

`Regional Early Action Planning Grants (REAP)

Annual Report Template



<https://www.hcd.ca.gov/grants-funding/active-funding/reap.shtml>

March 2024

Instructions

The following form is to be used for satisfying the annual reporting requirements of Health and Safety Code section 50515.04. The annual report utilizing this form must be submitted to HCD by April 1 of the year following receipt of funds and annually thereafter until funds are expended.

Applicants must submit the annual report to HCD by email at
reap@hcd.ca.gov.

Applicants should utilize the following instructions in completing the forms.

Overall Context: This section will provide an overview of the project, including needs, challenges, limiting factors, opportunities and solutions unique to the region. The section should also discuss the overall approach, goals and high-level summary of the status of the program.

Project Highlights, Accomplishments and Best Practices: This section will generally discuss some highlights for the overall project from the last year and any accomplishments resulting from the efforts in implementing the program. This section may also list and explain some of the best practices occurring through the program. This section can highlight efforts at a regional, sub-regional or local level and can include a wide-ranging variety of efforts that facilitate housing impacts such as engaging stakeholders, building support for housing, major progress in zoning amendments, subregional collaboration, technical assistance outcomes.

Status of Activities: This section will provide a description of each of the major activities in the applicant's program. For major activities, the applicant can consult Section C from the application. The section will provide a general description of the overall activities, highlighting challenges, opportunities and accomplishment and will complete the status table. Column 1 of the status table is entitled Activity Category. This column will be completed with the relevant activity category (i.e., identification of best practices, education, and outreach, improved RHNA methodology, suballocation, technical assistance and administration costs). Column 2 will include a brief description of the activity. Columns 3 and 4 will report the amount of money allocated to each activity and how much has been expended per activities as of the end of the calendar year. Column 5 will describe the overall timing of the project with beginning and anticipated completion dates. Column 6 will include a general status (i.e., not yet started, in progress, complete) and anticipated upcoming milestones. Column 7 will qualitatively and quantitatively, where possible, describe the regional impact on housing as a result of the activity.

Summary of Housing Production Indicators: This section will give an overview of housing production indicators and a summary of building permits, certificates of occupancy, or other completed entitlements issued by entities within the region or by the jurisdiction, as applicable. Applicants may use the Annual Progress Reports published the previous year to provide the total number of new units for the region. Self-reported data by cities and counties is available on HCD's [Housing Element and Implementation and APR Data Dashboard](#) (note: HCD cannot independently verify most project-level data). HCD recognizes REAP funds may not begin to impact housing production completed in 2019 and 2020, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale. Baseline year will be the 2019 calendar year and current year will be the prior year annual progress report. Applicants may add other indicators of housing production and numerical outcomes and may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

Additional Information: The applicant may add any applicable information as necessary to demonstrate the status and impacts of the overall program.

Southern California Association of Governments (SCAG)

Overall Context:

Overview

Since receiving REAP early application funding, SCAG has continued to make progress in creating the framework and implementing programs that will accelerate housing production in the region. The four main program areas, (1) Improved RHNA Methodology/Allocation; (2) Partnerships & Outreach; (3) Regional Housing Policy Solutions, and (4) Sustainable Communities Strategy (SCS) Integration, have all made significant progress since the start of eligibility in October 2019. By mid-2024 all projects will be completed.

Needs, Challenges and Limiting Factors

Through the administration of the REAP 1 program, it has become abundantly clear that there is a great need for funding and technical assistance that is geared towards supporting local jurisdiction in establishing the necessary policy environment, projects, and programs that allows them to achieve the 6th cycle RHNA and the State's policy goals. There have been several challenges in developing housing planning policies and programs in the SCAG region, which affected various stages of the implementation of REAP 1 programs and projects. Primarily, there was a lack of precedent for both a regional Housing Program coupled with the sheer amount of dedicated funding for housing planning, which impacted the procurement process and, subsequently, project starts. Another challenge is the sheer size of the SCAG region and the variation of capacity and needs across the region. Delivering consistent levels of service and addressing the various levels of constraints among local jurisdictions and subregional partners has been challenging when implementing programs. This included developing a template memorandum of understanding (MOU) that all subrecipients could utilize for REAP projects at the start of the program, as well as ensuring adequate staffing and technical assistance across wide and varied needs and sophistication levels of the municipalities across the region, which represent almost 40 percent of the total jurisdictions in the state.

As noted above, the amount of funding for housing planning across the state is unprecedented, which made competition for consultant teams difficult. Coupled with the impacts of the pandemic on the job market, the procurement process was challenging. Some projects received few to no bids. Some consultants, particularly those participating through SCAG's On Call Services (OCS) contracts, indicated they were at capacity and could not bid on additional work. This resulted in projects being re-released to a broader network of consultants outside the OCS and subsequently a longer procurement process and delayed project start. Many of the SRP projects that were affected by the late project start date have taken advantage of the one-year REAP program extension provided by SB 197 (2022), and all are on schedule to be completed by June 2024.

The development of Tax Increment Financing (TIF) Districts within the REAP Program expenditure deadline, while a tremendous advantage to the region, was also challenging. SCAG funded seven (7) TIF projects across the region. One of the main obstacles was receiving buy-in from some jurisdiction's departments that may be impacted by the establishment of a TIF. Departments may have competing priorities, and some may be more sensitive to the impact on the general fund because of the diversion of future tax revenue to a TIF fund. Furthermore, building partnerships with and collaborating with entities possessing property taxing such as counties has been difficult due to several factors, including divergent priorities, concerns about local control on the part of jurisdictions, and lack of updated and coherent TIF policies at the county level. Despite these challenges, one Enhanced Infrastructure Financing District, a type of TIF, has already been formed, and five (5) are currently in the formation process.

Finally, as of the date of this report, 135 jurisdictions within the SCAG region have an adopted compliant housing element, and 29 have adopted housing elements but are not yet compliant. The remaining jurisdictions have submitted at least a draft housing element to HCD and six (6) are in review. While many jurisdictions benefitted from technical assistance projects to support housing element development, due to the timing of REAP expenditure deadline, those that are still not compliance will be unable to take advantage of further technical assistance after the close of the REAP program in June 2024.

Opportunities and Solutions

SCAG made significant efforts to reach out to various partners and stakeholders to ensure that local constraints and opportunities were built into various REAP programs. The establishment of the On Call Services (OCS) "bench" of

consultant contracts has streamlined the project procurement process for projects that SCAG is procuring, and several subrecipients have elected to use SCAG's OCS for their subregional projects. Project managers have also provided technical assistance to subregional partners to troubleshoot procurement issues, such as consolidating projects and tasks and strengthening scopes of work, to ensure quality deliverables and timely project completion. Cross-collaboration among partners has also been encouraged and has resulted in at least one instance of a joint project among multiple subregional partners that have a common focus on ADUs.

SCAG project managers have also encouraged some subrecipients to not only consolidate proposed projects, but to also focus on housing element technical assistance when possible. Many implementation-oriented programs under REAP, such as rezoning efforts and outreach, laid the groundwork so that programs were ready to implement once housing elements were found in compliance and adopted by jurisdictions.

Goals

SCAG will prioritize working with our partners to ensure projects are implemented and to guarantee their completion by the 2024 deadline. SCAG staff will also monitor project metrics to ensure that the implementation of plans, programs, and policies leads to an acceleration of housing production throughout the 6th cycle planning period.

Current Project Highlights, Achievements, Best Practices and Recent and Anticipated Achievements:

Current Project Highlights

- ***RHNA Reform*** Based on feedback from HCD staff in late 2022, SCAG staff removed RHNA reform work from its REAP activities and submitted a revised application in May 2023 deleting RHNA reform activity from the program description. Staff is currently developing a memo detailing best practices from the 6th cycle RHNA, including input from stakeholders. While RHNA reform work was undertaken by SCAG in 2023, these efforts were funded by a non-REAP source.

Partnerships & Outreach

Subregional Partnership Program (SRP)

There were over 80 SRP projects in total, and many subregional partners completed all their projects in 2023. All SRP projects are projected to be completed by mid-2024. Sample completed projects include:

- Westside Cities Council of Governments (WSCCOG) Affirmatively Further Fair Housing Strategy – Identifies a set of action-oriented strategies in the subregion to ensure housing access, reduce the housing cost burden, increase the supply of affordable housing, increase opportunities for homeownership, address displacement, and support overall housing stability.
- City of Palmdale (North Los Angeles County) Digital Utility Data Inventory Tool – A comprehensive utility data inventory and interactive online viewing tool to support the development of housing.
- San Fernando Valley Council of Governments Regional Housing Analysis Tool – A multi-jurisdictional tool to identify area with low vehicle miles traveled conditions as most suitable for the siting of affordable housing.
- Los Angeles City Planning (LACP) CEQA Streamlining Template – A CEQA template was prepared that built on the analysis of the Housing Element EIR, resulting in a streamlined review process for housing development projects.
- Coachella Valley Association of Governments (CVAG) – The Affordable Housing Catalyst Fund – This fund is part of the housing action plan created by Lift to Rise. The goal is to reduce the number of rent-burdened households in Coachella Valley by 30% over the next 10 years, which will improve the quality of life for 40,000 households.

Over the next few months, SCAG anticipates all remaining transformative SRP projects to be completed.

- Development Streamlining
 - The Housing Development Streamlining Project will offer guidance documents, best practices, workshops, and other materials and resources to support local jurisdictions' efforts to streamline their CEQA and general administrative review processes.
 - In November 2022, the consultant prepared guidance documents that were published on SCAG's website: <https://scag.ca.gov/development-streamlining-efforts>.

- A total of 14 guidance documents were published covering a range of topics, including CEQA streamlining, exemptions and other State laws.
- Four (4) virtual workshops on a broad range of streamlining topics were held, and the recordings and workshop materials have been made available on SCAG's website.
- The project will be completed in April 2024.
- Grant Writing Technical Assistance
 - This project provides direct technical assistance to jurisdictions and Tribal Governments seeking funding for housing supportive activities, such as HCD's Infill Infrastructure Grant and Project Homekey.
 - Applications are accepted by SCAG on a rolling basis.
 - SCAG has provided ongoing technical assistance to seven (7) jurisdictions and three (3) Tribal Governments. An additional recipient of this program, the City of Needles, was awarded \$445,000 from the Prohousing Incentive Pilot Program in 2023.
 - SCAG also provided direct technical assistance to jurisdictions applying for HCD's Permanent Local Housing Allocation (PLHA) formula grant. In 2023 seventeen (17) applications were submitted for Round 3 funding.
- Tax Increment Financing (TIF)
 - This project provided technical assistance for the County of Imperial and City of Barstow to advance establishment of innovative self-help financing districts like EIFDs that can accelerate housing production.
 - Work was completed in February 2024.
 - The next steps will be for the County of Imperial to submit formations documents to the California Board of Equalization to form an Enhanced Infrastructure Financing District. The City of Barstow is looking to secure funding to conduct phase two of the project, which will lead to formation of the City of Barstow Enhanced Infrastructure Financing District.
- Affordable Housing Preservation Strategy
 - This project will develop a series of recommendations for a comprehensive preservation program.

- As part of the project, the consultant has produced a series of deliverables including a draft cost-benefit analysis tool and a draft white paper that is currently under review.
- In February 2024, the Consultant convened a final meeting with the Preservation Advisory Committee. The project will be completed by April 2024.

Sustainable Communities Strategy (SCS) Integration

- Sustainable Communities Program (SCP) Call for Projects – Housing and Sustainable Development (HSD)
 - The SCP call for projects were divided into three categories: (1) Implementing ADU programs; (2) Housing Sustainability Districts, Workforce Housing Opportunity Zones, and Housing Supportive Tax Increment Financing Districts; and (3) Streamlining housing permitting, parking reduction strategies, housing-related specific plans and other pro-housing policies.
 - Applications received from 26 jurisdictions were grouped into 12 project bundles based on similar project outcomes and deliverables.
 - All of the ADU bundle projects were completed by mid-2024.
 - The Housing Supportive Tax Increment Financing District bundle was completed February 2024. The City of Covina established an Enhanced Infrastructure Financing District, and the City of Yucaipa is on track to establish an Enhanced Infrastructure Financing District by mid-2024.
- LA Metro Partnership
 - The MOU was executed in January 2022
 - Three (3) Metro projects were developed, Part A: Joint Development Strategy, Part B: Community Collaboration for Equitable Housing Acceleration, and Part C: Innovative Housing Solutions
 - Part A was completed in December 2023, and Part B and C will be completed in April 2024.
- Metrolink Transit Oriented Development (TOD) Study
 - A list of sixteen (16) potential stations based on development opportunities and equity and displacement was developed in Fall 2022.

- After an outreach process, ten (10) cities expressed interest in joining the study, of which nine (9) were selected in April 2023.
- Each of the final nine (9) cities were engaged to develop housing development strategies for the final station areas and SCAG is in the process of completing the strategy plans before briefing SCAG and Metrolink committees of the study status and the city results to date. The project will be completed in April 2024.
- Transformative Climate Communities (TCC)
 - A consultant team was selected for the City of Pomona and the project kicked-off in July 2022.
 - The consultant completed all technical work and various public hearings in 2023.
 - The final deliverable with recommendations to the City on potential City-owned parking lots suitable for redevelopment was completed at the end of 2023.

Achievements

Call for Collaboration

- A technical assistance provider procured by California Community Foundation (CCF) hosted seven 90-minute trainings on special topics. The technical assistance provider, along with SCAG and CCF staff, hosted an additional monthly check-in with grantees.
- Training sessions and direct technical assistance were provided by a non-profit partner to grantees to educate grantees on best practices related to planning policies, and programs that demonstrated a nexus to accelerating housing production.
- All projects were completed in mid-2023.

Housing Policy Leadership Academy (HPLA)

- The first HPLA session kicked off in February 2022 for the 8 subregional cohorts. Almost 200 individuals representing a diverse range of stakeholders, including planning commissioners, elected officials, non-profit leaders, and service providers, completed the program in November and December 2022.

- The final HPLA project required participants to draft a local housing policy proposal. Some participants indicated interest in continuing to work on the initiatives beyond the course and sought stakeholder support, local approvals, and funding to execute the policy recommendations researched. One group proposed creating a pilot program for a limited equity housing co-op, outside of HPLA, and received \$250,000 in grant funding to move their proposal forward.
- The leadership academy program included a total of five (5) region-wide convenings on core housing topics. Each Forum had approximately 300 participants. Three (3) forums were held in 2022, and the last two (2) were held in partnership with the San Diego Association of Governments (SANDAG) in March 2023.
- National- and local-level speakers were featured and provided an overview of recent Federal and State housing legislation, along with other important housing topics such as homeownership and social housing.

Regional Housing Policy Solutions

- Other to Residential Toolkit
 - The Other-to-Residential project considered the opportunities and barriers for conversion of underutilized non-residential sites to much-needed residential uses in the SCAG region.
 - The project included a collaboration with students at the University of Southern California's Sol Price School of Public Policy to expand opportunities for students to engage with planning practitioners and real-world examples.
 - The final product, an Other-to-Residential Toolkit that showcased case studies and best practices in the conversion of non-residential land uses, was completed in June 2022 and released to the public in August 2022. The full Toolkit is downloadable on the SCAG REAP 1.0 website and a full ArcGIS Story Map is also available.
 - In 2023, The Other-to-Residential Toolkit was awarded the American Planning Association California Chapter Award of Merit in the Best Practices category.

Best practices

- Engagement of stakeholders

SCAG conducted extensive outreach with stakeholders and partners to create guidelines for various projects. This helped them identify opportunities to address constraints while developing regional programs. One such program is the Call for Collaboration project, which aims to promote equity in housing planning and facilitate deeper engagement through local non-profits and community-based organizations (CBO). The program leverages REAP funds and funding from three foundations. The primary partner procured a technical assistance consultant to support project management and program guidance to grantees. Quarterly meetings were held with grantees to ensure timely completion of the project. This project is a great example of how collaboration with stakeholders and partners at the community-level can help create effective regional programs that address local needs and constraints while promoting equity in land use decision making.

Additionally, the HPLA project required participants in groups to prepare housing policy proposals to increase housing production in their communities. These proposals included establishing rezoning initiatives, specific plan overlay zones, and strategies for surplus lands. Several participants indicated interest in pursuing these efforts beyond the class. In one instance, a group whose proposal was to create a pilot program for a limited equity housing co-op, decided to pursue their proposal outside of HPLA and received \$250,000 in grant funding to move their proposal forward.

- Building support for housing through subregional collaboration

The SRP Program was designed to assist jurisdictions in implementing their 6th cycle Regional Housing Needs Assessment (RHNA) allocation. The program links available funding to the RHNA allocations, and projects are conducted at the subregional level to consider local planning constraints and supplement local projects funded through Senate Bill 2 (SB 2) and Local Early Action Planning (LEAP) funding. Some subregional partners used SCAG's On Call Services to simplify consultant procurement. SCAG project managers have provided technical assistance to subregional project managers on procurement issues, such as developing scope of work, reviewing proposals, and consolidating efforts. Peer-to-peer collaboration meetings were held to promote cross-regional collaboration on common projects, including accessory dwelling units, housing finance, and inclusionary zoning. Subregional partners and jurisdictions using LEAP and SB 2 funding for similar projects have participated in four meetings earlier in the program. SCAG staff has provided a shareable resource site for participants, which includes

webinars, toolkits, and templates. These collaborative efforts have resulted in three subregions combining resources to develop a joint ADU project that is nearing completion.

- Technical assistance outcomes

The Connect SoCal strategies, which focus on job and transit access, have been linked to the 6th cycle RHNA methodology. To facilitate accelerated housing production and enable implementation of Connect SoCal, the SCP-HSD technical assistance has been designed to provide support to jurisdictions. Toolkits, such as the final deliverables from the Other-to-Residential Toolkit and Development Streamlining projects, can help jurisdictions implement their housing elements by rezoning previously unavailable sites and streamlining the development process. Additionally, housing element updates benefited from direct technical assistance, and many housing elements that took advantage of technical assistance opportunities have been adopted and found in compliance.

- Establishment of On Call Services

SCAG successfully established On Call Services (OCS) for REAP funded projects to streamline the procurement of consultant resources. This resulted in the creation of a pre-qualified consultant bench across five disciplines, making it easier to access professional services. The program saw the successful completion of 31 procurements, including six under the Subregional Partnership Program. The OCS process has saved a significant amount of time in procuring professional services, enabling teams to focus more on project work. Overall, the REAP program has proven to be an efficient and effective way to manage consultant resources.

Status of Activities:

Activity Category	General Description	Amount Allocated Early	Full Allocation <i>*Includes early allocation</i>	Amount Expended <i>Reporting Period (1/1/22-12/31/22)</i>	Amount Expended <i>Reporting Period (1/1/23-12/31/23)</i>	Amount Expended <i>Cumulative (10/1/19-12/31/23)</i>	Status	Regional Impact on Housing
Improved RHNA Methodology/ Allocation	Improving 6 th cycle RHNA methodology and ensuring Final Plan is consistent with methodology	\$1,187,000	\$2,529,132	\$135,066	\$59,917	\$1,947,775	In progress	Emphasizes housing need in job and transit accessible areas, distribution of need for 1,341,827 units; increase of affordable housing need in areas with high access to resources and capping housing need in areas designated as low access to resources/disadvantaged
Partnerships & Outreach	Suballocations; Call for collaboration; Local leadership academy; Pro-housing campaign	\$6,681,400	\$28,344,625	\$8,819,361	\$9,772,138	\$22,315,745	In progress	Increased education to accelerate housing production; promotion of social equity in housing planning; building pro-housing coalitions; 600,000-735,000 total estimated housing units built for all REAP programs
Regional Housing Policy Solutions	Data Tools, University Partnerships, Policy Briefs, Panel Honorariums	\$1,153,000	\$2,757,049	\$913,680	\$826,035	\$2,257,615	In progress	Assistance to implement 6th cycle RHNA and housing elements; 600,000-735,000 total estimated housing units built for all REAP programs
SCS Integration	SCS Housing & Sustainable Development TA Grants, LA Metro & Metrolink Partnerships, Priority Growth Area Strategies	\$2,253,000	\$10,956,495	\$3,749,504	\$4,643,685	\$9,888,978	In progress	Implementation of RHNA and Connect SoCal strategies; 600,000-735,000 total estimated housing units built for all REAP programs
Admin. <i>*Subject to 5% Cap</i>	Applications, invoicing, reporting	\$593,355	\$2,221,229	\$229,127	\$374,946	\$816,480	In progress	

Activity Category	General Description	Amount Allocated Early	Full Allocation <i>*Includes early allocation</i>	Amount Expended <i>Reporting Period (1/1/22-12/31/22)</i>	Amount Expended <i>Reporting Period (1/1/23-12/31/23)</i>	Amount Expended <i>Cumulative (10/1/19-12/31/23)</i>	Status	Regional Impact on Housing
Project Management <i>*Not Subject to 5% Cap</i>	Overall program project management	N/A	\$1,565,423	\$503,366	\$517,650	\$1,086,585	In progress	
	Total	\$11,867,755	\$47,471,023	\$14,350,112	\$16,194,370	\$ 38,313,177		

Note: SCAG is currently revising its REAP application to reflect changes in programs and their allocated amounts. The full allocation in the above table reflects the approved application submitted on April 1, 2022, and approved by HCD on May 6, 2022.

Summary of Indicators of Housing Production*:

HCD post-submission corrections

Housing Production Indicator	Baseline Year	2021	2022	2023	Cumulative**	Notes
Building Permits	51,630	44,295	55,577	53,429 63,037	153,987 + 11,407	(2021 APR data) COVID-19 may have impacted local permitting activity and applications; most SCAG REAP activities did not begin until 2021
Planned unit count	0	0	11,689	14,204	25,893	
Outreach meetings	0	95	1,455	31	1,581	Public meetings and outreach events
Meeting participants	0	3,400	16,693	10,441	30,534	
Number of Events/Meetings	0	0	667	812	1,479	Internal and target stakeholder meetings
Number of Elected Officials/Decision Maker Participants	0	0	564	211	775	
Tool downloads and website hits	0	5,162	73,693	119,835	198,690	Includes video views
Social media engagement	0	59,321	2,012	18,538	79,871	
Leadership Academy participants	0	235	235	0	235	A total of 430 applications were submitted for 8 cohorts
Housing Forum participants	0	297	697	0	994	
Jurisdictions receiving housing element and sites inventory technical assistance	0	41	40	49	130	
Sites inventoried and rezoned	0	3,300	250	3,550	7,100	
Programs adopted that increase access to fair housing	0	63	60	17	140	Policies include those related to housing elements and AFFH.

HCD post-submission corrections (2019)

HCD post-submission corrections (2023)

Certificates of Occupancy 34,896

43,497

+ 8,601

Completed Entitlements 56,944

56,482

- 462

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Jurisdictions using infrastructure, CEQA, and other toolkits	0	15	25	15	55	
ADUs permitted	0	13	641		654	
Pre-approved plans designed and approved	0	26	26	13	65	
Time saved from ADU permitting process	36 to 128 days on average to permit an ADU	n/a	13 to 204 days on average to permit an ADU		n/a	Metric results will be available after projects complete in early 2023.
Housing Trust fund Revenue Sources Evaluated		0	45	7,356	7,401	
Number of affordable housing units identified in pipeline		0	3,940	8,084	12,024	Projects are wrapping up in 2024.
Number of Training Session Participants and Materials	0	0	38	259	307	
Housing Grant Funds Awarded		0	9	9	18	
Housing Loan Documents Generated		0	15	4	19	
Regional Model Inclusionary Ordinances & Other Ordinances		0	14	14	28	
Public Surveys		0	7		7	
Public Survey Respondents		0	741		741	

**These indicators are an aggregate of metrics across various REAP programs. Not all programs report the same metrics.*

*** Cumulative total metrics from 2021 to 2023 presented as this a more accurate reflection of the impact of the REAP Program*

Data Sources: Subregional Partnership Program Quarterly/Annual Reports & Project Closeout Metric Collection.

Additional Information:

Many projects, particularly SRP projects, aim to accelerate housing production throughout the 6th cycle RHNA. For this reason, an increase to the overall housing supply because of REAP-funded programs may not be immediately reflected in permitting or building activity. SCAG anticipates some delay between project completion and correlated housing construction due to the establishment of new permitting processes, implementation of improved programs, and variable market conditions. In addition, there has been considerable delay for SCAG jurisdictions in adopting a compliant housing element, which has resulted in delays to required rezoning need to accommodate the 6th cycle RHNA. SCAG anticipates that most jurisdictions are now able to focus on rezoning sites to accommodate the 6th cycle RHNA since having their respective housing elements adopted and found in compliance by HCD.

In 2023, SCAG removed one (1) project from the approved REAP application. The TCC Riverside Project was originally intended to be a technical assistance project furthering the existing TCC Grant work conducted by the City. However, after two (2) failed procurements with no bids, the City and SCAG worked together to develop a new scope of work which requested several contract planners to assist the City in expediting their housing approvals. After another two (2) rounds of procurement, a consultant was selected. However, the selected consultant was unable to provide the required financial information to execute the contract. Hence, due to the limited time remaining the City and SCAG made the joint decision to terminate this Project.

With the submission of this report, SCAG has either expended or obligated 100% of its REAP funds. Full expenditure is expected by the end of the SCAG 2023-2024 fiscal year (June 30, 2024). All subrecipient projects are expected to complete by April 2024 and SCAG staff will focus on ensuring all REAP project completion in 2024.