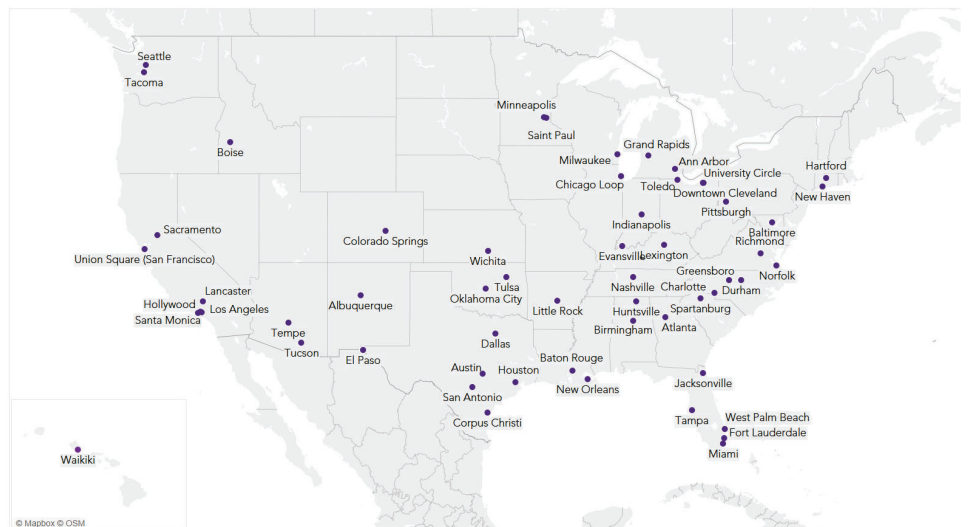


The Value of U.S. Downtowns and Center Cities

Objectives:

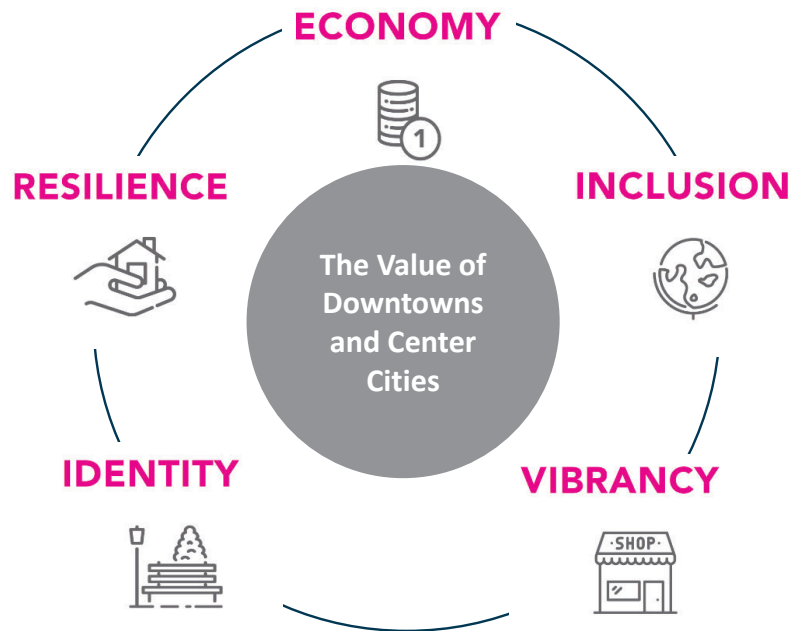
- Articulate the multifaceted value of the American downtown
- Highlight downtown's crucial impacts on its city and region

Value of U.S. Downtowns and Center Cities Participants





Five Principles of Downtown Value



Economy

- Downtowns concentrate:
 - Jobs
 - Businesses
 - Real Estate Value
- Downtowns have assessed values per square mile over \$3B – compared to just \$200M in the rest of the city
- Downtowns generate wealth for the region

Downtown is **3%** of the city's land and accounts for:



23%

CITYWIDE JOBS

11%

SALES TAX REVENUE

17%

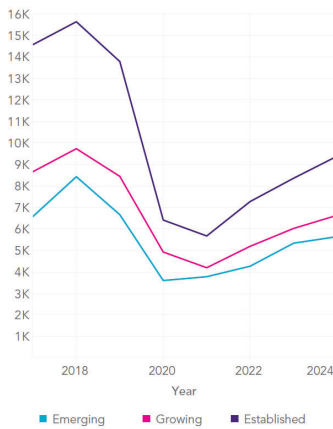
PROPERTY TAX REVENUE

35%

HOTEL TAX REVENUE

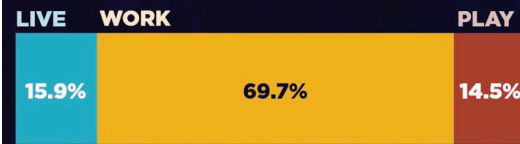
- On average – downtown worker population is still 23% lower in study downtowns than it was pre-COVID

Annual Worker Visits per Acre



Source: Placer.ai (2017–2024)

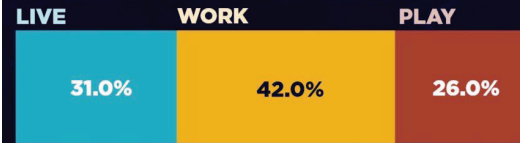
DOWNTOWN WALKUPS



OTHER WALKUPS



OPTIMAL PRODUCT PORTFOLIO³



Source: Places Platform, LLC; Cushman & Wakefield Research



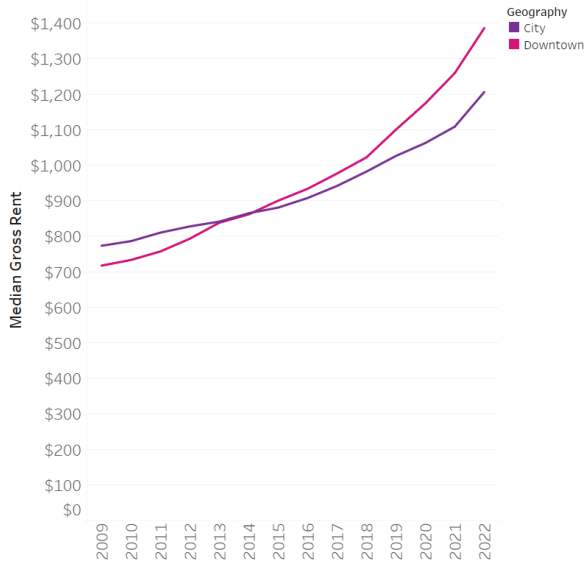
Downtowns represent and welcome residents, employees, and visitors from all walks of life.

Median downtown population downtown has grown by 23% between 2010 – 2022, 3X faster than city growth rate of 7%



Inclusion

Median Gross Rent



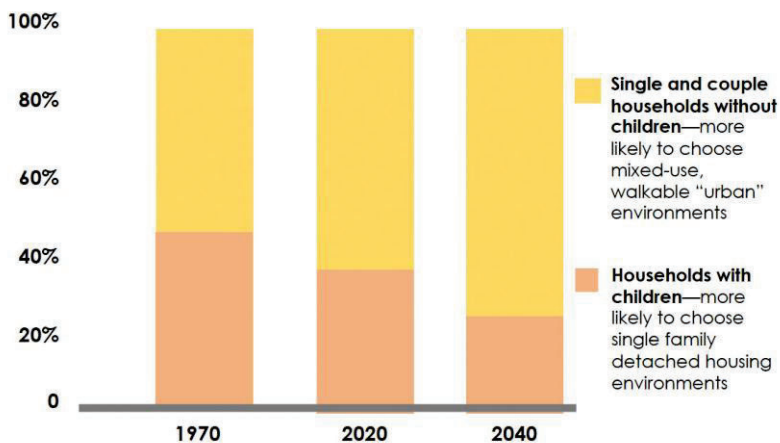
- Over 80% of downtown households rent their home
- This means rapidly rising rents are a serious issue for center city communities – average rents have nearly doubled since 2009



Inclusion

More housing in dense, walkable environments is needed

Traditional single-family market—two parents with kids—is shrinking



Source: Stantec's Urban Places

2020-40 housing demand:
large majority will be for multifamily housing



2020 housing supply:
60+% is single-family detached

Each downtown resident supports 100 sq ft of retail vs 25 sq ft for each worker
- Retail consultant Robert Gibbs



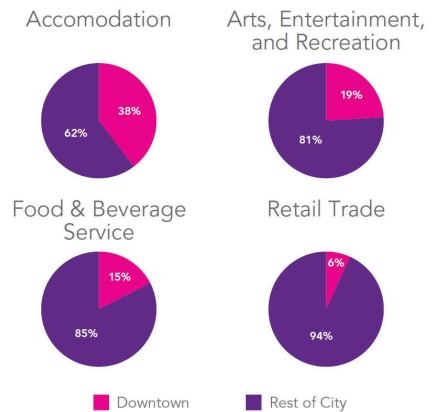
Vibrancy

Downtowns concentrate key visitation sectors – producing as much as \$500M in hospitality business activity per square mile, 5X the city



Downtowns are just 2% of city land area, but have an outsized business sales impact.

Shares of Hospitality Sales



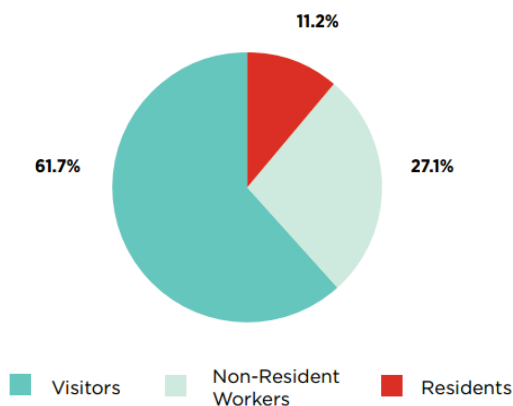
Source: ESRI Business Analyst Online (2023)



Vibrancy

Visitors account for ~60% of people downtown on an average day

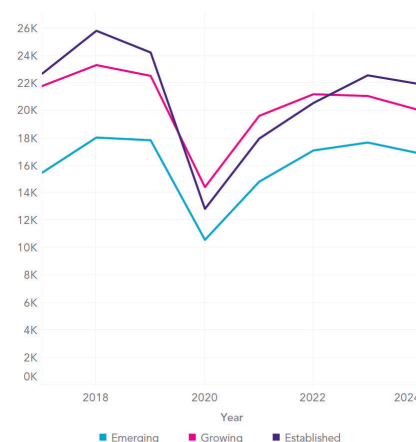
FIGURE 6 2023 Q2, DAILY AVERAGE



Source: CCD Downtowns Rebound, Placer.ai

Downtown visitation recovered quickly across all downtown tiers starting in 2021.

Annual Visitors per Acre



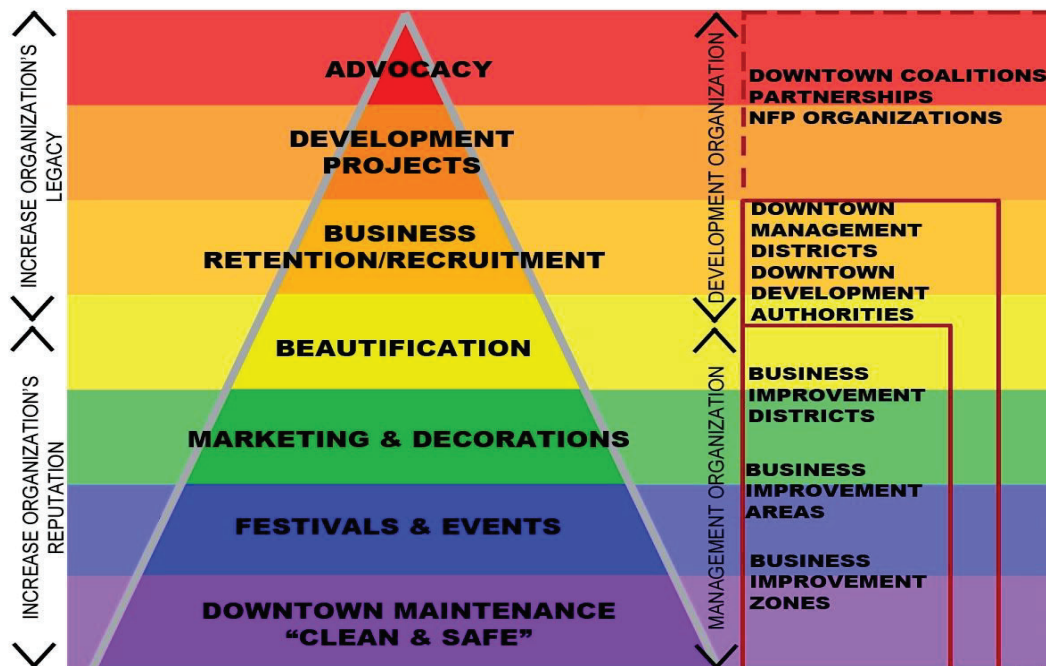
Source: Placer.ai (2017–2024)



Chicago, IL



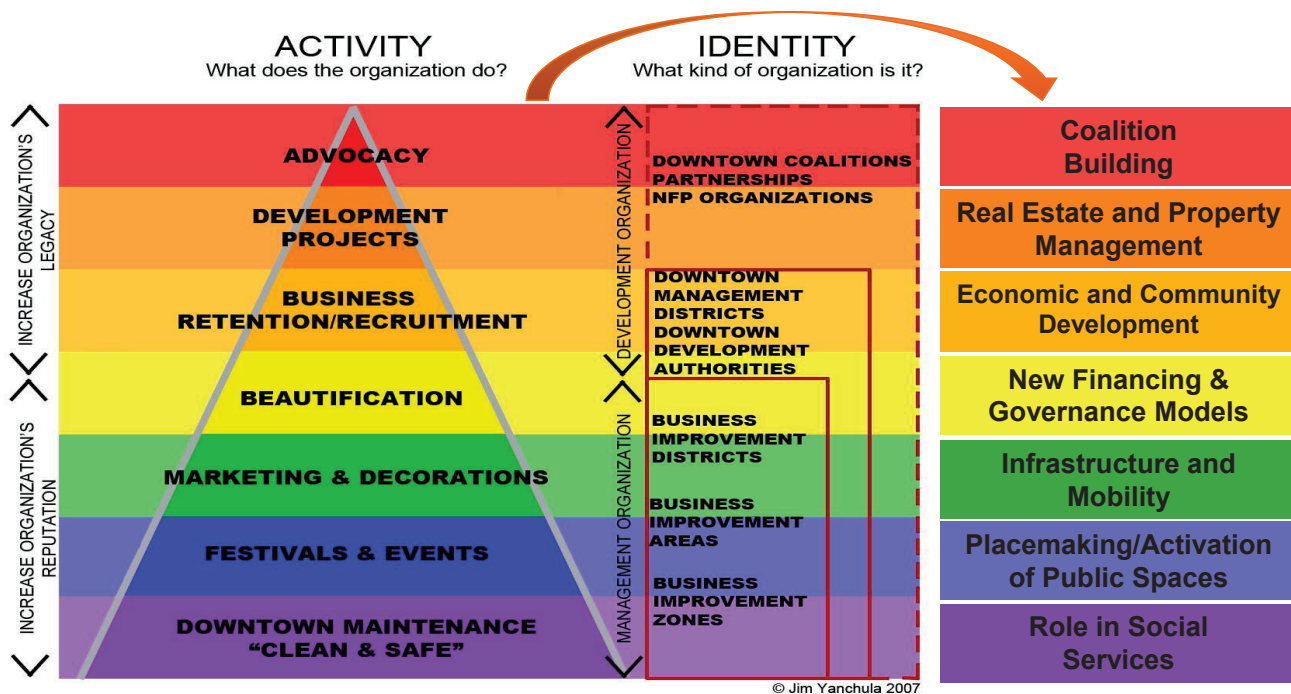
Strong Urban Place Management Underlies Downtown Success



© Jim Yanchula 2007



Urban Place Leadership 2025





DOWNTOWN REVITALIZATION

Creating a better tomorrow. **Together.**



Early Days

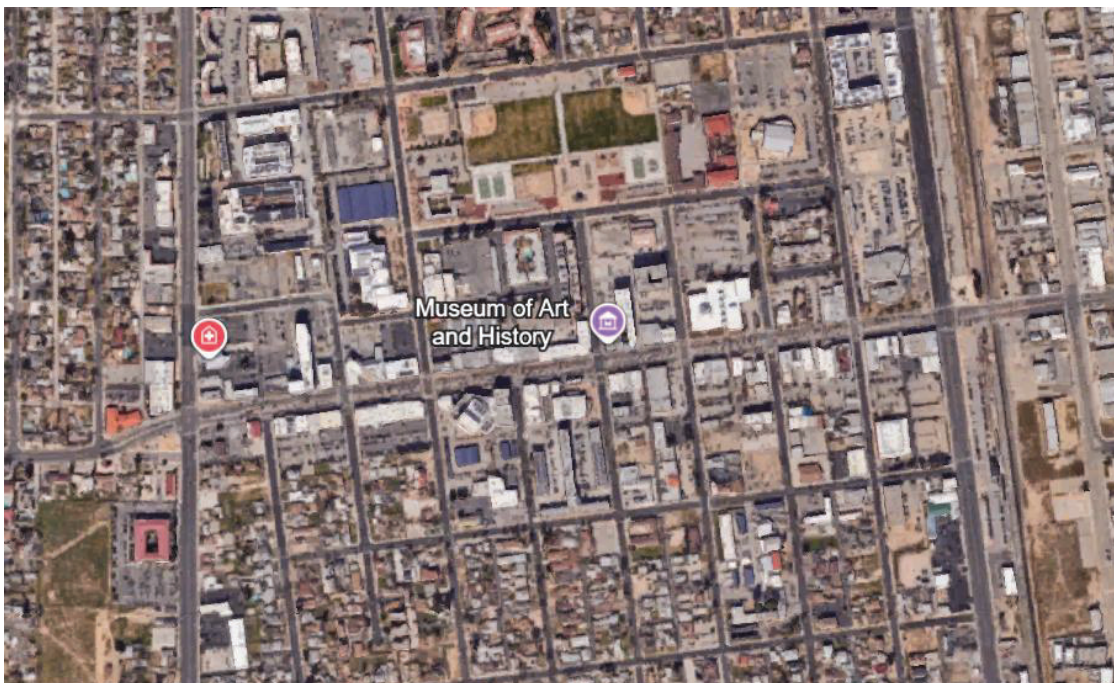


1990s/Early 2000s



3

DOWNTOWN LANCASTER



4

TIMELINE

- Initial brainstorming for a reimagined downtown began in 2004 at a League of California Cities Conference
- Public Engagement, Specific Plan, and Environmental Impact Report started in 2006
- Specific Plan approved in 2008
- Construction to redesign Lancaster Boulevard completed in 2010

5

PUBLIC ENGAGEMENT

- Occurred between May and July 2006
- Virtual Tours
- Meetings with property owners and businesses
- Meetings with Civic Leaders
- 3-day community workshop (day/nighttime tours, design charettes, and visioning workshops)



6

IMPORTANT THEMES

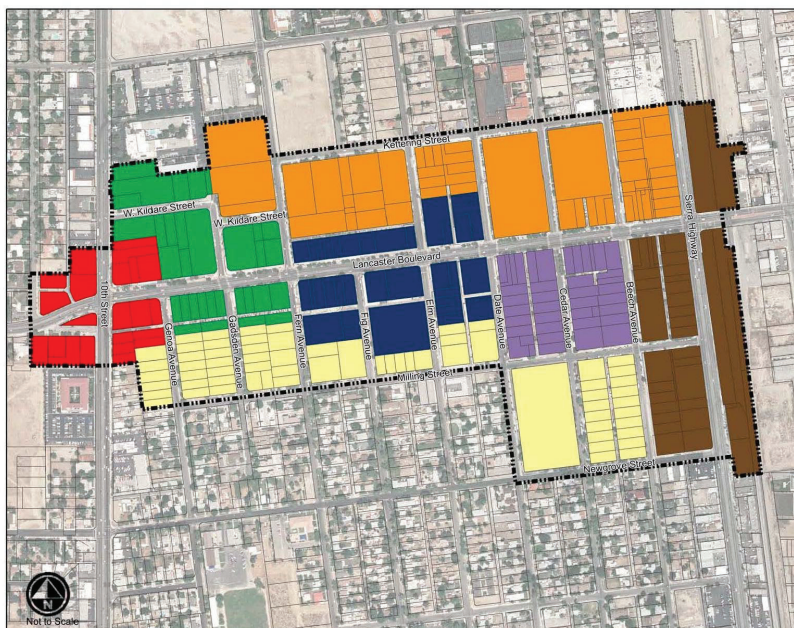
- Sense of Community
- History and Heritage
- Arts and Culture
- Public Institutions
- Services, Shopping & Restaurants
- Public Spaces/Landscaping



“Favorites” Interactive Exercise

7

ADOPTED PLAN



Downtown Lancaster Specific Plan
Figure 5-1: District Map

- Boulevard District
- Cedar Avenue Arts District
- Commerce District
- Civic Village District
- Neighborhood Office District
- Transit District
- Gateway District

8

CONSTRUCTION STARTS - 2010



9

CONSTRUCTION – MIDWAY



10

PHASE I COMPLETED



11

LANCASTER BOULEVARD TODAY



12

RESULTS

- Increase in the number of new and types of businesses downtown
- Increase in housing units
- Increase in revenue
- Increase in public events (farmer's market, holiday celebrations, summer concerts, etc.)
- Decrease in traffic accidents (number and severity)

13

MAGICAL BOULEVARD



14

BOULEVARD HARVEST FESTIVAL



15

FARMERS MARKET



16

LESSONS LEARNED

- Extensive public outreach is the key.
- Find early champions and supporters of the project
- Try new things
- Realize not everything will be successful

17

QUESTIONS



18



AGENDA ITEM 7 REPORT

Southern California Association of Governments
November 6, 2025

To: Community Economic & Human Development Committee (CEHD)
Transportation Committee (TC)

EXECUTIVE DIRECTOR'S
APPROVAL

Energy and Environment Committee (EEC)

From: Leslie Cayton, Associate Regional Planner
(213) 630-1453, cayton@scag.ca.gov

Subject: Connect SoCal 2024: Implementation Strategies Update

Kome Ajise

RECOMMENDED ACTION FOR CEHD, EEC, AND TC:

Information Only – No Action Required

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future.

EXECUTIVE SUMMARY:

In April 2024, the Regional Council adopted Connect SoCal 2024, SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Connect SoCal 2024 included Implementation Strategies which identify ways SCAG will Lead, Partner, or Support other responsible parties. This report summarizes the progress to date of these implementation activities for which methods vary from collaborative policy leadership, research, or resource roles.

BACKGROUND:

As required by federal and state law, SCAG prepares a long-range Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every four years which provides a vision for integrating land use and transportation for increased mobility and more sustainable development. The Regional Council adopted the latest RTP/SCS, Connect SoCal 2024, in April 2024. SCAG led an extensive planning and visioning process in developing Connect SoCal 2024, including meetings with 164 jurisdictions in the region to review their growth forecasts, an extensive public outreach process, and policy discussions with elected leaders from around the region. The plan identifies a series of outcomes including increased transit ridership; an emphasis on Priority Development Areas that bring housing, jobs, and mobility options closer together; safe and efficient goods movement; and streets that prioritize people and safety. Staff provided the first and second Implementation Strategies Update to the Policy Committees in November 2024 and June 2025.

CONNECT SOCAL 2024 IMPLEMENTATION

Direct implementation of Connect SoCal 2024 primarily relies on the actions and decisions of other transportation agencies, local jurisdictions, and actors in the private sector to operate transit service, install new bike paths, approve new land uses, or build new housing. SCAG has an increasingly significant role in implementing the plan which rests on collaboration with other agencies and stakeholders, policy leadership, our role as an information hub, through research—and, lastly, by providing resources to local agencies or jurisdictions to advance their efforts or implementation.

Regional Planning Policies: Connect SoCal 2024 includes Regional Planning Policies which provide guidance for integrating land use and transportation planning to realize the vision of Connect SoCal. The policies have been refined over several planning cycles to promote multimodal transportation investments and local development that align with the regional growth vision. The policies also incorporate recent direction from SCAG's Regional Council, Policy Committees, and special subcommittees.

Implementation Strategies: The Implementation Strategies articulate priorities for SCAG efforts in fulfilling or going beyond the related Regional Planning Policies. These strategies represent near term efforts where SCAG will lead, partner, or support other responsible parties and are further specified as part of SCAG's Overall Work Program development process.

Chapter 3.4 of Connect SoCal 2024 provides the complete list of Implementation Strategies. The Implementation Strategies are organized by Regional Planning Policy categories within the four Connect SoCal goal areas of Mobility, Communities, Environment, and Economy.

Since adoption of Connect SoCal 2024, SCAG has made progress on 80 of the 93 Implementation Strategies. The attached report details the actions and milestones that have occurred since the last semi-annual update in June 2025. Several additional strategies have made internal progress with initial research or drafting of Scopes of Work. As those projects progress, they will be included in future Connect SoCal Implementation Strategy Progress Reports. However, it is critical to note that successful implementation of Connect SoCal 2024 relies on many actors and decision makers beyond SCAG, including local jurisdictions and state, regional, and federal partners.

Regional Leadership: SCAG's role in implementing Connect SoCal 2024, detailed in many of the Implementation Strategies, is in four primary ways: collaboration and policy leadership, funding administration, research, and resources. The following highlight some of the recent significant activities and milestones completed since Connect SoCal 2024 adoption:

Collaboration and Policy Leadership

- To prepare the region for the impacts to the transportation system, while identifying opportunities to imagine a new legacy for Southern California that accelerates progress toward

Connect SoCal implementation, SCAG staff prepared a Program Development Framework to coalesce and confirm SCAG's planning priorities and activities. The Framework was adopted by the Regional Council in September, and several major milestones were achieved in the associated work program including the launch of regional transportation demand management (TDM) implementation plans, an essential mobility strategy in the success of past Games.

- SCAG continued collaborating with other metropolitan planning organizations (MPO) on various policy and legislative efforts:
 - SCAG is working with other MPOs on reforming SB 375, the legislation that guides our Sustainable Communities Strategies requirements for regional planning. SCAG is advocating for enhanced resources to support SCS implementation, greater clarity and alignment across conflicting state policies, and transparency and process integrity in greenhouse gas target setting.
 - SCAG hosted three Joint MPO Coordination Meetings to discuss resiliency, SB 375 reform, shared legislative priorities, preparation for the 2028 Olympics, and opportunities for future partnership. One meeting each was held with Santa Barbara County Association of Governments (Sep. 26, 2025), Kern Council of Governments (Oct. 3, 2025), and San Diego Association of Governments (Oct. 20, 2025).
- SCAG continued to participate in the Transit Transformation Task Force, convened by the California State Transportation Agency (CalSTA) under SB 125 to develop policy recommendations to grow transit ridership and improve the transit experience for all users of those services. SCAG advocated for additional funding, tied to performance measures that strengthen accountability and drive measurable improvements across the region's transit systems, to provide long-term financial stability.
- SCAG advocated that a large proportion of Cap & Trade revenues, a flexible funding source for projects supporting infill housing, essential infrastructure, and transit/active transportation, be used to accelerate implementation of SCSs.
- SCAG collaborated with member and partner agencies through a variety of different forums, including hosting the Legislative Roundtable in-person at SCAG's Downtown Headquarters, hosting the Sub-Regional Executive Directors, presenting to the Tribal Alliance for Sovereign Indian Nations (TASIN) with the Brookings Institute on a Tribal Data Study.
- In partnership with the Western Riverside Council of Governments (WRCOG), SCAG co-hosted the Inland Empire Zero Emissions Vehicle Event to accelerate zero-emission vehicle and infrastructure deployment in Inland Southern California.

State and Federal Funding Administration

- SCAG completed the funding obligation processes for two projects in the region:
 - SCAG executed a memorandum of understanding (MOU) with Metrolink to fund and implement a \$2.8 million contactless open-loop fare payment pilot along the Metrolink San Bernardino and Arrow lines.
 - SCAG authorized up to \$680,000 in state and federal funding for a partnership project with the Housing Authority of the City of Los Angeles (HACLA) to launch an e-bike lending library at Nickerson Gardens in the Watts neighborhood.
- SCAG, on behalf of Metrolink, received \$52.6 million through the Solutions for Congested Corridors Program to replace 12 Tier 2 diesel locomotives with Tier 4 locomotives which are the cleanest diesel technology to date with the option to transition to hybrid operations.

Data Collection, Analysis, and Research

- As part of “Walktober,” a month dedicated to celebrating walking; raising awareness about pedestrian safety; and encouraging communities to create safer, more accessible streets, SCAG released two data and best practices resources:
 - SCAG released the “2025 Transportation Safety Regional Existing Conditions Report” in October 2025. The report includes baseline information and trends on disproportionate impacts on vulnerable users. The information provided in the report will inform the development of a Regional Safety Action Plan, which is anticipated to start soon.
 - SCAG also released the SoCal Community Transportation Safety Modeling Tool, which staff presented at the Transportation Research Board (TRB) ‘Tools of the Trade’ conference in Albuquerque in June.
 - SCAG published the Southern California Goods Movement Communities Opportunities Assessment Toolkit. The toolkit provides guidance on effective practices, strategies to strengthen workforce pathways, approaches to public health concerns, and resources to enhance communication and identify funding opportunities for community-driven solutions.
 - SCAG released two reports, “Addressing Barriers to Economic Opportunities” and “Apprenticeships: Expanding Economic Opportunities in Southern California.” Together, both reports offer data-driven insights and actionable recommendations for building a more inclusive regional economy, furthering SCAG’s Inclusive Economic Recovery Strategy.
 - In partnership with Brookings Metro, SCAG published the “Good Data, Stronger Tribes: Overcoming Native American Data Challenges in Southern California” report. The report aims to identify the role that regional organizations can play in addressing the data challenges that Native American Tribes and Native American people face.
-

Local Technical Assistance Resources

- SCAG launched the Last Mile Freight Program (LMFP) Rebate Opportunity this fall which supports the conversion to Class 4 and Class 5 battery-electric vehicles. This program provides fleet operators engaged in last-mile delivery the opportunity to modernize fleets with zero-emission vehicles.
- SCAG supported the County of Los Angeles's effort to develop the Resilient Rebuild Resource Guide, a resource for homeowners and homebuilders rebuilding after the January wildfires in a manner that enhances wildfire resilience.
- SCAG continued to make strides in providing local resources under the Programs to Accelerate Transformative Housing (PATH):
 - Of the \$41.2 million REAP 2.0 funds awarded in the Lasting Affordability Program, over \$13.8 million has been disbursed so far to housing trust funds and catalysts programs that are collectively providing new local revolving lending programs for affordable housing.
 - SCAG staff executed nine MOUs under the Regional Utilities Supporting Housing (RUSH) program, with one project kicked off and multiple projects in procurement.
 - SCAG staff executed 38 MOUs collectively under the following programs: Notice of Funds Available (NOFA) for Lasting Affordability, Housing Infill on Public and Private Lands (HIPP) Subregional Partnership Program 2.0, and Sustainability Communities Program (SCP) Call 4, with multiple projects kicked off while others are in procurement.

NEXT STEPS:

Many strategies have ongoing or upcoming work that staff will continue to report on in future updates. While generally SCAG collects a comprehensive summary of progress as part of the next RTP/SCS development cycle, SCAG staff will provide highlights of progress by external agencies and performance measures on a semiannual basis.

FISCAL IMPACT:

Work associated with this item is included in the FY 25-26 Overall Work Program (Connect SoCal 2024 Implementation Strategies, 310.4874.02).

ATTACHMENT(S):

1. Connect SoCal 2024 Implementation Report (November 2025)
2. PowerPoint Presentation - Connect SoCal 2024 Implementation Update (November 2025)

Connect SoCal 2024: Implementation Strategies Update, November 2025 (80 of 93 strategies)

SCAG's role in implementing Connect SoCal 2024 rests on collaboration with other agencies and stakeholders, policy leadership, our role as an information hub, through research—and, lastly, by providing resources to local agencies or jurisdictions to advance their planning efforts. In total, 80 of the 93 strategies have progressed since the adoption of Connect SoCal 2024. Since the update on implementation strategies in June 2025, 56 strategies continued to make significant progress. Below are key actions and milestones from June to October 2025 under those four categories:

- **Collaboration and Policy Leadership**
 - SCAG is working with other metropolitan planning organizations (MPO) on reforming SB 375, the legislation that guides Sustainable Communities Strategies (SCS) requirements for regional planning. SCAG is advocating for enhanced resources to support SCS implementation, greater clarity and alignment across conflicting state policies, and transparency and process integrity in greenhouse gas target setting.
 - SCAG continued to participate in the state's Transit Transformation Task Force, convened by the California State Transportation Agency (CalSTA) under SB 125 to develop policy recommendations to grow transit ridership and improve the transit experience for all users of those services.
 - SCAG collaborated with member and partner agencies through a variety of different forums, including hosting the Legislative Roundtable, hosting the Sub-Regional Executive Directors, presenting to the Tribal Alliance for Sovereign Indian Nations with the Brookings Institute on a Tribal Data Study.
- **State and Federal Funding Administration**
 - SCAG completed the funding obligation processes for two projects: a memorandum of understanding with Metrolink to fund and implement a \$2.8 million contactless open loop fare payment pilot along the Metrolink San Bernardino and Arrow lines; and a partnership project with the Housing Authority of the City of Los Angeles to launch an e-bike lending library.
- **Data Collection, Analysis and Research**
 - SCAG released two data and best practices resources as part of "Walktober": the "[2025 Transportation Safety Regional Existing Conditions Report](#)" and the [SoCal Community Transportation Safety Modeling Tool](#).
- **Local Technical Assistance Resources**
 - SCAG launched the [Last Mile Freight Program \(LMFP\)](#) Rebate Opportunity this fall, supporting the conversion to Class 4 and Class 5 battery-electric vehicles.

- SCAG kicked off several projects supported by the [Regional Utilities Supporting Housing \(RUSH\) program](#), focused on investments in utility infrastructure planning and capital improvements.

The tables on the following pages provide additional progress details for the Implementation Strategies that have progressed between June and October 2025, organized by each of the four Connect SoCal 2024 goal pillars: Mobility, Communities, Environment, and Economy.

MOBILITY

Category	Strategy	Status	Action or Milestone
Complete Streets	Support implementation of Complete Streets demonstrations (including those addressing curb space management) to accommodate and optimize new technologies and micromobility devices, first/last mile connections to transit and last-mile deliveries	In Progress	The California Transportation Commission allocated funding for three projects (two quick-build projects and one plan) on June 26, 2025.
Complete Streets	Support community-led Complete Streets plans and projects, including those that take into account how to mitigate or adapt to climate change impacts (e.g., extreme heat)	In Progress	The California Transportation Commission allocated funding for three projects (two quick-build projects and one plan) on June 26, 2025.
Complete Streets	Encourage data-driven approaches to inform Complete Streets policies	In Progress	SCAG staff continued to share bicycle and pedestrian counts to the California Active Transportation Data Portal which was released August 2025.
Complete Streets	Engage regional stakeholders in Complete Streets policy and plan development, implementation and evaluation	In Progress; Ongoing	SCAG staff convened quarterly meetings of the Safe and Active Streets Working Group in June and September 2025.
Complete Streets	Provide leadership at the state and regional levels to promote Complete Streets, including involvement on the statewide Complete Streets Advisory Committee and the Active Transportation Technical Advisory Committee	In Progress; Ongoing	SCAG staff participated in several statewide meetings: State Active Transportation Program Technical Advisory Committee (July and September 2025), California Walk and Bike Technical Advisory Committee (May and August 2025), and Strategic Highway Safety Plan Bicyclist & Pedestrian Challenge Areas (April and July 2025).
Funding the System/User Pricing	*Coordinate with local, regional, state and national partners to support transition to a mileage-based user fee	Ongoing	SCAG staff finalized the scope of work and is working with the Federal Highway Administration (FHWA) to process the funding agreement for the Strategic Innovation Revenue Collection (SIRC) grant, which FHWA awarded to SCAG earlier this year.
Funding the System/User Pricing	*Support local and regional partners on implementation of dynamic and congestion-based pricing programs, including facilitation of regional coordination	Ongoing	SCAG staff finalized the scope of work and is working with FHWA to process the funding agreement for the SIRC grant, which FHWA awarded to SCAG earlier this year.

Category	Strategy	Status	Action or Milestone
Funding the System/User Pricing	*Continue development and support for job-center parking pricing, including through Smart Cities and the Mobility Innovations Sustainable Communities Program (SCP) grant program	In Progress	SCAG staff reviewed and scored project nominations received through the Surface Transportation Block Grants (STBG)/Congestion Mitigation and Air Quality (CMAQ) Call for Projects, including parking pricing projects.
Funding the System/User Pricing	*Continue to coordinate with regional partners to support build-out of regional express lanes network	Ongoing	SCAG staff finalized the scope of work for the SIRC Grant and developed the funding agreement with FHWA. SCAG staff also finalized the scope of work for the SB 743 study on regional vehicle miles traveled (VMT) reduction strategies from the regional express lanes network and other mitigation strategies.
Funding the System/User Pricing	Study and pilot transportation user-fee programs and mitigation measures that increase equitable mobility	Upcoming	SCAG staff finalized the scope of work for the SIRC Grant and developed the funding agreement with FHWA.
Funding the System/User Pricing	Conduct education and outreach work to support the public acceptance of user fees	Ongoing	SCAG staff collaborated with the California Association of Councils of Governments (CalCOG) and the California Department of Transportation (Caltrans) on the Regional Infrastructure Accelerator grant implementation, including outreach and engagement on public support of user fees.
Safety	Integrate equity into regional safety and security planning processes through analysis of the disproportionate impacts in disadvantaged communities and vulnerable roadway users, like pedestrians, bicyclists, older adults, and young people.	In Progress	SCAG released the 2025 Transportation Safety Existing Conditions report in October as part of SCAG's wider "Walktober" communications. The report includes baseline information and trends on disproportionate impacts on vulnerable users. The information provided in the report will inform the development of a Regional Safety Action Plan, which is anticipated to start soon.
Safety	Promote implementation of data-driven approaches to guide transportation safety and security investment decision-making, including development of High Injury Networks and innovative safety modeling tools.	In Progress	SCAG received an FFY26 Office of Traffic Safety (OTS) grant to continue the development and enhancement of the SoCal Transportation Safety Predictive Modeling Platform. Staff presented the SoCal Community Transportation Safety Modeling Tool at the Transportation Research Board (TRB) 'Tools of the Trade' conference in Albuquerque in June 2025.

Category	Strategy	Status	Action or Milestone
Safety	Provide leadership at the state and regional levels to promote transportation safety and security planning, including involvement on the statewide Strategic Highway Safety Plan (SHSP) Steering Committee and Executive Leadership Committee.	Ongoing	SCAG staff continued to provide a regional perspective at meetings of the Strategic Highway Safety Plan (SHSP) Executive Leadership Steering Committee, and the Bike and Pedestrian Challenge Area Working Groups. Staff provided support for the September 2025 SHSP Executive Leadership committee meeting.
Safety	Evaluate projects submitted for inclusion in RTP/SCS and FTIP for their progress in achieving safety targets in the SCAG region.	Ongoing	SCAG staff reviewed and scored project nominations received through the STBG/CMAQ Call for Projects, including for projects that will significantly improve safety.
Safety	Work with local, state and federal partners to advance safer roadways, including reduced speeds to achieve zero deaths and reduce GHG.	Ongoing	The California Transportation Commission allocated funding for three projects (two quick-build projects and one plan) on June 26, 2025. SCAG staff attended several statewide meetings: State Active Transportation Program Technical Advisory Committee (July and September 2025), California Walk and Bike Technical Advisory Committee (May and August 2025), and Strategic Highway Safety Plan Bicyclist & Pedestrian Challenge Areas (April and July 2025). In June 2025, staff presented the SoCal Community Transportation Safety Modeling Tool at the TRB 'Tools of the Trade' conference in Albuquerque.
System Preservation and Resilience	Per federal requirements, establish and monitor regional targets for pavement conditions, bridge conditions and transit/rail assets, in coordination with Caltrans	Ongoing	SCAG staff submitted the 2026 Transportation Asset Management Plan to Caltrans, establishing pavement and bridge condition targets for the SCAG region. Staff continued to participate in the SB 1121 State and Local Transportation System Needs Assessment process. SCAG continues to participate in the Federal Transit Agency's (FTA) Transit Asset Management Peer Working Group to share ideas on how to successfully plan and develop transit asset management (TAM) targets. SCAG supports transit agencies with resources and training on TAM target development and National Transit Database reporting. SCAG also maintains a TAM database to support 'state of good report' reporting.
System Preservation and Resilience	Repair, operate, maintain and preserve the SCAG region's transportation assets in a state of good repair	Ongoing	SCAG staff reviewed and scored project nominations received through the STBG/CMAQ Call for Projects, including for projects that will significantly improve asset condition of the transportation network.

Category	Strategy	Status	Action or Milestone
System Preservation and Resilience	Collaborate to work toward a regional asset management approach	Ongoing	SCAG continues to participate in the FTA's Transit Asset Management Peer Working Group to share ideas on how to successfully plan and develop TAM targets. SCAG also maintains a TAM database to support 'state of good report' reporting. SCAG intends to procure a consultant to support the TAM database portal and target setting efforts for Connect SoCal 2050.
System Preservation and Resilience	Evaluate projects submitted for inclusion in the FTIP and RTP/SCS according to contributions in achieving system performance targets	Ongoing	SCAG continued to upgrade both the Federal Transportation Improvement Program (FTIP) and the Connect SoCal transportation project list to better track contributions to the federal performance measures, including system preservation. SCAG staff reviewed and scored project nominations received through the STBG/CMAQ Call for Projects. The STBG/CMAQ Call for Projects selection criteria emphasized Federal performance measures, including National Highway System performance.
Technology Integration	Implement Intelligent Transportation Systems (ITS) priorities to improve the safety and efficiency of the current transportation system	Ongoing	SCAG launched a quarterly newsletter to promote SCAG's Regional ITS Architecture and initiated a needs assessment for SCAG counties.
Technology Integration	Further develop a Regional Configuration Management process among CTCs, Caltrans districts, ports and local governments to ensure consistent and compatible integration of ITS technologies and interoperable operations	Ongoing	SCAG launched a quarterly newsletter to promote SCAG's Regional ITS Architecture and initiated a needs assessment for SCAG counties.
Transit and Multimodal Integration	* All Modes. Enable a more seamless mobility experience through the implementation of Mobility as a Service (MaaS). This may include leveraging Cal-ITP's support, initiate open-loop payment demonstrations, and test shared product systems and post-payment solutions.	In Progress	SCAG executed a partnership agreement with Metrolink to implement an open-loop pilot along the San Bernardino and Arrow lines. SCAG completed the funding obligation process and will provide up to \$2.8 million in state and federal funding to support the project.
Transit and Multimodal Integration	* All Modes. Test, deploy and scale new and shared mobility services, including micromobility (e.g., bike share, e-scooters, etc.) and microtransit pilot projects.	In Progress	SCAG completed the funding obligation process to authorize up to \$680,000 in state and federal funding for a partnership project with the Housing Authority of the City of Los Angeles (HACLA) to launch an e-bike lending library at Nickerson Gardens in the Watts neighborhood.

Category	Strategy	Status	Action or Milestone
Transit and Multimodal Integration	*Transit/Rail. Expand the region's dedicated lanes network—including new bus rapid transit, dedicated bus lanes, express bus service on managed and express lanes—as well as the region's urban and passenger rail network and transit/rail signal priority treatments. Improve transit/rail frequency, reliability, and fare and scheduling integration across operators.	In Progress	SCAG Executive Director Kome Ajise continued to serve as a member of the CalSTA Transit Transformation Task Force and shared key principles, strategies, and recommendations from Task Force discussions with County Transportation Commission Planning Directors and the Regional Transit Technical Advisory Committee. SCAG staff continue to monitor bus lane implementation efforts across the region, including those led by LA Metro and LADOT in preparation for the LA28 Olympics.
Transit and Multimodal Integration	* Transit/Rail. Through land use planning, support residential development along high-frequency transit corridors and around transit/rail facilities and centers	In Progress	With the passage of AB 2097, AB 2553, and SB 79, SCAG staff are developing and updating digital maps for local jurisdictions' reference in support of transit oriented development.
Transit and Multimodal Integration	* Active Transportation. Support community-led active transportation and safety plans, projects and programs (e.g., Safe Routes to Schools). Partner with local jurisdictions on demonstrations and quick-build projects through SCAG's Go Human initiative	In Progress	The California Transportation Commission allocated funding for three projects (two quick-build projects and one plan) on June 26, 2025.
Transit and Multimodal Integration	* Active Transportation. Expand the region's networks of bicycle and pedestrian facilities. This includes creating more low stress facilities, such as separated bikeways and bike paths, slow streets, and open streets	In Progress	The California Transportation Commission allocated funding for three projects (two quick-build projects and one plan) on June 26, 2025.
Transportation System Management	Evaluate projects submitted for inclusion in RTP/SCS and FTIP for progress in achieving travel-time reliability in the SCAG region	Ongoing	SCAG staff reviewed and scored project nominations received through the STBG/CMAQ Call for Projects, including projects that contribute to travel-time reliability.

Category	Strategy	Status	Action or Milestone
Transportation Demand Management	Incentivize and promote the development of more Transportation Management Agencies/Organizations (TMAs/TMOs)	Upcoming	SCAG completed the procurement process and selected a consultant for the 2028 Games Regional Transportation Demand Management (TDM) Strategy, which will include efforts to strengthen the role of TMAs/TMOs as local implementation partners.
Transportation Demand Management	Facilitate partnerships and provide a forum between public and private sector Transportation Demand Management (TDM) practitioners and stakeholders to develop and implement policies, plans and programs that encourage use of transportation alternatives.	Ongoing	SCAG continues to convene monthly Games Mobility Executives TDM Subcommittee meetings and, in May 2025, hosted the first quarterly Regional TDM Forum to promote regional collaboration. SCAG staff also held targeted meetings with key stakeholders (e.g., venue cities, venue adjacent cities, airports, universities, councils of government, etc.) to better understand their unique needs and priorities.
Transportation Demand Management	Develop and promote the use of a regional TDM data clearinghouse. Leverage data and TDM Toolbox best practices to identify cost-effective strategies.	In Progress	SCAG completed the procurement process and selected a consultant for the 2028 Games Regional TDM Strategy, which includes evaluating both pilot and permanent projects. SCAG staff also researched TDM ordinances and best practices from other mega-events, which the consultant team will use to inform updates to the TDM Toolbox.
Transportation Demand Management	Collaborate to develop regional and localized marketing campaigns that promote TDM modes such as transit, carpool, walking and biking to school.	In Progress	SCAG completed the procurement process and selected a consultant for the 2028 Games Regional TDM Strategy, which includes communications support. SCAG staff also developed an initial inventory of Games Mobility Executives' communications channels, which the consultant team will expand into a more comprehensive resource.

COMMUNITIES

Category	Strategy	Status	Action or Milestone
Equitable Engagement and Decision-Making	Develop an Equity Assessment Tool that can be utilized by SCAG in program development and delivery, and develop a complementary tool that can be incorporated into local assistance/subrecipient programming and delivery.	In Progress	Staff is reviewing federal policy and working to align the strategy and actions with change to develop a tool to help inform project development.
Equitable Engagement and Decision-Making	Develop an agency-wide Community Partnering Strategy that outlines tools and resources for partnering with CBOs, tribal entities and other partners to increase inclusive and equitable engagement opportunities.	Upcoming	Staff has reviewed federal policy to align the strategy and actions with change. SCAG staff initiated the process to procure a consultant to develop the Community Partnership Strategy.
Equitable Engagement and Decision-Making	Develop a resource guide and training for equitable and culturally relevant stakeholder engagement for public agencies, including SCAG, that recognizes community contexts and histories, existing community resources and engagement opportunities.	In Progress	Staff has reviewed federal policy to align the strategy and actions with change. SCAG staff initiated the process to procure a consultant to develop the Community Partnership Strategy.
Equitable Engagement and Decision-Making	Align with appropriate state and federal partners to identify and utilize equity centered measures to track outcomes, progress and lessons learned from Connect SoCal implementation.	In Progress	Staff is reviewing federal policy and working to align the strategy and actions with change. SCAG staff began development of the 2026 State of the Region report and will incorporate equity-centered measures where applicable.
Housing the Region	Provide technical assistance for jurisdictions to complete and implement their housing elements and support local governments and Tribal Entities to advance housing production	In Progress	SCAG staff executed 38 Memorandums of Understanding (MOU) under Notice of Funds Available (NOFA) for Lasting Affordability, Housing Infill on Public and Private Lands (HIPP) Subregional Partnership Program 2.0, and Sustainability Communities Program Call 4, with multiple projects kicked off while others are in procurement. Staff are currently working with grantees to ensure timely kick-off to meet the June 2026 expenditure deadline.
Housing the Region	Identify and pursue partnerships at the local, regional, state and federal levels to align utility, transit and infrastructure investments with housing development and equitable outcomes across the region	In Progress	SCAG staff executed nine MOUs under the Regional Utilities Supporting Housing program, with one project kicked off and multiple projects in procurement.

Category	Strategy	Status	Action or Milestone
Housing the Region	Research and explore innovative homeownership models that can reduce costs and increase housing production in the region. Explore strategies to engage households of color and communities that are underrepresented as homeowners	Upcoming	Of the \$41.2 million REAP 2.0 funds awarded in the Lasting Affordability Program, over \$13.8 million has been disbursed so far to housing trust funds and catalysts programs that are collectively providing new local revolving lending programs for affordable housing. In September 2025, SCAG hosted a panel at the Community, Economic and Human Development Policy Committee, which explored affordable homeownership models including shared equity programs supporting housing cooperatives and rent-to-own homeownership.

ENVIRONMENT

Category	Strategy	Status	Action or Milestone
Air Quality	Coordinate with local, regional, state and federal partners to meet federal and state ambient air-quality standards and improve public health	Ongoing	SCAG staff hosted monthly Transportation Conformity Working Group meetings and processed 13 project-level conformity review requests. SCAG staff prepared the conformity and modeling portions of the proposed final 2027 FTIP Guidelines, which is a key step for the 2027 federal transportation programming of projects. SCAG staff provided updates to and actively coordinated with all involved agencies and partners to address new transportation conformity challenges triggered by the revocation of the State's Clean Air Act waivers. SCAG also pledged and promoted the 8th Annual Clean Air Day which fell on October 1, 2025.
Air Quality	Support local and regional partners by identifying funding opportunities that will help achieve greenhouse gas emission reduction and provide technical assistance and resources, when available	Ongoing	SCAG, on behalf of Metrolink, applied and received \$52.6 million from the California Transportation Commission administered Solutions for Congested Corridors Program. The funding will replace 12 Tier 2 diesel locomotives with Tier 4 locomotives which are the cleanest diesel technology to date with the option to transition to hybrid operations SCAG also launched the Last Mile Freight Program (LMFP) Rebate Opportunity this fall, supporting conversion to Class 4 and Class 5 battery-electric vehicles, providing fleet operators engaged in last-mile delivery the opportunity to modernize their fleets with zero-emission vehicles. This initiative is funded through the U.S. Environmental Protection Agency as part of the South Coast Air Quality Management District's Infrastructure, Vehicles, and Equipment Strategy for Climate, Equity, Air Quality, and National Competitiveness (INVEST CLEAN) program.
Clean Transportation	Support the deployment of clean transit and technologies to reduce greenhouse gas emissions as part of the CARB innovative clean technology rule	In Progress	SCAG selected and awarded a contract to the consultant to conduct the Clean Transit Regional Assessment Study, which will support regional efforts to transition to zero-emission buses (ZEB) by 2040. The study will assess the region's transit operators' efforts to develop and implement ZEB Rollout Plans, evaluating readiness of the region to transition to zero-emission transit fleets.

Category	Strategy	Status	Action or Milestone
Climate Resilience	Research existing and potential options to fund the climate resilience efforts of implementation agencies.	In Progress	SCAG staff are working to develop an upcoming Resilience Toolkit, which will include funding and financing strategies for resilience projects and post-disaster recovery. SCAG staff also continued work on the Natural and Agricultural Economic and Resilience Benefits Study, funded by the Sustainable Agriculture Lands Conservation Grant from the California Department of Conservation.
Climate Resilience	Collaborate with partners to foster adoption of systems and technologies that can reduce water demand and/or increase water supply, such as alternative groundwater recharge technologies, stormwater capture systems, urban cooling infrastructure and greywater usage systems.	In Progress	SCAG completed the Water White Paper and shared an overview to the <u>Energy and Environment Committee in June</u> . During the meeting, the Moulton Niguel Water District demonstrated their budget-based water management system which has been shown to reduce water demand in local communities.
Climate Resilience	Provide local and regional partners with resources, education and trainings to identify and protect areas vulnerable to climate effects and other resilience shocks and stressors, particularly for low-income communities and communities of color.	In Progress	SCAG hosted a special workshop on cool surfaces, “The Reflect Effect,” in July, bringing together practitioners and experts from local jurisdictions, the private sector, universities, and non-profit organizations to examine strategies for reducing extreme heat impacts on local communities by adopting cool surfaces and nature-based solutions.
Climate Resilience	Support implementing agencies' efforts to include climate-ready home-hardening strategies in new construction as well as the retrofitting of existing structures to minimize the potential loss of housing units stemming from climate-related hazards.	In Progress	SCAG supported LA County efforts to develop the <u>Resilient Rebuild Resource Guide</u> , a resource for homeowners and homebuilders rebuilding after the January wildfires in a manner that enhances wildfire resilience.
Natural and Agricultural Lands Preservation	Identify and leverage resources for research, policies and programs to conserve and restore natural and agricultural lands.	In Progress	SCAG staff kicked off work with the selected consultant for the Natural and Agricultural Lands Economic and Resilience Benefits Study. Initial work included developing an outreach plan, identifying stakeholders for listening sessions, and initiating research for baseline analysis. Listening sessions occurred in October 2025.

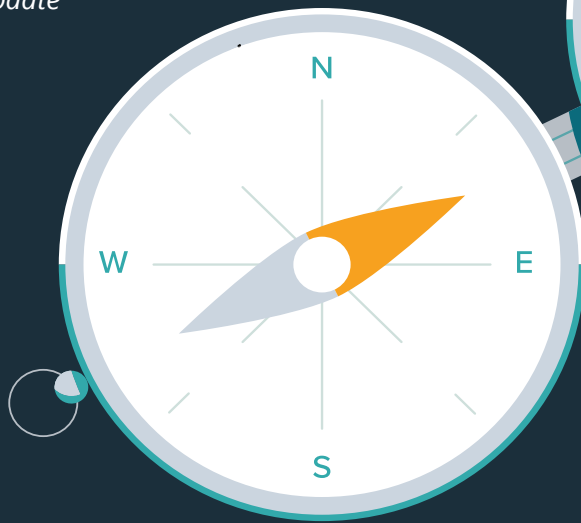
Category	Strategy	Status	Action or Milestone
Natural and Agricultural Lands Preservation	Explore opportunities to increase and quantify the carbon sequestration potential and resilience benefits of natural and agricultural lands—and pursue funding for implementation and demonstration projects.	In Progress	SCAG staff kicked off work with the selected consultant for the Natural and Agricultural Lands Economic and Resilience Benefits Study. Initial work included developing an outreach plan, identifying stakeholders for listening sessions, and initiating research for baseline analysis. Listening sessions occurred in October 2025.
Natural and Agricultural Lands Preservation	Support the integration of nature-based solutions into implementing agency plans to address urban heat, organic waste reduction, protection of wetlands, habitat and wildlife corridor restoration, greenway connectivity and similar efforts.	In Progress	SCAG staff kicked off work with the selected consultant for the Natural and Agricultural Lands Economic and Resilience Benefits Study. Initial work included developing an outreach plan, identifying stakeholders for listening sessions, and initiating research for baseline analysis. Listening sessions occurred in October 2025.

ECONOMY

Category	Strategy	Status	Action or Milestone
Goods Movement	Manage the implementation and transition to near-zero and zero-emission technologies for medium- and heavy-duty vehicles and supporting infrastructure.	In Progress	SCAG staff presented the final <u>Southern California Zero Emissions Truck Infrastructure Study</u> to the Transportation Committee in June 2025. SCAG also launched the LMFP Rebate Opportunity this fall, supporting conversion to Class 4 and Class 5 battery-electric vehicles. As of September 2025, four LMFP Phase 1 participants are still in implementation and 18 projects received award reimbursements since completion.
Goods Movement	Leverage the Last Mile Freight Program to develop and implement operational concepts with a core focus on last-mile delivery strategies across urban and rural communities.	In Progress	SCAG launched the LMFP Rebate Opportunity this fall, supporting conversion to Class 4 and Class 5 battery-electric vehicles. This program provides fleet operators engaged in last-mile delivery the opportunity to modernize their fleets with zero-emission vehicles. As of September 2025, 18 LMFP Phase 1 projects received award reimbursements since completion.
Goods Movement	Engage communities throughout the SCAG region on environmental justice concerns, economic needs and workforce development priorities	In Progress	SCAG published the <u>Southern California Goods Movement Communities Opportunities Assessment Toolkit</u> . The toolkit provides guidance on effective practices, strategies to strengthen workforce pathways, approaches to public health concerns, and resources to enhance communication and identify funding opportunities for community-driven solutions.
Goods Movement	Continue to coordinate with federal and state partners on goods movement planning efforts, including the Last Mile Freight Program, to position the SCAG region for further funding opportunities	In Progress	SCAG hosted quarterly coordination meetings in July with key partners through the Goods Movement Regional Partner Agency Meetings with local seaports, County Transportation Commissions, and Caltrans Headquarters and Districts.
Workforce Development	Encourage the growth of, and equitable access to, living-wage jobs throughout the region	In Progress	SCAG published two reports: <u>Addressing Barriers to Economic Opportunities</u> ; and <u>"Apprenticeships: Expanding Economic Opportunities in Southern California."</u> The <u>Inclusive Economic Recovery Strategy</u> grant has been closed out.
Workforce Development	Develop resources for understanding, analyzing and communicating complex regional economic and workforce data	In Progress	SCAG published the <u>"Good Data, Stronger Tribes: Overcoming Native American Data Challenges in Southern California"</u> report in partnership with Brookings Metro.

Connect SoCal 2024

Implementation
Strategies Update



November 6, 2025

Our Role in the Region



Vision and Goals

SCAG leads the region by defining where we want to go and outlining strategies to get us there.

Leadership

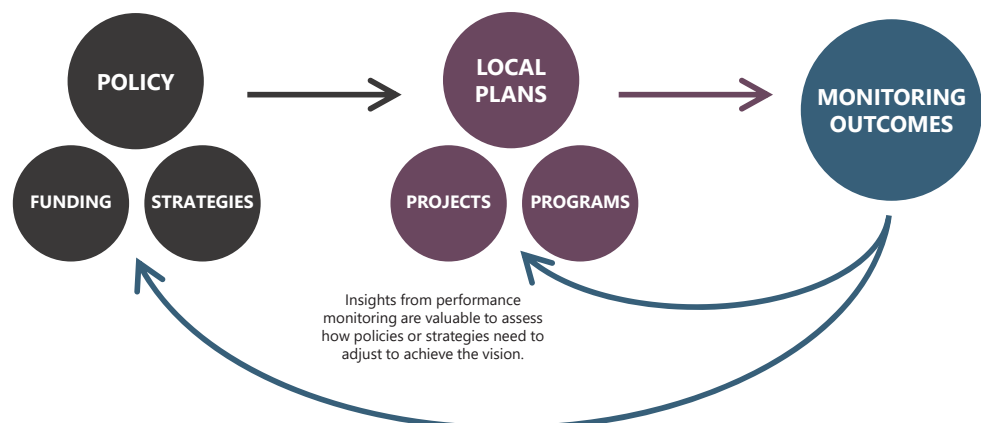
SCAG works with local jurisdictions, transportation commissions, state and federal agencies and various stakeholder groups to identify how we will work together to achieve the regional vision.

Implementation

Jurisdictions take action at the local level to implement work that moves toward achieving this regional vision. SCAG can support implementation by providing policy leadership, research or targeted resources.

Evaluation

Measurement of implementation work and outcomes acts as a benchmark on progress toward achieving the vision.



Plan Impact: Implementation



Regional Leadership

Collaboration and Policy Leadership

Federal Funding Administration

Data Collection, Analysis and Research

Local Technical Assistance Resources

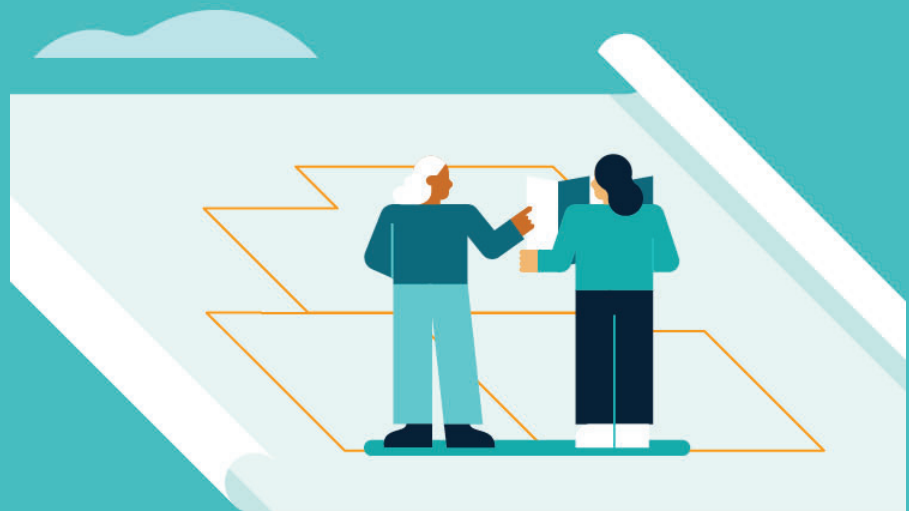
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Connect SoCal 2024 Implementation Progress



November 2025 Update

- Second semi-annual progress update since adoption of Connect SoCal 2024 in April 2024
- Milestone updates for **56** Implementation Strategies. In total, SCAG progressed on **80 of 93** strategies since April 2024.



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Vision and Goals



"A Healthy, Prosperous, Accessible and Connected Region for a More Resilient and Equitable Future"



MOBILITY

Build and maintain an integrated multimodal transportation network



ENVIRONMENT

Create a **healthy** region for the people of today and tomorrow



COMMUNITIES

Develop, connect and sustain **livable and thriving** communities



ECONOMY

Support a sustainable, efficient and productive regional environment that provides **opportunities for all** people in the region

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Connect SoCal 2024 Implementation Progress



Mobility

Communities

Environment

Economy

Complete Streets and Safety

- The California Transportation Commission allocated funding for three projects (two quick-builds and one plan) in the SCAG region.

Funding the System, System Preservation and Resilience, etc.

- Reviewed and nominated projects received through the STBG/CMAQ Call for Projects.

Transit and Multimodal Integration

- Executed partnership agreement with Metrolink for \$2.8 million contactless open-loop fare payment pilot project.

Transportation Demand Management

- Selected a consultant for the 2028 Games Regional TDM Strategy.

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Connect SoCal 2024 Implementation Progress



Mobility

Communities

Environment

Economy

Housing the Region

- Executed over 40 MOUs under Programs to Accelerate Transformative Housing (PATH), Subregional Partnerships Program 2.0, and Sustainable Communities Program Call 4.
- Of the \$41.2 million awarded in the Lasting Affordability Program, over \$13.8 million has been disbursed so far to housing trust funds and catalysts programs that are collectively providing new local revolving lending programs for affordable housing.

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Connect SoCal 2024 Implementation Progress



Mobility

Communities

Environment

Economy

Climate Resilience

- Completed the Water White Paper which was presented to the Energy and Environment Committee in June.
- Supported the County of Los Angeles in developing the Resilient Rebuild Resource Guide.

Natural and Agricultural Lands Preservation

- Kicked off work for the Natural & Agricultural Lands Economic and Resilience Benefits Study and held listening sessions in October.

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Connect SoCal 2024 Implementation Progress



Mobility

Communities

Environment

Economy

Goods Movement

- Launched the Last Mile Freight Program (LMFP) Rebate Opportunity this fall.
- Published the Southern California Goods Movement Communities Assessment Opportunities Assessment Toolkit.

Workforce Development

- Published two reports: "Addressing Barriers to Economic Opportunities" and "Apprenticeships: Expanding Economic Opportunities in Southern California."
- Published the "Good Data, Stronger Tribes: Overcoming Native American Data Challenges in Southern California."

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THANK YOU!

For more information, please visit:

www.scag.ca.gov



The Southern California Association
of Governments' 2024-2050
Regional Transportation Plan/
Sustainable Communities Strategy

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