



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

MEETING NO. 676

REGIONAL COUNCIL

Thursday, November 6, 2025

11:45 a.m. – 1:45 p.m.

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

To Attend In-Person:

**SCAG Main Office - Regional Council Room
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017**

To Attend and Participate on Your Computer:

<https://scag.zoom.us/j/83115565458>

To Attend and Participate by Phone:

**Call-in Number: 1-669-900-6833
Meeting ID: 831 1556 5458**

To Watch or View Only:

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

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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: <https://scag.ca.gov/meetings-leadership>.

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Instructions for Participating and Public 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.



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85. Hon. Frank A. Yokoyama
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86. Hon. Jesse Zwick
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REGIONAL COUNCIL AGENDA

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 – Regional Council Room
Los Angeles, CA 90017
Thursday, November 6, 2025
11:45 AM

The Regional Council 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 Cindy Allen, President)

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

CHAIR'S REPORT

- *The Honorable David J. Shapiro – Community, Economy, and Human Development Committee*
- *The Honorable Rick Denison – Energy and Environment Committee*
- *The Honorable Mike T. Judge – Transportation Committee*

INFORMATION ITEM

1. CalSTA Transit Transformation Task Force Update 20 Mins. PPG. 10
(The Honorable Toks Omishakin, Secretary of Transportation, CalSTA)
2. REAP 2.0 Program Update 10 Mins. PPG. 14
(Elizabeth Carvajal, Deputy Director – Land Use, SCAG)

CONSENT CALENDAR

Approval Items

3. Minutes of the Meeting – September 4, 2025 PPG. 32
4. 2026 Meeting Schedule of the Executive Administration Committee, Policy Committees, and Regional Council PPG. 47
5. Contracts \$500,000 or Greater: 26-008, SCAG Travel Demand Model Improvement and Validation PPG. 49
6. Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget, including the Overall Work Program (OWP) PPG. 62



7. Resolution No. 25-676-2 Acceptance of Office of Traffic Safety Grant Funds to Support the Active Transportation Safety and Encouragement Campaign PPG. 80
 8. Resolution No. 25-676-3 Acceptance of FFY26 Office of Traffic Safety Grant Funds to Support the SoCal Transportation Safety Predictive Modeling and Analysis Platform PPG. 85
 9. REAP 2.0 Programs Accelerating Transformative Housing (PATH) Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2) PPG. 89
 10. 2024 Sustainable Communities Program Active Transportation and Safety Amended Guidelines PPG. 135
 11. Connect SoCal 2050: Subregional Sustainable Communities Strategy Framework and Guidelines PPG. 153
 12. 2027 Federal Transportation Improvement Program (FTIP) Guidelines PPG. 187
 13. S. 2651 (Scott & Warren) - ROAD to Housing Act of 2025 PPG. 191
 14. SCAG Memberships and Sponsorships PPG. 522
- Receive and File
15. November 2025 State and Federal Legislative Update PPG. 526
 16. HCD Review of Housing Element High-Priority Non-Rezoning Programs PPG. 548
 17. Purchase Orders, Contracts and Contract Amendments below Regional Council Approval Threshold PPG. 551
 18. CFO Monthly Report PPG. 552

BUSINESS REPORT

(Lucy Dunn, Ex-Officio Member, Business Representative)

PRESIDENT'S REPORT

(The Honorable Cindy Allen, President)

EXECUTIVE DIRECTOR'S REPORT

(Kome Ajise, Executive Director)

FUTURE AGENDA ITEMS

ANNOUNCEMENTS

ADJOURNMENT



AGENDA ITEM 1

REPORT

Southern California Association of Governments
November 6, 2025

To: Transportation Committee (TC)
Regional Council (RC)

From: Priscilla Freduah-Agyemang, Senior Regional Planner
(213) 236-1973, agyemang@scag.ca.gov

Subject: CalSTA Transit Transformation Task Force Update

EXECUTIVE DIRECTOR'S
APPROVAL

Kome Ajise

RECOMMENDED ACTION FOR RC:
Information Only - No Action Required

RECOMMENDED ACTION FOR TC:
Receive and File

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:
Senate Bill 125 (SB 125, Chapter 54, Statutes of 2023) was enacted as part of the state's transportation budget to address urgent transit funding needs and help agencies avoid near-term service cuts. In addition to providing emergency financial support, SB 125 established the Transit Transformation Task Force (Task Force), led by the California State Transportation Agency (CalSTA), to develop statewide recommendations to grow transit ridership, improve the transit customer experience, and address long-term operational needs. The Task Force included 25 members, including representatives from the California Department of Transportation (Caltrans), local agencies, academic institutions, nongovernmental organizations, and other stakeholders. Southern California representation on the Task Force included SCAG, the Los Angeles County Metropolitan Transportation Authority (Metro), Move LA, the Riverside County Transportation Commission (RCTC), and the University of California, Los Angeles Institute of Transportation Studies (UCLA ITS). The work culminated in a report of findings and policy recommendations to the Legislature at the end of October. This staff report provides a final update on the work of the Task Force, which held its final meeting on September 30, 2025. CalSTA Secretary, Toks Omishakin, will attend the Regional Council meeting and share updates on the work of the Task Force.

BACKGROUND:

Connect SoCal 2024 envisions a future in which transit/rail functions as the backbone of the mobility ecosystem, enabling seamless and efficient travel without needing to own an automobile. Frequent, reliable, and convenient transit/rail is vital for advancing both the state and region's vision of more livable and equitable communities. This also supports the larger vision for the region, to create a healthy, prosperous, and connected region for a more resilient and equitable future.

Transit/rail in the region continues to grapple with the significant impacts from the COVID-19 pandemic. Per the most recent ridership updates to the Transportation Committee, as of June 2025, bus ridership has recovered to about 76 percent of pre-pandemic levels, followed by light and heavy rail at 74 percent, and commuter rail at 63 percent. Many other lingering challenges threaten ridership growth beyond the purview of transit agencies. These pandemic impacts, along with increasing demand for sustainable transportation options, advancements in technology, and changes in urban environments, will shape the future for transit/rail recovery.

In addition to assembling the Regional Transit Technical Advisory Committee to discuss relevant issues relevant for improving transit in the region, SCAG continues to explore ways to advance transit and support ridership recovery as part of implementing Connect SoCal. Examples of recent efforts are detailed below.

- In March, SCAG published and started promoting the Mobility Hub Design and Implementation Guide, which provides details on how communities can create mobility hubs in all types of contexts. The guide's appendices also detail existing conditions, implementation schedules, and funding options, and examples of conceptual designs for four potential mobility hub locations in Downtown Burbank, Downtown Fontana, the Moorpark Metrolink Station, and Downtown Perris. SCAG staff are currently working to partner with locals to support implementation.
- In June, SCAG kicked off the Innovative Clean Transit Regional Assessment Study to assess the efforts of the region's transit operators to develop and implement Zero-Emission Bus Rollout Plans (required by the California Air Resources Board (CARB)) and to assess the readiness of the region to transition to zero-emission transit fleets. SCAG anticipates exploring opportunities for enhanced coordination across agencies to streamline efforts and maximize effectiveness and identifying potential roles for SCAG to play in facilitating the transition to clean transit.
- SCAG is currently working with Metrolink to implement an open-loop payment system on the San Bernardino line, which will allow riders to pay fares by tapping a contactless credit, debit, or digital wallet card instead of buying a ticket. The goal is for Metrolink to integrate seamlessly with other Southern California transit networks, especially ahead of the 2028 Olympic and Paralympic Games. This open loop work, along with the aforementioned Mobility Hub Design and Implementation Guide, are an outgrowth of SCAG's Mobility as a Service Feasibility White Paper, which included recommendations on how to advance the region towards a truly integrated transportation system.

Transit Transformation Task Force

Senate Bill 125 ([SB 125](#), Chapter 54, Statutes of 2023) was enacted as part of the state's transportation budget to address urgent transit funding needs and help agencies avoid near-term service cuts. In addition to providing emergency financial support, SB 125 established the Transit Transformation Task Force, led by the California State Transportation Agency (CalSTA), and including representatives from the California Department of Transportation, various local agencies, academic institutions, nongovernmental organizations, and other stakeholders across the state. SCAG's Executive Director, Kome Ajise, served on the Task Force, along with other Southern California representatives from Metro, Move LA, RCTC, and UCLA ITS. CalSTA, in consultation with the Task Force, was required to prepare and submit a report of findings and policy recommendations to grow transit ridership, improve the transit experience, and address long-term operational needs to the appropriate policy and fiscal committees of the Legislature on or before October 31, 2025.

As shared in previous meetings, the Transit Transformation Task Force was established in December 2023 and has convened regularly since then to develop policy recommendations to grow transit ridership, improve the transit experience, and address long-term operational needs. CalSTA held its 13th and final Task Force meeting on September 30. The meeting was focused on finalizing updates to the draft reports for Tranche 1 (transit operations and funding) and Tranche 2 (rider experience and service quality), and reviewing new recommendations from the August meetings under Tranche 3 (governance, innovation, and long-term transformation). Public comments highlighted the need to secure reliable capital and operating funding for transit systems across California, as well as enhancing schedule coordination to facilitate more seamless travel.

The Task Force reviewed and approved a new recommendation related to strategy AA: coordinate with and incentivize manufacturers to collaborate on zero-emission bus and paratransit vehicle fleet. The recommendation supported statewide coordination to address challenges with zero-emission vehicles (ZEVs) that are out of service due to limited manufacturer support, and ensure proper maintenance and operational readiness of these technologies.

In alignment with the principle of ensuring operational and financial sustainability, the Task Force considered and voted on a range of recommendations focused on identifying new revenue sources. The recommendations were outlined in [this staff report](#). Among them, Task Force members proposed and voted on revisions to:

- X.1. Consider additional flexibility in the ability for transit agencies, regions, or voters to place measures on the ballot by allowing transit agencies and regional to have authority to place measures on the ballot for portions of their service areas or entire service area, similar to how cities can place taxes on the ballot without enabling legislation, and
- X.2. Encourage future local option sales tax to be assigned programmatically.

The Task Force did not reach consensus on a proposal to increase the Bradley-Burns Uniform Local Sales Tax by 0.25%, effectively doubling the Local Transportation Fund (LTF). The proposed increment was intended to be exclusively allocated to LTF.

Final Report Overview

The final report of the Task Force outlines a comprehensive framework for strengthening California's transit systems. The Executive Summary highlights the Task Force's overarching goals, guiding principles, and key recommendations, framing public transit as essential to California's climate, equity, and mobility future. The Background section explains the legislative origins of the Task Force and underscores the urgency of reversing declining ridership trends while advancing long-term sustainability objectives. It situates the Task Force's work within the broader context of statewide efforts to modernize and stabilize transit systems. The report also examines recent transit trends and challenges across California, including persistent ridership declines, funding shortfalls, and fragmented service delivery. It identifies critical barriers to access and reliability, factors that must be addressed to restore and grow transit usage.

To guide its work, the Task Force established a set of core principles that shaped all strategies and recommendations. These include a commitment to equity, sustainability, customer experience, and regional coordination. These values serve as the foundation for a transformative approach to transit planning and investment. As part of the final report, the Task Force adopted five guiding principles to inform future strategies:

1. Transit should be operationally and financially sustainable.
2. Safety is fundamental.
3. Transit services should be fast, reliable, connected, and convenient.
4. Transit should be accessible and easy to use for all.
5. Public transit systems should support the development of complete communities.

These principles are intended to drive coordinated action across agencies and jurisdictions, ensuring that California's transit systems are resilient, inclusive, and responsive to the needs of all users. The final report is available on CalSTA's [webpage](#).

FISCAL IMPACT:

Staff work supporting this initiative is included in the current Overall Work Program (OWP) FY25/26 140.0121.01 Transit Planning and Task 140.0121.02 Passenger Rail Planning.



AGENDA ITEM 2

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

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 recession 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

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

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

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	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	LACAHS (Los Angeles County Affordable Housing Solutions Agency)	Los Angeles	LACAHS 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



NO. 675
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
REGIONAL COUNCIL
MINUTES OF THE REGULAR MEETING
THURSDAY, SEPTEMBER 4, 2025

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REGIONAL COUNCIL. A VIDEO RECORDING OF THE ACTUAL MEETING IS AVAILABLE ON THE SCAG WEBSITE AT: <http://scag.iqm2.com/Citizens/>.

The Regional Council (RC) of the Southern California Association of Governments (SCAG) held a regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

Members Present

Hon. Cindy Allen, President	<i>Long Beach</i>	District 30
Hon. Ray Marquez, 1st Vice President	<i>Chino Hills</i>	District 10
Hon. Jenny Crosswhite, 2nd Vice President	<i>Santa Paula</i>	District 47
Sup. Curt Hagman, Imm. Past President		San Bernardino County
Sup. Martha Cardenas-Singh		Imperial County
Sup. Don Wagner		Orange County
Sup. Karen Spiegel		Riverside County
Sup. Vianey Lopez		Ventura County
Hon. Michael Goodsell		ICTC
Hon. Jan Harnik		RCTC
Hon. Alan Wapner		SBCTA
Hon. Trish Kelley		TCA
Hon. Mike T. Judge		VCTC
Hon. Gil Rebolgar	<i>Brawley</i>	District 1
Hon. Gary Gardner	<i>Desert Hot Springs</i>	District 2
Hon. Linda Krupa	<i>Hemet</i>	District 3
Hon. Clint Lorimore	<i>Eastvale</i>	District 4
Hon. Frank Navarro	<i>Colton</i>	District 6
Hon. Helen Tran	<i>San Bernardino</i>	District 7
Hon. Acquanetta Warren	<i>Fontana</i>	District 8
Hon. John Dutrey	<i>Montclair</i>	District 9
Hon. Rick Denison	<i>Yucca Valley</i>	District 11



Hon. John Gabbard	<i>Dana Point</i>	District 12
Hon. William Go	<i>Irvine</i>	District 14
Hon. Debbie Baker	<i>La Palma</i>	District 18
Hon. Joe Kalmick	<i>Seal Beach</i>	District 20
Hon. Marty Simonoff	<i>Brea</i>	District 22
Hon. Jeff Wood	<i>Lakewood</i>	District 24
Hon. Emma Sharif	<i>Compton</i>	District 26
Hon. Mark E. Henderson	<i>Gardena</i>	District 28
Hon. Margaret Clark	<i>Rosemead</i>	District 32
Hon. Shaunna Elias	<i>Glendora</i>	District 33
Hon. Thomas Wong	<i>Monterey Park</i>	District 34
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. Keith Eich	<i>La Cañada Flintridge</i>	District 36
Hon. Steve Tye	<i>Diamond Bar</i>	District 37
Hon. Tim Sandoval	<i>Pomona</i>	District 38
Hon. Mark Waronek	<i>Lomita</i>	District 39
Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Nikki Perez	<i>Burbank</i>	District 42
Hon. David J. Shapiro	<i>Calabasas</i>	District 44
Hon. Laura Hernandez	<i>Port Hueneme</i>	District 45
Hon. Rocky Rhodes	<i>Simi Valley</i>	District 46
Hon. Steve Manos	<i>Lake Elsinore</i>	District 63
Hon. Butch Twining	<i>Huntington Beach</i>	District 64
Hon. Daniel Ramos	<i>Adelanto</i>	District 65
Hon. Steve Sanchez	<i>La Quinta</i>	District 66
Hon. Marsha McLean	<i>Santa Clarita</i>	District 67
Hon. Ulises Cabrera	<i>Moreno Valley</i>	District 69
Hon. Larry McCallon		Air District Representative
Ms. Lucy Dunn		Business Representative

Members Not Present

Sup. Kathryn Barger
 Sup. Hilda Solis
 Hon. Carlos Leon
 Hon. Zak Schwank
 Hon. Wendy Bucknum
 Hon. Lauren Kleiman
 Hon. Valerie Amezcua
 Hon. Jon Dumitru
 Hon. Ryan Balius

Members Not Present

Temecula
Mission Viejo
Newport Beach
Santa Ana
Orange
Anaheim

Members Not Present

Los Angeles County
 Los Angeles County
 OCTA
 District 5
 District 13
 District 15
 District 16
 District 17
 District 19



Hon. Fred Jung	<i>Fullerton</i>	District 21
Hon. Frank Yokoyama	<i>Cerritos</i>	District 23
Hon. Claudia Frometa	<i>Downey</i>	District 25
Hon. Ali Saleh	<i>Bell</i>	District 27
Hon. Suely Saro	<i>Long Beach</i>	District 29
Hon. Andrew Lara	<i>Pico Rivera</i>	District 31
Hon. Jesse Zwick	<i>Santa Monica</i>	District 41
Hon. Austin Bishop	<i>Palmdale</i>	District 43
Hon. Eunisses Hernandez	<i>Los Angeles</i>	District 48
Hon. Adrin Nazarian	<i>Los Angeles</i>	District 49
Hon. Bob Blumenfield	<i>Los Angeles</i>	District 50
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Katy Young Yaroslavsky	<i>Los Angeles</i>	District 52
Hon. Imelda Padilla	<i>Los Angeles</i>	District 53
Hon. Monica Rodriguez	<i>Los Angeles</i>	District 54
Hon. Marqueece Harris-Dawson	<i>Los Angeles</i>	District 55
Hon. Curren D. Price, Jr.	<i>Los Angeles</i>	District 56
Hon. Heather Hutt	<i>Los Angeles</i>	District 57
Hon. Traci Park	<i>Los Angeles</i>	District 58
Hon. John Lee	<i>Los Angeles</i>	District 59
Hon. Hugo Soto-Martinez	<i>Los Angeles</i>	District 60
Hon. Ysabel Jurado	<i>Los Angeles</i>	District 61
Hon. Tim McOsker	<i>Los Angeles</i>	District 62
Hon. Patricia Lock Dawson	<i>Riverside</i>	District 68
Hon. Karen Bass	<i>Los Angeles</i>	Member-at-Large
Hon. Andrew Masiel, Sr.	<i>Pechanga Dev. Corp.</i>	Tribal Gov't Reg'l Planning Brd.

Staff Present

Kome Ajise, Executive Director
Darin Chidsey, Chief Operating Officer
Cindy Giraldo, Chief Financial Officer
Sarah Jepson, Chief Planning Officer
Javiera Cartagena, Chief Government and Public Affairs Officer
Carmen Flores, Chief Human Resources Officer
Julie Shroyer, Chief Information Officer
Jeffery Elder, Chief Counsel
Mike Maurer, Board Counsel
Maggie Aguilar, Clerk of the Board
Jonna Hart, Sr. Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Allen called the meeting to order at 11:51 p.m. and asked Regional Council Gary Gardner, Desert Hot Springs, District 2, to lead the pledge of allegiance.

President Allen reported that due to a glitch with the handheld voting devices, they would be doing roll call votes for the meeting.

Board Counsel Mike Maurer noted that Mayor Frank Navarro from the City of Colton and Councilmember Nikki Perez from the City of Burbank would be participating through an accommodation under the Americans with Disabilities Act. He asked both members to keep their video active during the duration of the meeting. He also noted that there was a request for an AB 2449 accommodation from Regional Council member Lucy Dunn. He noted she would be participating under the Just Cause exemption due to an illness. He also asked her to keep her video active and to confirm if there was anyone under the age of 18 or older. Regional Council member Dunn stated there was no one under the age of 18 or older in the room with her.

PUBLIC COMMENT PERIOD

President Allen opened the Public Comment Period for persons to comment on any matter pertinent to SCAG's jurisdiction that were not listed on the agenda.

The Clerk of the Board acknowledged there were no public comments.

Seeing no public comment speakers for items not listed on the agenda, President Allen closed the Public Comment Period.

REVIEW AND PRIORITIZE AGENDA ITEMS

There was no prioritization of agenda items.

CHAIR'S REPORT

David J. Shapiro, Community, Economic, and Human Development Committee (CEHD) Chair, reported that the Committee heard two informational items. He stated that first the Committee heard from a panel on shared equity homeownership models, innovative strategies included within the Connect SoCal 2024 that create a means for individuals and families with qualifying incomes to become homeowners at below market prices. He indicated that for this panel they received presentations from two speakers, Margie Brown, Executive Director of the Urban Homesteading Assistance Board, and Devin Culbertson, Vice President of Innovative Finance at Grounded Solutions

Network. He shared that they spoke about co-op and rent-to-own options for their communities. He noted the second presentation was a demographic data update from Dr. Kevin Kane, SCAG's Planning Supervisor of Forecasting and Spatial Analytics. He explained that the information from this presentation was vital to completing the work of their committee, which requires an up-to-date understanding of the region's people, housing, and jobs for where they were heading in the future. Lastly, he welcomed new committee members, Victoria Garcia from San Fernando, Sharona Nazarian from Beverly Hills, Sheila Rossi from South Pasadena, Valerie Vandever from San Jacinto, Betty Martinez-Franco from Irvine, and Megan Kerr from Long Beach.

There were no comments on the CEHD Chair report.

Rick Denison, Energy and Environment Committee (EEC) Chair, reported they had one action item and five informational items. He noted that they started off with the committee approving the sub-regional Sustainable Community Strategy Framework and guidelines for use in development of the 2028 through 2050 Regional Transportation Plan and the Sustainable Community Strategy. He indicated that the first information item was review of the EEC agenda items through June 2026. He shared that they received an overview of the Innovative Clean Transit Study, including the process, timeline, and desired outcomes for that study. He also noted that they received an overview of the Natural and Agriculture Lands Economic and Resilience Benefit Study and indicated that technical work was underway for this study and engagement would begin in the fall. He indicated the next presentation was a panel on ecosystem services with an economist and staff member from a regional conservation district that gave them an overview of the ecosystem services from natural and agricultural lands, such as carbon sequestration and water storage. Lastly, they welcomed Daniel Brotman from Glendale and Martha Cardenas-Singh from Imperial County.

There were no comments on the EEC Chair report.

Mike T. Judge, Transportation Committee (TC) Chair, reported they received two informational presentations from staff and approved three action items. He noted that two of the action items approved would come before the Regional Council and emphasized they were critical to the ongoing progress and support of SCAG's regional planning efforts and member support. He reported that Annie Nam provided an update on the Transportation Committee Outlook and future agenda items, which gives the committee an opportunity to understand future priorities for SCAG and the Committee's ongoing efforts to support the Regional Council. He also reported that Rachel Om provided an update on planning for the Main Street's program and noted this project was designed to support ongoing multimodal transportation efforts along with community events and activities throughout the region. He indicated it would facilitate collaboration between Caltrans, local agencies, and SCAG, as these studies areas encompass state routes located within city borders. He also reported that the Committee took action to approve 1) the 2024 Solutions for Congested Corridors program grant for the Metrolink Sustainable Locomotive Replacement Project; 2) the

2007 Federal Transportation Improvement Program; and 3) the Invest in Clean LMFP Rebate Program.

There were no comments on the TC Chair report.

President Allen stated that they had a total of three items to vote on in addition to several presentations. She explained that to maximize their time, they would be doing one roll call vote for Items 1, 2, and the Consent Calendar since they would not be using the handheld voting devices. She asked members to hold off from making a motion until they had gone through all the items.

ACTION ITEM

1. Program Development Framework to Support the 2028 Olympic and Paralympic Games

Sarah Jepson, Chief Planning Officer, presented on the program development framework. She noted that they would have a panel discussion, which Kome Ajise, Executive Director, would facilitate. She indicated that the panel consisted of LA28 members and leaders from some of their non-venue cities who would talk about ways that they have been actively working to ensure that the games benefit their local communities and local economies. She shared that they had updated the website to include a dedicated games webpage which would provide information on SCAG's work in support of the games. She reported that the framework aimed to optimize legacy infrastructure investment, accelerate innovation through pilot projects, align policies and programs across jurisdictions, and showcase communities through placemaking opportunities.

There were no Public Comments on Item 1.

Kome Ajise, Executive Director, moderated the panel discussion and noted that they wanted to have a conversation about the LA Games and the non-venue cities. He introduced the panel members as follows: Vic Nol, Director of Venue Cities Relations at LA28, Olympian and Council Member from the City of Mission Viejo Brian Goodell, and Mayor Dan O'Brien from the Culver City. He indicated that the games were going to be regional and not only in Los Angeles. He further emphasized that they wanted to take this opportunity to have a conversation about how some non-venue cities were acting in terms of taking advantage of the potential of the games in their communities.

Mr. Nol shared he was responsible for the venue cities outside of the host city of LA that would be hosting events during the games, as well as LA County. He noted that his colleague, Rachel Xu was on their government relations team and was responsible for the non-venue cities. He discussed the upcoming 2028 Los Angeles Olympic and Paralympic Games, highlighting its significance as the third city globally to host three Olympic Games and the first to host Paralympics. He shared that the

event was expected to draw 15 million spectators, 11,000 Olympic athletes, 4,000 Paralympic athletes, and 150 heads of state, with an economic output of \$18 billion. He also noted that they had recently near-finalized their Olympic and Paralympic plan and stated that they would be utilizing existing venues across Southern California and Oklahoma City, with temporary builds only. He shared information on opportunities for municipalities to host live sites, training venues, and national houses, with LA28 providing support and resources without charging fees. He also explained that LA28 had been working across the region to acquire hotel room blocks for their stakeholders. He also noted that the games were set to open on July 14, 2028, for the Olympics and August 15 for the Paralympics, with volunteer recruitment expected to begin in 2026.

Council Member Goodell discussed Mission Viejo's Olympic hosting efforts. He indicated that Mission Viejo had been actively preparing to host events related to the 2028 Los Angeles Olympics for the last eight years, leveraging its sports facilities and diplomatic efforts to attract National Olympic Committees. He shared that the city had secured deals with several countries, including the Netherlands, which would use Mission Viejo as their home base, and had agreements with the U.S., Japanese, and French Olympic diving teams to train at their facilities. He indicated that the city's approach had been diplomatic, with representatives traveling globally to market their capabilities and invite nations to use their facilities.

Mayor O'Brien discussed Culver City's hosting efforts and noted that they had also been pursuing opportunities related to the Olympics, including hosting the Los Angeles Consular Corps and potentially becoming home to the New Zealand house. He focused on strategies for hosting Olympic-related events in cities, with a particular emphasis on Culver City's efforts to secure hospitality houses and event spaces. He highlighted Culver City's strategic advantages, including its proximity to major transportation hubs and the Olympic Village, and described ongoing negotiations with property owners and national Olympic committees. He emphasized the need to be flexible and nimble in considering all opportunities.

Executive Director Ajise asked the panelist how they balanced this short-term excitement to go after the games with what was going to be left when the games were done.

Council Member Goodell indicated they had a long-standing Olympic legacy at Mission Viejo and were committed to excellence in their facilities, training, and support for their community. He noted that this was a long-term commitment for them that enhances their city. He discussed their approach to hosting athletes, including transportation logistics and economic benefits, while emphasizing collaboration between neighboring cities to share facilities and resources.

Mayor O'Brien addressed the short-term economic projections for the New Zealand house, estimating a \$2-4 million direct impact during the 16 to 18 days of the event and up to \$5-8 million in indirect effects. He discussed long-term plans including establishing a business incubator hub two

years before the games to mitigate costs for participating nations. He also discussed infrastructure improvements, community engagement, and legacy initiatives.

The Regional Council Members engaged in discussions with the panelists regarding the economic impact and legacy of hosting the Olympic Games in Los Angeles.

Regional Council Member Steve Sanchez asked how they were measuring the success of the Olympics and ensuring infrastructure remains in place after the Olympics.

Mr. Nol indicated they had made \$160 million commitment to youth sports programs. Success metrics for the games were discussed, emphasizing financial responsibility, and inspiring the next generation of athletes and leaders.

Mayor O'Brian highlighted the need to balance housing development with business growth, including attracting international businesses, and improving infrastructure.

Regional Council Member Alan Wapner expressed frustration about the lack of consideration for Southern California's broader transportation needs, particularly for Metrolink, which may not be able to provide service due to funding constraints.

Executive Director Ajise stated that the Games Mobility Executive Team was working on addressing mobility concerns, with plans to provide a briefing on their progress in the future.

Regional Council Member Tim Sandoval shared the City of Pomona would be hosting cricket for the Olympic Games. He shared that the San Gabriel Valley Council of Governments had established a committee to coordinate regional efforts, leveraging the diversity, and resources of nearby cities.

Regional Council Member Kelley asked the panel to share what the resources required were, such as staff time, police, fire, the associated costs for return on investment, and selling it to the community.

Council Member Goodell shared insights from Mission Viejo's experience, highlighting the importance of early planning, data collection, and demonstrating economic benefits through visitor tracking studies.

Regional Council Member Margaret Finlay asked what they could do to get involved in small cities.

Mr. Nol's suggested that cities familiarize themselves with the LA28 website, sign up for newsletters, and participate in quarterly "88 for 28" convenings to stay informed.

President Allen thanked the panelist for the work that they do and asked what the cities and LA28 are doing to collect volunteers.

Mr. Nol's discussed volunteer opportunities, noting that a volunteer portal would likely open in early 2026.

Executive Director Ajise highlighted the importance of travel demand management for both people and freight during the games. He thanked the panelist for taking the time to join them.

2. Resolution No. 25-675-1 Approving Amendment 1 to the FY 2025-26 Comprehensive Budget, including the Overall Work Program (OWP)

Cindy Giraldo, Chief Financial Officer, reported that staff recommended approving the resolution of the first amendment to the fiscal year 25-26 comprehensive budget. She stated that the amendment incorporated an additional \$7 million of federal funding, increasing the overall work program budget from \$408.5 million to \$415.5 million. She reported that on July 30, Caltrans awarded SCAG \$7 million in federal highway planning funds to support two key initiatives: 1) \$1 million dollars for a resiliency and readiness planning study; and 2) another \$6 million for a regionally coordinated marketing and communications campaign to promote transportation demand management strategies in support of the 2028 Olympic and Paralympic Games. She noted that with this approval, they would move forward to amend the budget to leverage this new federal funding and enhance SCAG's planning efforts and regional coordination, in particular around the 2028 games.

Regional Council Member Alan Wapner, SBCTA, asked if they could incorporate the World Cup Games as he thought it was another important event that they needed to immobilize as a region.

Ms. Giraldo indicated they could add the World Cup Games to it.

There were no Public Comments on Item 2.

CONSENT CALENDAR

President Allen stated that before they took action on Item 1, 2, and the Consent Calendar, she wanted to note a correction to the fiscal impacts section for Agenda Item 10. For the record, she stated that the correct SCCP grant amount was \$52.606 million not \$25.606 million."

The Clerk of the Board also reported that Regional Council Member Keith Eith had indicated that he attended the June Regional Council meeting. The Clerk noted that the minutes would be corrected.

Approval Items

3. Minutes of the Meeting – June 5, 2025
4. 2025 California Clean Air Day Proclamation
5. Amendment to Regional Council Policy Manual
6. Contracts \$500,000 or Greater: 25-026-C01, State Advocacy Services
7. Contracts \$500,000 or Greater: 26-001-C01, Environmental Systems Research Institute (Esri), Inc. Enterprise License Agreement
8. Contracts \$500,000 or Greater: 26-006-C01, Southern California Airport Passenger Surface Transportation Study
9. Contract Amendment: 19-065-C01, 457 (b) Deferred Compensation Plan Services
10. Acceptance of the 2024 Solutions for Congested Corridors Program (SCCP) Grant Award and Next Steps for the Metrolink Sustainable Locomotive Replacement Project
11. INVEST CLEAN (Measure 2.2) LMFP Rebate Program Announcement
12. SCAG Memberships and Sponsorships

Receive and File

13. September 2025 State and Federal Legislative Update
 14. 2025 Executive/Administration Committee (EAC) Retreat Update
 15. Status Update on Transportation Conformity Challenges in SCAG Region
 16. 2025 Transportation Safety Regional Existing Conditions Report
 17. 2027 Federal Transportation Improvement Program (FTIP) Guidelines
 18. Purchase Orders, Contracts and Contract Amendments below Regional Council Approval Threshold
-

19. CFO Monthly Report

There were no Public Comments on the Consent Calendar.

A MOTION was made (Shapiro) to 1) approve the Games Mobility Program Development Framework; 2) adopt Resolution No. 25-675-1 approving a first amendment (Budget Amendment 1) to the Fiscal Year 2025-26 Comprehensive Budget including the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of \$7 million, increasing the FY 2025-26 OWP Budget from \$408,497,515 to \$415,497,515; and 3) Consent Calendar Items 3 through 12 and Receive and File Items 13 through 19. Motion was SECONDED (Finlay) and passed by the following roll call votes.

AYES: Allen, Baker, Boyles, Cabrera, Cardenas-Singh, Clark, Crosswhite, Denison, Dutrey, Eich, Elias, Finlay, Gardner, Go, Goodsell, Harnik, Henderson, L. Hernandez, Judge, Kalmick, Kelley, Krupa, Lopez, Lorimore, Manos, Marquez, McCallon, McLean, Navarro, Perez, Rebollar, Rhodes, Sanchez, Sandoval, Shapiro, Sharif, Simonoff, Spiegel, Twining, Tye, Wagner, Wapner, Waronek, Warren, and Wong (45)

NOES: Gabbard (1)

ABSTAIN: None (0)

INFORMATION ITEM

20. Economic Roundtable Third Quarter Update

Sarah Jepson, Chief Planning Officer, reported that for about 16 years SCAG had convened a team of independent economists to support their long-range planning. She shared that in 2022, their Economic Roundtable started meeting quarterly and provided information through an economic trends tool that was on SCAG's website. She indicated the tool had the latest jobs, unemployment, and housing numbers for the region and the six counties. She also noted that at the request of President Allen they would be bring greater attention to the Economic Roundtable and the report outs at the Regional Council meetings.

Wallace Walrod, Chief Economic Advisor for Orange County Business Council, presented the third quarter update, highlighting modest job growth in the region, primarily driven by healthcare and local government sectors. He reported that tariffs had been mostly absorbed by exporters and companies, with limited impact on consumers. He addressed various economic challenges, including immigration enforcement's impact on construction and food preparation sectors, and the slow recovery in Los Angeles County following the fires. He also touched on federal funding cuts

affecting social services and universities, as well as concerns about tourism, particularly in Orange County, which saw a decline in employment during the summer.

Supervisor Karen Spiegel, Riverside County, asked why they didn't keep the reports for both Riverside and San Bernardino separate as she thought it was important to keep the information separate. She also noted that Ventura was not included.

Staff indicated Ventura was included on the website and it was oversight on the report.

BUSINESS REPORT

Regional Council member Lucy Dunn noted that her business report was on page 226. She reported that at the GLUE Council they welcomed President Cindy Allen, who gave them updates on her priorities for the year. She also reported that Chair Jerome Powell at the Federal Reserve indicated that tariffs were probably not leading to permanent higher inflation, and that the market had already baked in some of the extra costs, at least for now. She also noted that they were signaling an interest drop, and this would be good for housing, and maybe spur a little bit more sales. She also reported that she was honored to participate in a panel with Jim Vanderpool, City Manager at the City of Anaheim, and Lisa Kim, City Manager at the City of Buena Park, to provide information to 400 staff members on the topic of public service. She also discussed the business community's opposition to a section of AB 130 that would impose new vehicle miles traveled fees on new housing, which could significantly increase costs.

PRESIDENT'S REPORT

President Allen welcomed the following new Regional Council Member Martha Cardenas-Singh, Imperial County. She reminded members to register for the 2025 Southern California Demographic Workshop on October 1. She reported that this year's topic, "Revisiting the Intergenerational Contract," looked at shifting connections between populations groups in the 21st century. She also noted that the workshop would feature a keynote by event co-founder Professor Dowell Myers who was director of the Population Dynamics Research Group at the USC Sol Price School of Public Policy. She explained that his keynote would address how intergenerational "lifecycle sharing" contributes to future economic success as California responds to the new population growth realities. She shared that the full program and panel line up was available on SCAG's website and that registration would close September 26. She also provided an update on the EAC retreat noting that her Presidential priorities for the term would focus on housing, getting ready for the 2028 Summer Olympics & Paralympic Games, and clean transportation technology. She shared that they also discussed an outlook for this year's meetings, as well as adjustments to the meeting schedules as follows: 1) Meetings of the Executive/Administration Committee had been moved back to Wednesdays at 3:00 p.m. and would be conducted in person and online; 2) on Regional Council

meeting days, on the first Thursday of every month, policy committee meetings would begin at 9:30 a.m. and would be conducted in person and online; and 3) Regional Council meetings would start at 11:45 a.m. and would be conducted in person. She noted that each Regional Council member would be permitted one instance of remote participation over the next year. She also reminded members of how the holidays would impact their schedule this year and noted that they would be dark again next month in October in observance of the Jewish High Holidays, and January, in observance of the New Year. She reported that to make up for the time lost during these months, they would have a December meeting and would convene a Joint Policy Committee meeting for the annual Economic Update presentation from the Economic Roundtable. She noted that Item 14 of the agenda packet was the EAC Retreat Update which had the Regional Council Outlook of planned topics and actions for the year ahead. She reminded members that there would not be any Policy Committees or Regional Council meetings in October, and meetings of the Policy Committees and Regional Council would resume on Thursday, November 6.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Ajise reported that in the interest of time, he would send his report to members. He took a moment to recognize the Finance Team who recently received the Award for Excellence in Financial Reporting from the Government Finance Officers Association.

There were no public comments on the Business, President's or Executive Director's reports.

FUTURE AGENDA ITEMS

There were no future agenda items.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

There being no further business, President Allen adjourned the meeting of the Regional Council at 1:50 p.m. in memory of Deborah Massey Ikhata, the beloved wife of former CEO Hasan Ikhata. She reported that not only was she a wonderful wife and mother but also a gracious host who welcomed so many of them into her home. She indicated that her generosity and unwavering support of her family would leave a lasting mark on all who knew her. She expressed their deepest condolences to Hasan and his family.

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE REGIONAL COUNCIL]

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Regional Council Attendance Report																
2025-2026																
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		
Amezcuca, Valerie	Santa Ana, RC District 16	0			0									0		
Baker, Debbie	La Palma, RC District 18	1			1									0		
Balius, Ryan	Anaheim, RC District 19	1			0									0		
Barger, Kathryn	Los Angeles County	0			0									0		
Bass, Karen	Los Angeles, (Member at Large)	0			0									0		
Blumenfield, Bob	Los Angeles, RC District 50	0			0									0		
Boyles, Drew	El Segundo, RC District 40	0			1									1		
Bucknum, Wendy	Mission Viejo, RC District 13	1	D	D	0									1		
Cabrera, Ulises	Moreno Valley, RC District 69	1			1									2		
Cardenas-Singh	Imperial County				1									1		
Clark, Margaret	Rosemead, RC District 32	0			1									1		
Crosswhite, Jenny	Santa Paula, RC District 47	1			1									2		
Denison, Rick	Yucca Valley, RC District 11	1			1									2		
Dumitru, Jon	Orange, RC District 17	0			0									0		
Dunn, Lucy	Business Representative	1			1									2		
Dutrey, John	Montclair, RC District 9	1			1									2		
Eich, Keith	La Cañada Flintridge, RC District 36	1			1									2		
Elias, Shaunna	Glendora, RC District 33	0			1									1		
Finlay, Margaret E.	Duarte, RC District 35	0	A	A	1									1		
Frometa, Claudia M.	Downey, RC District 25	0			0									0		
Gardner, Gary	Desert Hot Springs, RC District 2	1			1									2		
Gabbard, John	Dana Point, RC District 12	1			1									2		
Go, William	Irvine, RC District 14	1			1									2		
Goodsell, Mike	ICTC Representative	1			1									2		
Hagman, Curt	San Bernardino County	1			1									2		
Harnik, Jan C.	RCTC Rrepresentative	1			1									2		
Harris-Dawson, Marqueece	Los Angeles, RC District 55	0			0									0		
Henderson, Mark E.	Gardena, RC District 28	0			1									1		
Hernandez, Eunisses	Los Angeles, RC District 48	0			0									0		
Hernandez, Laura	Port Hueneme, RC District 45	1			1									2		
Hutt, Heather	Los Angeles, RC District 57	0	R	R	0									0		
Judge, Mike T.	VCTC Representative	1			1									2		
Jung, Fred	Fullerton, RC District 21	0			0									0		
Jurado, Ysabel	Los Angeles, RC District 61	0			0									0		
Kalmick, Joe	Seal Beach, RC District 20	1			1									2		
Kelley, Trish	TCA Representative	1			1									2		
Kleiman, Lauren	Newport Beach, RC District 15	0			0									0		
Krupa, Linda	Hemet, RC District 3	1	K	K	1									2		
Lara, Andrew	Pico Rivera, RC District 31	1			0									1		
Lee, John	Los Angeles, RC District 59	0			0									0		
Leon, Carlos A.	OCTA Representative	0			0									0		
Lock Dawson, Patricia	Riverside, RC District 68	0			0									0		
Lopez, Vianey	Ventura County	1			1									2		
Lorimore, Clint	Eastvale, RC District 4	0			1									1		
Manos, Steve	Lake Elsinore, RC District 63	1			1									2		
Marquez, Ray	Chino Hills, RC District 10	1			1									2		
Masiel, Andrew	Pechanga Band of Luiseno Indians Tribal Gov. Reg. Plng. Brd.	0			0									0		
McCallon, Larry	Air District Representative	1			1									2		
McLean, Marsha	Santa Clarita, RC District 67	1			1									2		
McOsker, Tim	Los Angeles, RC District 62	0			0									0		
Navarro, Frank J.	Colton, RC District 6	1			1									2		
Nazarian, Adrin	Los Angeles, RC District 49	0			0									0		
Padilla, Imelda	Los Angeles, RC District 53	0			0									0		
Park, Traci	Los Angeles, RC District 58	0			0									0		
Perez, Nikki	Burbank, RC District 42	0			1									1		
Price, Curren D.	Los Angeles, RCDistrict 56	0			0									0		
Raman, Nithya	Los Angeles, RC District 51	0			0									0		
Ramos, Daniel	Adelanto, RC District 65	1			1									2		
Rebollar, Gil	Brawley, RC District 1	1			1									2		

Attachment: RC Attendance Sheet 2025-26 (Minutes of the Meeting - September 4, 2025)



AGENDA ITEM 4

REPORT

Southern California Association of Governments
November 6, 2025

2026 Schedule of Regular Meetings

[Approved by the Regional Council: TBD]

Regular meetings of the Executive/Administration Committee are scheduled on the 1st Wednesday of each month, and regular meetings of the Regional Council and Policy Committees are scheduled on the 1st Thursday of each month, unless otherwise noted. Note: dates are subject to change.

2026 Committees and Regional Council Schedule	Date & Time	Location
JANUARY (DARK)	No Meetings	No Meetings
FEBRUARY		
Executive/Administration Committee (EAC)	2/4/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	2/5/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	2/5/2026 9:30AM	Policy Room A
Transportation Committee (TC)	2/5/2026 9:30AM	Board Room
Regional Council (RC)	2/5/2026 11:45AM	Board Room
MARCH		
Executive/Administration Committee (EAC)	3/4/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	3/5/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	3/5/2026 9:30AM	Policy Room A
Transportation Committee (TC)	3/5/2026 9:30AM	Board Room
Regional Council (RC)	3/5/2026 11:45AM	Board Room
APRIL - *Note: Date has been changed from the first week in April to the second week due to Passover.		
Executive/Administration Committee (EAC)	*4/8/2026 3:00PM	Policy Room B
Joint Policy Committees (CEHD, EEC, TC)	*4/9/2026 9:30AM	Board Room
Regional Council (RC)	*4/9/2026 11:45AM	Board Room
MAY - SCAG 2026 Regional Conference and General Assembly, Palm Desert		
Executive/Administration Committee (EAC)	5/6/2026 3:00PM	Room TBD
Regional Council (RC)	5/7/2026 9:00AM	Room TBD
General Assembly (GA) Annual Business Meeting	5/7/2026 11:00AM	Room TBD
JUNE		
Executive/Administration Committee (EAC)	6/3/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	6/4/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	6/4/2026 9:30AM	Policy Room A
Transportation Committee (TC)	6/4/2026 9:30AM	Board Room
Regional Council (RC)	6/4/2026 11:45AM	Board Room
JULY		
Executive/Administration Committee (EAC)	7/1/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	7/2/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	7/2/2026 9:30AM	Policy Room A
Transportation Committee (TC)	7/2/2026 9:30AM	Board Room
Regional Council (RC)	7/2/2026 11:45AM	Board Room
AUGUST (DARK)	No Meetings	No Meetings
SEPTEMBER		
Executive/Administration Committee (EAC)	9/2/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	9/3/2026 9:30AM	Policy Room B



Energy and Environment Committee (EEC)	9/3/2026 9:30AM	Policy Room A
Transportation Committee (TC)	9/3/2026 9:30AM	Board Room
Regional Council (RC)	9/3/2026 11:45AM	Board Room
Executive/Administration Committee (EAC)	9/30/2026 3:00PM	Policy Room B
OCTOBER		
Community, Economic, and Human Development (CEHD) Committee	10/1/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	10/1/2026 9:30AM	Policy Room A
Transportation Committee (TC)	10/1/2026 9:30AM	Board Room
Regional Council (RC)	10/1/2026 11:45AM	Board Room
NOVEMBER		
Executive/Administration Committee (EAC)	11/4/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	11/5/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	11/5/2026 9:30AM	Policy Room A
Transportation Committee (TC)	11/5/2026 9:30AM	Board Room
Regional Council (RC)	11/5/2026 11:45AM	Board Room
DECEMBER		
Executive/Administration Committee (EAC)	12/2/2026 3:00PM	Policy Room B
Joint Policy Committees (CEHD, EEC, TC) – <i>Economic Summit</i>	12/3/2026 9:30AM	Board Room
Regional Council (RC)	12/3/2026 11:45AM	Board Room

Meeting Format

- 3:00PM - 4:00PM - Executive/Administration Committee (EAC) - *Hybrid (In Person and Remote)*
- 9:30AM - 11:15AM - Community, Economic, and Human Development (CEHD) Committee - *Hybrid (In Person and Remote)*
- 9:30AM - 11:15AM - Energy and Environment Committee (EEC) - *Hybrid (In Person and Remote)*
- 9:30AM - 11:15AM - Transportation Committee (TC) - *Hybrid (In Person and Remote)*
- 11:45AM - 1:45PM - Regional Council (RC) - *In Person Only*



AGENDA ITEM 5

REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Erika Bustamante, Deputy Director
(213) 236-1892, Bustamante@scag.ca.gov

Subject: Contracts \$500,000 or Greater: 26-008-C01, SCAG Travel Demand Model Improvement and Validation

RECOMMENDED ACTION:

Approve Contract No. 26-008-C01 in an amount not to exceed \$697,869 for WSP USA, Inc., to update SCAG’s Regional Travel Demand Model. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing.

EXECUTIVE SUMMARY:

The consultant shall process and analyze travel survey data, conduct model estimation, calibration and validation, implement model and software update while supporting peer review and model operation. This project also supports the model operation and analysis for SCAG’s 2028 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the primary objective of this project is to improve and update SCAG’s Regional Travel Demand Model and conduct model validation process to year 2024.

BACKGROUND:

Staff recommends executing the following contract \$500,000 or greater:

Consultant/Contract #	Contract Purpose	Contract Amount
WSP USA, Inc. 26-008-C01	This project supports the model operation and analysis for SCAG’s 2028 RTP/SCS.	\$697,869

FISCAL IMPACT:

Funding of \$300,000 is available in the Fiscal Year (FY) 2025-26 Overall Work Program (OWP) Budget in Project Number 070-0130A.13, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.



ATTACHMENT(S):

1. Contract 26-008-C01 Summary
2. Contract 26-008-C01 Conflict of Interest Forms

CONSULTANT CONTRACT NO. 26-008-C01

Recommended Consultant:	WSP, USA, Inc.	
Background & Scope of Work:	<p>SCAG uses its Travel Demand Model to help forecast the impact that the various modes of travel have on the region’s transportation systems. As part of SCAG’s long-range planning, mandated under federal law and state’s regional guidelines, SCAG is responsible for the development and maintenance of a travel demand model for the region.</p> <p>To prepare for the model operation and analysis for SCAG’s 2028 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the primary objective of this project is to improve and update SCAG’s Regional Travel Demand Model (SCAG ABM) and conduct model validation process to year 2024.</p> <p>The consultant will process and analyze travel survey data, conduct model estimation, calibration and validation, implement model and software update while supporting peer review and model operation. The Consultant will work closely with SCAG modeling staff to make the model suitable for generating performance indicators, conformity analysis, and other RTP/SCS strategies such as pricing, land use and transit.</p>	
Project’s Benefits & Key Deliverables:	<p>The project’s benefits and key deliverables include, but are not limited to:</p> <ul style="list-style-type: none"> • Providing a comprehensive travel demand model that is capable of analyzing various transportation improvements and policies for SCAG’s plans and programs in support of the 2050 RTP/SCS; • Updating model software to improve/streamline model operations and reduce model running time; • Providing add-on planning tool with SCAG ABM to incorporate input of 2050 RTP/SCS’s transportation strategies to estimate travel impact; and • Delivering model software and technical documents. 	
Strategic Plan:	This item supports SCAG’s Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing.	
Contract Amount:	Total not to exceed	\$697,869
	WSP USA, Inc. (prime consultant)	\$676,822
	Information Design Consultants, Inc. (subconsultant)	\$21,047
Contract Period:	Notice to Proceed through June 30, 2028	
Project Number(s):	070-0130A.13 \$300,000 Funding source(s): Consolidated Planning Grant (CPG) – Federal Highway Administration Planning Funds (FHWA PL).	

Attachment: Contract 26-008-C01 Summary (Contracts \$500,000 or Greater: 26-008-C01, SCAG Travel Demand Model Improvement and

	Funding of \$300,000 is available in Fiscal Year (FY) 2025-26 Overall Work Program (OWP) Budget in Project Number 070-0130A.13, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.
Request for Proposal (RFP):	<p>SCAG staff notified 1,897 firms of the release of RFP 26-008 via SCAG’s Solicitation Management System website. A total of 37 firms downloaded RFP. SCAG received the following one (1) proposal in response to the solicitation:</p> <p>WSP USA, Inc. (1 subconsultant) \$697,869</p> <p>After receiving only one proposal, staff surveyed 37 firms that downloaded the RFP to determine why each did not submit a proposal. Seven (7) firms responded to staff’s inquiry, which disclosed the main reasons these firms did not respond were that they were too busy, not in a competitive position to bid, and one firm only wanted to review the RFP. Staff advertised the RFP for the normal four (4) week period and an additional two (2) weeks. Staff subsequently moved forward with reviewing the one (1) offer. Staff believes that resoliciting for a third time was not likely to yield a different result and needed to maintain the project’s schedule and therefore proceed to evaluate the one (1) offer.</p>
Selection Process:	<p>The Proposal Review Committee (PRC) evaluated the proposal in accordance with the criteria set forth in the RFP and conducted the selection process in a manner consistent with all applicable federal and state contracting regulations. After evaluating the proposals, the PRC did not conduct interviews because the proposals contained sufficient information on which to base a contract award.</p> <p>The PRC consisted of the following individuals: Bayarmaa Aleksandr, Modeling Supervisor, SCAG Hsi-Hwa Hu, Manager of Forecasting and Spatial Analytics, SCAG Jinghua Xu, Manager of Modeling Department, SCAG</p>
Basis for Selection:	<p>The PRC recommended WSP USA, Inc. for the contract award because the consultant:</p> <ul style="list-style-type: none"> • Firm is nationally recognized with expertise in travel demand modeling and has a proven record of developing and enhancing activity-based models across multiple regions. • Demonstrated a strong understanding of the project, such as, their proposed model development strategy would help reduce the uncertainties to deploy the SCAG Activity Based Model (ABM) in the Regional Transportation Plan (RTP) process in a timely manner. • Provided a robust technical approach, including a quality control plan that highlights model’s intricacies, ensures data accuracy, validate assumptions, identifies error early and provides confidence in the model output. In addition, several tasks propose innovative or enhanced methods beyond the original scope of work (SOW) e.g. suggested TransCAD version enhancements. • Project management and Quality management plans in their proposal were orchestrated to the needs of model development. The hours allocated for each task are reasonable. Their project manager has a PhD in Transportation Engineering and 14 years of experience leading large ABM projects, including SCAG. PM and staff time commitments are appropriate.

	<ul style="list-style-type: none"> • Has been recognized by local agencies. such as, Los Angeles County Metropolitan Transportation Authority (LA Metro) and Orange County Transportation Authority (OCTA), and the consultant firm has extensive experience and knowledgeable staff in ABM transportation model development, with several decades of work for large agencies across the U.S., including San Diego Association of Governments (SANDAG), and Arizona and Ohio Department of Transportation (DOT). The sub-consultant, Information Design Consultants, Inc. (IDCI), DBE-certified, has prior experience supporting model validation report development. • Proposed a realistic price to perform the requirements of the scope of work; The total project cost is within the SCAG Project Manager’s Independent Cost Estimate (ICE), and the cost allocation across major tasks is reasonable and aligned with the project scope. • The proposed schedule is reasonable and aligns with SCAG’s work plan for Connect SoCal 2050.
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**Conflict of Interest (COI) Form - Attachment
For November 6, 2025 Regional Council Approval**

Approve Contract No. 26-008-C01 in an amount not to exceed \$697,869 for WSP USA, Inc., to update SCAG’s Regional Travel Demand Model by processing and analyzing travel survey data, conduct model estimation, calibration and validation, implement model and software update while supporting peer review and model operation. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

The consultant team for this contract includes:

Consultant Name	Did the consultant disclose a conflict in the Conflict of Interest Form they submitted with its original proposal (Yes or No)?
WSP USA, Inc. (prime consultant)	Yes - form attached
Information Design Consultants, Inc. (subconsultant)	Yes - form attached

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-008

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG’s Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG’s Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under “GET INVOLVED”, then “Contract & Vendor Opportunities” and scroll down under the “Vendor Contracts Documents” tab; whereas the SCAG staff may be found under “ABOUT US” then “OUR TEAM” then “Employee Directory”; and Regional Council members can be found under “MEETINGS”, then scroll down to “LEADERSHIP” then select “REGIONAL COUNCIL” on the left side of the page and click on “Regional Council Officers and Member List.”

Any questions regarding the information required to be disclosed in this form should be directed to SCAG’s Legal Division, especially if you answer “yes” to any question in this form, as doing so MAY also disqualify your firm from submitting an offer on this proposal

Name of Firm: WSP USA Inc.
Name of Preparer: Deborah Brown
Project Title: SCAG Travel Demand Model Improvement and Validation.
RFP Number: No. 26-008 Date Submitted: 08/25/2025

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

[] YES [X] NO

If “yes,” please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Table with 2 columns: Name, Nature of Financial Interest. Includes four rows of blank lines for data entry.

Attachment: Contract 26-008-C01 Conflict of Interest Forms (Contracts \$500,000 or Greater: 26-008-C01, SCAG Travel Demand Model

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

Attachment: Contract 26-008-C01 Conflict of Interest Forms (Contracts \$500,000 or Greater: 26-008-C01, SCAG Travel Demand Model

Attachment A

Contribution Made By:	Recipient	Contribution Made in Support of Candidacy For:	Date	Amount
Parsons Brinckerhoff, Inc.	Acquanetta Warren	Mayor, Fontana, CA	7/15/2016	500.00
Parsons Brinckerhoff, Inc.	Alan Wapner	City Council, Ontario, CA	6/4/2014	250.00
Parsons Brinckerhoff, Inc.	Alan Wapner	City Council, Ontario, CA	2/15/2015	1,000.00
Parsons Brinckerhoff, Inc.	Alan Wapner	City Council, Ontario, CA	2/11/2016	1,000.00
WSP USA Inc.	Alan Wapner	City Council, Ontario, CA	7/19/2017	1,000.00
Parsons Brinckerhoff, Inc.	Curran Price	State Senate	4/20/2009	200.00
Parsons Brinckerhoff, Inc.	Curran Price	State Senate	5/14/2010	250.00
Parsons Brinckerhoff, Inc.	Curran Price	State Senate	7/20/2011	1,000.00
Parsons Brinckerhoff, Inc.	Curren Price	City Council, Los Angeles, CA	4/19/2013	700.00
WSP USA Inc.	Don Wagner	Supervisor, Orange County, CA	9/12/2019	500.00
WSP USA Inc.	Don Wagner	Supervisor, Orange County, CA	1/29/2020	200.00
Parsons Brinckerhoff, Inc.	Karen Bass	State Assembly	6/26/2008	250.00
Parsons Brinckerhoff, Inc.	Karen Bass	US House Candidate, Watson Open Seat	4/28/2010	1,000.00
Parsons Brinckerhoff, Inc.	Karen Bass	US House Candidate, Watson Open Seat	5/24/2010	1,000.00
Parsons Brinckerhoff, Inc.	Rep. Karen Bass	US House	12/6/2011	500.00
WSP USA Inc.	Karen Spiegel	Supervisor, District 2, Riverside County, CA	5/15/2017	1,000.00
Parsons Brinckerhoff, Inc.	Monica Rodriguez	City Council, District 7, Los Angeles, CA	2/22/2017	250.00
WSP USA Inc.	Steve Manos	State Assembly, CA	1/16/2020	250.00

*Note that effective May 1, 2017, Parsons Brinckerhoff, Inc. changed its name to WSP USA Inc. The name of the firm at the time the contribution was made is listed above. WSP USA Inc. campaign contribution records only go back to 2007.

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-008

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG’s Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG’s Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under “GET INVOLVED”, then “Contract & Vendor Opportunities” and scroll down under the “Vendor Contracts Documents” tab; whereas the SCAG staff may be found under “ABOUT US” then “OUR TEAM” then “Employee Directory”; and Regional Council members can be found under “MEETINGS”, then scroll down to “LEADERSHIP” then select “REGIONAL COUNCIL” on the left side of the page and click on “Regional Council Officers and Member List.”

Any questions regarding the information required to be disclosed in this form should be directed to SCAG’s Legal Division, especially if you answer “yes” to any question in this form, as doing so MAY also disqualify your firm from submitting an offer on this proposal

Name of Firm: Information Design Consultants Inc

Name of Preparer: Debra A. Hunter

Project Title: SCAG Travel Demand Model Improvement and Validation

RFP Number: 26-008 Date Submitted: August 13, 2025

SECTION II: QUESTIONS

- 1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

[] YES [x] NO

If “yes,” please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Table with 2 columns: Name, Nature of Financial Interest. Includes three rows of blank lines for data entry.

Attachment: Contract 26-008-C01 Conflict of Interest Forms (Contracts \$500,000 or Greater: 26-008-C01, SCAG Travel Demand Model

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

YES NO

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	Date	Dollar Value
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Debra A. Hunter, hereby declare that I am the (position or title) President of (firm name) Information Design Consultants, Inc., and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated August 13, 2025 is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.



Signature of Person Certifying for Proposer
(original signature required)

August 13, 2025

Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.



AGENDA ITEM 6

REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Cindy Giraldo, Chief Financial Officer
(213) 630-1413, giraldo@scag.ca.gov

Subject: Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26
Comprehensive Budget, including the Overall Work Program (OWP)

RECOMMENDED ACTION FOR EAC:

That the Executive/Administration Committee (EAC) recommend that the Regional Council adopt Resolution No. 25-676-1 approving a second amendment (Budget Amendment 2) to the Fiscal Year 2025-26 Comprehensive Budget including:

1. A second amendment to the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of \$46,770,715, increasing the FY 2025-26 OWP Budget from \$415,497,515 to \$462,268,230.
2. A first amendment to the Indirect Cost Budget, in the amount of \$563,272, increasing the Indirect Cost Budget from \$38,204,860 to \$38,768,132;
3. A first amendment to the General Fund Budget in the amount of \$54,421, increasing the General Fund Budget from \$2,817,857 to \$2,872,278; and
4. A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of \$46,781, increasing the FTA Budget from \$244,494 to \$291,275.

RECOMMENDED ACTION FOR RC:

That the Regional Council (RC) adopt Resolution No. 25-676-1 approving a second amendment (Budget Amendment 2) to the Fiscal Year 2025-26 Comprehensive Budget including:

1. A second amendment to the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of \$46,770,715, increasing the FY 2025-26 OWP Budget from \$415,497,515 to \$462,268,230.
2. A first amendment to the Indirect Cost Budget, in the amount of \$563,272, increasing the Indirect Cost Budget from \$38,204,860 to \$38,768,132;
3. A first amendment to the General Fund Budget in the amount of \$54,421, increasing the General Fund Budget from \$2,817,857 to \$2,872,278; and
4. A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of \$46,781, increasing the FTA Budget from \$244,494 to \$291,275.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:

Staff recommends that the EAC and RC adopt Resolution No. 25-676-1 approving a second amendment (Budget Amendment 2) to the Fiscal Year 2025-26 Comprehensive Budget in the amount of \$47,695,545, including:

- 1. A second amendment to the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of \$46,770,715, increasing the FY 2025-26 OWP Budget from \$415,497,515 to \$462,268,230.*
- 2. A first amendment to the Indirect Cost Budget, in the amount of \$563,272, increasing the Indirect Cost Budget from \$38,204,860 to \$38,768,132;*
- 3. A first amendment to the General Fund Budget in the amount of \$54,421, increasing the General Fund Budget from \$2,817,857 to \$2,872,278; and*
- 4. A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of \$46,781, increasing the FTA Budget from \$244,494 to \$291,275.*

BACKGROUND:

On April 30 and May 1, 2025, the EAC and RC, respectively, approved the FY 2025-26 Final Comprehensive Budget, which included the FY 2025-26 OWP budget in the amount of \$408.5 million. The Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) subsequently approved SCAG's FY 2025-26 OWP on June 3, 2025.

On July 30, 2025, the California Department of Transportation (Caltrans) awarded to SCAG \$7 million in FHWA PL funding to carry out Olympics Planning and Resiliency Study. The grant funding, totaling \$7 million, was included into the FY 2025-26 OWP through FY 2025-26 OWP Amendment 1 in September 2025.

In September 2025, the California Department of Transportation (Caltrans) issued a reconciliation letter to confirm unexpended carryover funds totaling \$16.2 million in CPG funds and other state grants as of June 30, 2025. The FY 2025-26 OWP budget adopted in May 2025 included carryover estimates for CPG funds of 8.6 million and carryover estimates for State Transportation Planning Grants of \$4.7 million. Budget Amendment 2 includes adjustments to account for the actual grant balances certified by Caltrans, as well as adjustments for other carryovers for various Federal, State, and Local funding sources.

A. Budget Amendment

Staff recommends that the EAC and RC approve Budget Amendment 2 to the FY 2025-26 Comprehensive Budget in the amount of \$47,695,545, increasing the FY 2025-26 Comprehensive Budget from \$421.9 million to \$469.6 million. **Table 1** shows the changes to the FY 2025-26 Comprehensive Budget Funding Sources:

Table 1. FY 2025-26 Comprehensive Funding Sources			
FUNDING SOURCES	FY26 BA1	Change	FY26 BA2
Recurring Funding Sources			
FHWA PL - Metropolitan Planning	27,434,880	3,257,346	30,692,226
FTA 5303 - Metropolitan Planning	16,753,729	(519,127)	16,234,602
SB 1 - Sustainable Communities Formula Grants	9,541,621	127,578	9,669,199
TDA	10,446,096	(2,108,060)	8,338,036
General Fund	2,817,857	54,421	2,872,278
Carbon Reduction Program (CRP)	27,703,182	5,057,079	32,760,261
Congestion Mitigation and Air Quality (CMAQ) Improvement Program	7,154,254	165,577	7,319,831
Surface Transportation Block Grant (STBG) Program	8,064,104	628,688	8,692,792
One-Time/Special Grants and Third-Party Contribution Funding Sources			
FTA 5304 - Strategic Partnerships Transit	497,361	(12,019)	485,342
FHWA SPR - Strategic Partnerships	486,194	739	486,933
FHWA PL - Metropolitan Planning (FY25-26 Olympics Planning and Resiliency Study)	7,000,000	-	7,000,000
Safe Streets and Roads for All (FY23)	11,700,000	300,000	12,000,000
Safe Streets and Roads for All (FY24)	6,000,000	-	6,000,000
Last Mile Freight Program (LMFP) - Rebate Program (INVEST CLEAN)	-	51,500,000	51,500,000
Federal Other	3,308,287	1,573,019	4,881,306
State Other	4,706,150	(166,309)	4,539,841
SHA - Climate Adaptation Grant	250,000	34,918	284,918
Regional Early Action Planning (REAP) 2021 Grants	207,473,502	(21,893,892)	185,579,610
MSRC Last Mile Freight Program (LMFP) Grant	12,130,095	2,527,643	14,657,738
In-Kind Commitments	5,764,758	478,147	6,242,905
Cash/Local Other	50,111,349	5,866,169	55,977,518
SUBTOTAL	419,343,419	46,871,917	466,215,336
Fringe Benefits Carryforward	(654,923)	-	(654,923)
Indirect Cost Carryforward	3,249,895	-	3,249,895
SUBTOTAL	2,594,972	-	2,594,972
Indirect Cost Budget Change/Net Projected Indirect Cost and Fringe Benefits Cost Carryforward	-	823,628	823,628
TOTAL FUNDING SOURCES	421,938,391	47,695,545	469,633,936

i. Amendment 2 to the FY 2025-26 Overall Work Program (OWP)

Budget Amendment 2 to the FY 2025-26 Comprehensive Budget includes an increase to the FY 2025-26 OWP in the amount of \$46,770,715, increasing the FY 2025-26 OWP budget from \$415.5 million to \$462.3 million. **Table 2** shows the changes to the FY 2025-26 OWP Funding Sources:



Table 2. FY 2025-26 OWP Funding Sources			
OWP FUNDING SOURCES	FY26 BA1	Change	FY26 BA2
FHWA PL - Metropolitan Planning	26,934,880	3,282,346	30,217,226.00
FHWA PL - Metropolitan Planning Toll Credit	500,000	(25,000)	475,000.00
FHWA PL - Metropolitan Planning Toll Credit (FY25-26 Olympics Planning and Resiliency Study)	7,000,000	-	7,000,000.00
FTA 5303 - Metropolitan Planning	14,293,792	(544,127)	13,749,665.00
FTA 5303 - Metropolitan Planning Toll Credit	2,459,937	25,000	2,484,937.00
FTA 5304 - Strategic Partnerships Transit	497,361	(12,019)	485,342.00
FHWA SPR - Strategic Partnerships	486,194	739	486,933.00
Carbon Reduction Program (CRP)	27,703,182	5,057,079	32,760,261
Congestion Mitigation and Air Quality (CMAQ) Improvement Program	7,154,254	165,577	7,319,831
Surface Transportation Block Grant (STBG) Program	8,064,104	628,688	8,692,792
Safe Streets and Roads for All (FY23)	11,700,000	300,000	12,000,000.00
Safe Streets and Roads for All (FY24)	6,000,000	-	6,000,000.00
Last Mile Freight Program (LMFP) - Rebate Program (INVEST CLEAN)	-	51,500,000	51,500,000.00
Federal Other	3,308,287	1,573,019	4,881,306
SB 1 - Sustainable Communities Formula Grants	9,541,621	127,578	9,669,199
SHA - Climate Adaptation Grant	250,000	34,918	284,918
State Other	4,706,150	(166,309)	4,539,841
Regional Early Action Planning (REAP) 2021 Grants	207,473,502	(21,893,892)	185,579,610
MSRC Last Mile Freight Program (LMFP) Grant	12,130,095	2,527,643	14,657,738
TDA	9,662,543	(2,108,060)	7,554,483
In-Kind Commitments	5,764,758	478,147	6,242,905
Cash/Local Other	49,866,855	5,819,388	55,686,243
TOTAL OWP FUNDING SOURCES	415,497,515	46,770,715	462,268,230

- 1) **\$2.74 million** combined net increase for FHWA PL and FTA 5303 (Consolidated Planning Grants (CPG) funds) primarily due to carryover adjustments based on the reconciliation letter issued by Caltrans;
- 2) **\$6.14 million** combined net increase for FTA 5304, FHWA SPR, Carbon Reduction Program (CRP), Congestion Mitigation and Air Quality Improvement Program (CMAQ), Surface Transportation Block Grant Program (STBG), Safe Streets and Roads for All (SS4A) FY23 and FY24 funds, due to carryover adjustments as well as programming of \$613,772 in CRP funds for the Mobility Hubs project to support multi-modal transportation options in conjunction with SCAG’s Olympic effort. A portion of the CRP, CMAQ and STBG funds in the OWP is still pending the funding authorization by Caltrans and the SS4A funds are pending grant agreement execution;
- 3) **\$51.5 million** increase for Last Mile Freight Program (LMFP) – INVEST CLEAN program to provide \$50 million in rebates (up to \$67,000 per vehicle) for replacing or converting diesel trucks to battery-electric models. The grant agreement for this funding is pending execution;
- 4) **\$1.57 million** combined net increase for Federal Other due to carryover adjustments as well as programming two new grant awards from the Office of Traffic Safety (OTS) as follows:
 - a. \$700K for the Pedestrian and Bicycle Safety Program project; and

b. \$900K for the Transportation Safety Predictive Modeling & Analysis Platform project.

Under Federal Other, the grant agreements for the aforementioned OTS funds as well as the Strategic Innovation for Revenue Collection (SIRC) grant and the renewal allocation from the Department of Energy (DOE) for the Clean Cities Coalition program are pending execution;

- 5) **\$162K** combined net increase for Senate Bill 1 (SB1) Sustainable Communities (SC) Formula Grants and State Highway Account (SHA) funds due to carryover adjustments based on the reconciliation letter issued by Caltrans;
- 6) **(\$166K)** combined net reduction for State Other due to carryover adjustments;
- 7) **(\$21.89 million)** decrease for the Regional Early Action Planning 2021 Grants (REAP 2.0) due to carryover adjustments;
- 8) **\$2.53 million** increase for Mobile Source Air Pollution Reduction Review Committee (MSRC) Last Mile Freight Program (LMFP) Grant fund due to carryover adjustments; and
- 9) **\$4.19 million** combined net increase for Transportation Development Act (TDA), In-Kind, Cash/Local Other due to carryover adjustments as well as programming additional expenditures as described below.

Table 3 shows the changes to the FY 2025-26 OWP expenditures in the amount of \$46,770,715:

Table 3. FY 2025-26 OWP Expenditures			
OWP EXPENDITURES	FY26 BA1	Change	FY26 BA2
Salaries, Allocated Fringe Benefits and Allocated Indirect Costs	59,842,539	(746,821)	59,095,718
Consultants	69,710,059	6,954,837	76,664,896
Consultants-Technical Assistance/Pass-Through Payments	210,756,145	24,680,625	235,436,770
Non-Profits/IHL	10,500	-	10,500
In-Kind Commitments	5,764,758	478,147	6,242,905
Cash/Local Other	49,441,855	5,829,268	55,271,123
Other Costs	19,971,659	9,574,659	29,546,318
TOTAL OWP EXPENDITURES	415,497,515	46,770,715	462,268,230

- 1) **(\$747K)** net reduction in Salaries, Allocated Fringe Benefits, and Allocated Indirect Costs due to the full-time equivalent (FTE) adjustments as well as staffing changes (please see **Salary Schedule Update and Personnel Changes** section below);
- 2) **\$31.64 million** combined net increase in Consultants and Consultants-Technical Assistance, primarily due to the carryover adjustments for various grant programs:
 - a. (\$220K) combined net reduction for Active Transportation Program (ATP), Local Agency Technical Assistance (LATA), and the Sustainable Agricultural Lands Conservation (SALC) Consultants/Consultants-Technical Assistance categories due to carryover adjustments;
 - b. \$250K increase for CRP’s Consultants-Technical Assistance due to programming of the Mobility Hub project as well as \$3.98 million combined net increase for CRP and STBG’s Consultants/Consultants-Technical Assistance categories due to carryover adjustments;

- c. (\$760K) combined net reduction in Consultants/Consultants-Technical Assistance categories, primarily due to carryover adjustments, for the various transportation planning projects funded with CPG, FHWA SPR, FTA 5304, SHA, SB1 and Local Match;
 - d. (\$307K) reduction for the FY25 OTS Consultant category due to carryover adjustments and \$1.42 million increase for the FY26 OTS Consultant category due to programming the new grants activities;
 - e. \$2.53 million increase for the MSRC LMFP program's Consultant budget due to carryover adjustment;
 - f. \$50 million increase for the INVEST CLEAN program's Consultants-Technical Assistance category to reflect the rebate program budget;
 - g. (\$23.27 million) reduction for the REAP 2.0 and Local Match Consultants/Consultants-Technical Assistance categories due to carryover adjustments;
 - h. (\$1.98 million) combined net reduction for TDA, primarily due to switching the FY23 SS4A match funding from TDA to REAP 2.0;
- 3) **\$6.31 million** combined net increase for In-Kind Commitments and Cash/Local Other due to carryover adjustments;
- 4) **\$9.57 million** combined net increase for Other Costs primarily due to adjustments made to the set-aside for outyear labor budget for various funds:
- a. \$2.36 million net increase for CPG due to carryover adjustments, setting aside for FY 2025-26 OWP Amendment 3 as well as FY 2026-27 OWP labor budget needs;
 - b. \$1.26 million increase for INVEST CLEAN program outyear labor budget;
 - c. \$1.79 million combined net increase for CRP, STBG and CMAQ outyear labor budget due to carryover adjustments;
 - d. \$2.03 million increase for REAP 2.0 outyear labor budget due to carryover adjustments;
 - e. \$1.89 million combined net increase for other special grants' outyear labor budget due to carryover adjustments;
 - f. \$234K combined net increase for other costs such as off-site storage, other meeting expense, travel budgets for programming the new grant activities as well as additional operational expenses.

Attachment 2 includes a detailed list of FY 2025-26 Comprehensive Budget changes, including the OWP. The updated FY 2025-26 OWP incorporating Amendment 2 changes will be submitted to Caltrans following the EAC and RC approval and is available online at <https://scag.ca.gov/financial-overall-work-program>.

ii. **FTA Discretionary and Formula Grant Budget (FTA Grant)**

This budget amendment results in an increase of \$46,781 to the FTA Grant Budget, increasing the budget from \$244,494 to \$291,275. The increase is due to the carryover adjustments of the local funding which supports the compliance monitoring effort.

iii. Indirect Cost Budget

This budget amendment results in an increase of \$563,272 to the Indirect Cost Budget, increasing the budget from \$38,204,860 to \$38,768,132. The proposed changes include:

- \$552,987 net increase in Salaries and Allocated Fringe Benefits due to the FTE and staffing changes; and
- \$10,285 combined increase in Subscription and Travel costs to support operational activities.

The amended Indirect Cost Budget includes \$38.8 million for staff salaries, fringe benefits, and other non-labor costs not attributable to an individual direct program.

iv. General Fund Budget

This budget amendment results in an increase of \$54,421 to the General Fund Budget, increasing the budget from \$2,817,857 to \$2,872,278. The increase is to account for the FTE adjustments and \$6,000 increase in Other Meeting Expense.

B. Salary Schedule Update and Personnel Changes

Budget Amendment 2 includes additional positions, removal of positions, and position status conversions as proposed in **Attachment 3**, as well as reconciling and incorporating the changes that were approved as part of the FY 2024-25 Budget Amendment 2 into the FY 2025-26 Budget. These changes will add a net increase of 7 positions, increasing the total position count from 237 to 244.

Also included in this amendment are salary schedule changes for two classifications to ensure alignment with their organizational scope and responsibilities: Chief Planning Officer and Deputy Legal Counsel. The proposed salary schedule is provided in **Attachment 4**.

Chief Planning Officer:

Staff recommends moving the Chief Planning Officer (CPO) from Job Grade L5 to L6 to reflect the role's strategic impact, organizational scope, and reporting relationship to the Executive Director. The CPO oversees SCAG's core mission areas, including eight departments across three subdivisions and approximately half of the agency's workforce. The position is accountable for delivering federally and state-mandated planning programs such as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and managing the agency's core planning activities. This change ensures parity with SCAG's executive leadership structure and strengthens alignment with external market practices for comparable executive planning roles. The estimated budget impact of this recommended change is approximately \$64K.

Deputy Legal Counsel:

Staff recommends moving the Deputy Legal Counsel classification from Job Grade 110 to 111 based on a recent classification review assessing the role's increased complexity, organizational responsibilities, and risk exposure. This classification provides advanced legal guidance to leadership on matters with significant organizational and public impact, including compliance with state and federal regulations. The Deputy Counsel is also responsible for reviewing and negotiating high-value contracts and agreements, advising on procurements, supporting compliance with evolving regulatory requirements, and overseeing legal aspects of governance functions. These duties require exercising independent judgment, navigating sensitive issues, and mitigating risk for the agency. This adjustment ensures proper internal alignment and reflects labor market expectations for comparable positions of similar scope in the public sector. The estimated budget impact of this recommended change is approximately \$23K.

C. Enterprise Resource Planning (ERP)

The Enterprise Resource Planning (ERP) project is approaching the conclusion of its discovery phase, and staff are preparing to move forward with the next step: issuing a Request for Proposals (RFP) for a new ERP system and related implementation support services. Guided by the Government Finance Officers Association (GFOA), which has assisted us throughout discovery, we have developed an estimate of anticipated costs (\$5.75 million) that includes both system licensing and implementation services over the expected 18-month implementation period. Based on this guidance, staff is incorporating the ERP resources into the FY 2026-27 Budget to support this next phase. Once implemented, the system is projected to have an ongoing annual license cost of approximately \$400,000 to \$500,000. To complete the implementation, SCAG staff resources will be utilized to support the project, and the FY 2026-27 Budget will also include the use of resources to fund staffing costs allocated to the ERP project.

FISCAL IMPACT:

Budget Amendment 2 increases the FY 2025-26 Comprehensive Budget in the amount of \$47,695,545 increasing the FY 2025-26 Comprehensive Budget from \$421.9 million to \$469.6 million, which includes an increase to the FY 2025-26 OWP in the amount of \$46,770,715, increasing the OWP budget from \$415.5 million to \$462.3 million. After approval by the EAC and RC, Amendment 2 to the FY 2025-26 OWP will be submitted to Caltrans for final approval.

ATTACHMENT(S):

1. Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget including the Overall Work Program (OWP)
2. Attachment 2 - List of Budget Changes - FY 2025-26 Comprehensive Budget Amendment 2
3. Attachment 3 - List of Personnel Changes - FY 2025-26 Comprehensive Budget Amendment 2
4. Attachment 4 - Updated Salary Schedule - FY 2025-26 Comprehensive Budget Amendment 2



RESOLUTION NO. 25-676-1

A RESOLUTION OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) APPROVING AMENDMENT 2 TO THE FISCAL YEAR 2025-26 COMPREHENSIVE BUDGET, INCLUDING THE OVERALL WORK PROGRAM (OWP)

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS 900 Wilshire Blvd., Ste. 1700 Los Angeles, CA 90017 T: (213) 236-1800 www.scag.ca.gov

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization, for the six-county region consisting of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties pursuant to 23 U.S.C. § 134 et seq. and 49 U.S.C. § 5303 et seq.; and

REGIONAL COUNCIL OFFICERS

- President Cindy Allen, Long Beach
First Vice President Ray Marquez, Chino Hills
Second Vice President Jenny Crosswhite, Santa Paula
Immediate Past President Curt Hagman County of San Bernardino

WHEREAS, SCAG has developed the Fiscal Year (FY) 2025-26 Comprehensive Budget that includes the following budget components: the Overall Work Program (OWP); the FTA Discretionary and Formula Grant Budget; the TDA Budget; the General Fund Budget; the Indirect Cost Budget; and the Fringe Benefits Budget; and

COMMITTEE CHAIRS

- Executive/Administration Cindy Allen, Long Beach
Community, Economic, & Human Development David J. Shapiro, Calabasas
Energy & Environment Rick Denison, Yucca Valley
Transportation Mike T. Judge, Ventura County Transportation Commission

WHEREAS, the OWP is the basis for SCAG's annual regional planning activities and budget; and

WHEREAS, in conjunction with the OWP Agreement and Master Fund Transfer Agreement, the OWP constitutes the annual funding contract between the State of California Department of Transportation (Caltrans) and SCAG for the Consolidated Planning Grant (CPG), and the Sustainable Transportation Planning Grants; and

WHEREAS, SCAG is also eligible to receive other Federal and/or State grant funds and/or local funds for certain regional transportation planning related activities. For such funding upon award, the funds are implemented through the OWP and SCAG and the applicable Federal or State agency shall execute the applicable grant agreement(s); and

WHEREAS, SCAG's Regional Council approved the FY 2025-26 Comprehensive Budget including the OWP in May 2025, which was subsequently approved by the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) in June 2025, and the Regional Council subsequently approved Amendment 1 to the FY 2025-26 Comprehensive Budget including OWP in September 2025; and

WHEREAS, Amendment 2 to the FY 2025-26 Comprehensive Budget, including the OWP, will result in: an OWP budget increase of \$46,770,715, from \$415,497,515 to \$462,268,230; an Indirect Cost budget increase of \$563,272, from \$38,204,860 to \$38,768,132 and an adjustment of \$260,356 to the net projected Indirect Cost and Fringe Benefits Cost carryforward; a Federal Transit Administration Discretionary and Formula Grant budget increase of \$46,781, from \$244,494 to \$291,275; a General Fund budget increase of \$54,421, from \$2,817,857 to \$2,872,278; and

Attachment: Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget including the Overall Work Program

WHEREAS, Amendment 2 to the FY 2025-26 Comprehensive Budget including the OWP, along with its corresponding staff report and this resolution, has been reviewed and discussed by SCAG's Regional Council on November 6, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Regional Council of the Southern California Association of Governments, that the Amendment 2 to the FY 2025-26 Comprehensive Budget, and as further described in the recitals above, is approved and adopted.

BE IT FURTHER RESOLVED THAT:

1. The Regional Council hereby authorizes submittal of Amendment 2 to the FY 2025-26 OWP to the participating State and Federal agencies.
2. The Regional Council hereby authorizes submittal of SCAG's approved FY 2025-26 Indirect Cost Rate Proposal (ICRP) to the participating State and Federal agencies.
3. SCAG pledges to pay or secure in cash or services, or both, the matching funds necessary for financial assistance.
4. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby designated and authorized to execute all related agreements and other documents on behalf of the Regional Council.
5. The SCAG Bylaws give the SCAG Executive Director authority to administer the Personnel Rules. In accordance with that authority, the SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby designated and authorized to make administrative amendments to the FY 2025-26 Comprehensive Budget including the OWP to implement the Personnel Rules.
6. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make and submit to the applicable funding agencies, the necessary work program, and budget amendments to SCAG's FY 2025-26 Comprehensive Budget including the OWP, based on actual available funds and to draw funds as necessary on a line of credit or other requisition basis.
7. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to submit grant applications and execute the applicable grant agreements and any amendments with the applicable Federal or State agency and to implement grant funds through SCAG's OWP, and this includes submittal and execution of the required program updates to the Department of Housing and Community Development (HCD) for REAP 2.0 funding, as well as Overall Work Program Agreement (OWPA) and the Master Fund Transfer Agreement (MFTA) with Caltrans, as part of the Caltrans Sustainable Transportation Planning Grant Programs, which includes grant projects entitled:
 - a. The Soboba Tribal Climate Change Adaptation Plan,
 - b. Southern California Airport Passenger Surface Transportation Study, and
 - c. Planning for Main Streets

8. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 OWP's REAP 2.0 Budget to reflect the program updates and changes approved by HCD. This 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.
9. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 OWP that do not affect the delivery of regional transportation planning tasks, activities, steps, products, or the funding amounts listed on the OWPA.
10. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 General Fund Budget; the Indirect Cost Budget; the Fringe Benefit Budget; FTA Discretionary and Formula Grant Budget; and the TDA Budget that do not exceed the overall funding amounts approved by the SCAG Regional Council and the participating State and Federal agencies.
11. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 TDA Budget, including exceeding the TDA Budget approved by the Regional Council, for the purpose of allocating additional funding to projects that are included in the approved OWP, when such exceedance is necessary to execute or implement the OWP approved by the Regional Council.
12. The Executive Administration Committee, if authorized by the General Assembly through the General Fund budget adoption, and to be consistent with such delegation from the General Assembly, is delegated authority and authorized to make amendments to the FY 2025-26 General Fund Budget that do not impact the Membership Assessment Schedule, including amending the General Fund Budget approved by the General Assembly, when such exceedance is necessary to execute or implement the operational activities and the exceedance can be covered by the Unassigned General Fund balance.
13. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to negotiate and execute subrecipient agreements (e.g., memorandum of understanding) and related documents, on behalf of the Regional Council, involving the expenditure of funds programed under the FY 2025-26 Comprehensive Budget including the OWP.
14. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to use available fund balances from future grant awards received after the adoption of this Budget to hire and upgrade limited-term staff, as needed, to implement the grant award funded program in advance of formal budget adoption, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner.

15. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to use available fund balances to hire up to 10 limited-term staff, as needed, to support and implement SCAG’s Enterprise Resource Planning project, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner.

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 6th day of November, 2025.

Cindy Allen
President, SCAG
City of Long Beach

Attested by:

Kome Ajise
Executive Director

Approved as to Form:

Jeffery Elder
Chief Counsel

FY 2025-26 OWP Final Comprehensive Budget Amendment 2, including FY 2025-26 OWP Amendment 2
List of Budget Changes

Director	Project/Task No.	Project/Task Name	OWP Category	Budget Change	IC (non-OWP)	GF (Non-OWP)	FTA Pass Thru (non-OWP)	CPG FHWA_PL	CPO FTA_5303	CRP	STBG	CMAQ	TDA	FHWA SPR	FTA 5304	Federal Other	FY24 Climate Adaptation	FY23 SB1 Formula	FY24 SB1 Formula	FY25 SB1 Formula	FY26 SB1 Formula	2023 SS4A	REAP 2021	FY25 OTS	FY26 OTS	AQMD/EPA (CPRG)	DOE	MSRC	ATP	SALC	LATA	Cash/Local Other	In-Kind Commitments	Justification		
Jepson	010.0170.01	RTP Amendments, Management and Coordination	CON	(30,000)									(30,000)																					Shifting funds to Task 310-4874.01		
Jepson	010.0170.09	Performance-Based Planning and Programming Improvement	SCAG	(17,261)				(15,281)																									(1,980)	Labor changes/FTE Adjustments		
Jepson	010.1631.02	Transportation Demand Management (TDM) Planning	SCAG	(88,880)				-	(78,420)																								(10,160)	Labor changes/FTE Adjustments		
Jepson	010.1631.04	Congestion Management Process (CMP)	SCAG	24,066				21,306																									2,760	Labor changes/FTE Adjustments		
Jepson	010.1631.08	Transportation System Management and Operations	SCAG	(89,967)				(79,648)																									(10,319)	Labor changes/FTE Adjustments		
Jepson	010.2106.02	System Management and Preservation	SCAG	(45,954)				(40,683)																									(5,271)	Labor changes/FTE Adjustments		
Jepson	015.0159.01	RTP Financial Planning	SCAG	(54,148)				(47,938)																									(6,210)	Labor changes/FTE Adjustments		
Jepson	020.0161.04	Environmental Compliance, Coordination & Outreach	SCAG	109,979				97,365																									12,614	Labor changes/FTE Adjustments		
Jepson	020.0161.05	Intergovernmental Review (IGR)	SCAG	39,281				34,775																									4,506	Labor changes/FTE Adjustments		
Jepson	025.0164.01	Air Quality Planning and Conformity	SCAG	(116,171)									(116,171)																					Labor changes/FTE Adjustments		
Jepson	030.0146.02	Federal Transportation Improvement Program	SCAG	(126,269)					(111,786)																								(14,483)	Labor changes/FTE Adjustments		
Jepson	030.0146.03	Federal Project Selection, Monitoring, and Management	SCAG	(4,392)									(4,392)																					Labor changes/FTE Adjustments		
Jepson	045.0142.12	Enterprise GIS (EGIS) Implementation - Maint. & Support	SCAG	(36,884)				(32,654)																									(4,230)	Labor changes/FTE Adjustments		
Jepson	045.0694.03	Professional GIS Services Program Support	SCAG	(31,416)				(27,812)																									(3,604)	Labor changes/FTE Adjustments		
Jepson	045.0694.04	GIS Modeling and Analytics	SCAG	(62,534)				(55,627)																									(7,207)	Labor changes/FTE Adjustments		
Jepson	045.0694.07	AI / Big Data Research and Development, AI / Big Data Readiness Research	SCAG	(82,915)				(73,405)																									(9,510)	Labor changes/FTE Adjustments		
Jepson	050.0169.01	Complete Streets: RTP/SCS Active Transportation Dev. & Implementation	SCAG	274				242																									32	Labor changes/FTE Adjustments		
Jepson	050.0169.10	RTP/SCS Active Transportation Dev. & Implementation	SCAG	13,208				11,693																									1,515	Labor changes/FTE Adjustments		
Jepson	055.0133.06	University Partnership & Collaboration	SCAG	19,829				17,555																									2,274	Labor changes/FTE Adjustments		
Jepson	055.1531.01	Southern California Economic Growth Strategy	SCAG	39,658				35,109																									4,549	Labor changes/FTE Adjustments		
Jepson	055.4856.01	Regional Growth and Policy Analysis	SCAG	(110,051)				(97,428)																									(12,623)	Labor changes/FTE Adjustments		
Jepson	055.4961.01	Census and Economic Data Coordination	SCAG	(59,066)				(52,291)																									(6,775)	Labor changes/FTE Adjustments		
Jepson	060.0124.01	Multimodal Corridor Planning	SCAG	(9,823)				(8,519)																									(1,104)	Labor changes/FTE Adjustments		
Jepson	065.4092.01	Adaptation Analysis (FY26 SB 1 Formula)	Steps/Products	-				-																											Change to Steps/Products per Caltrans guidance	
Jepson	065.4092.01	Adaptation Analysis (FY26 SB 1 Formula)	SCAG	36,888									32,480																					4,208	Labor changes/FTE Adjustments	
Jepson	065.4092.01	Adaptation Analysis (FY26 SB 1 Formula)	CON	125,000									14,338																						Shifting \$125k from closing task 290-4914.03	
Jepson	065.4858.01	Regional Resiliency Analysis (FY26 SB 1 Formula)	SCAG	27,517									24,361													110,662								3,156	Labor changes/FTE Adjustments	
Jepson	065.4876.01	Priority Agricultural Lands	SCAG	43,949									52,290																						Labor changes/FTE Adjustments, Carryover adjustments	
Jepson	065.4878.01	Natural & Agricultural Lands Policy Development & Implementation	SCAG	88,697				78,435																										10,162	Labor changes/FTE Adjustments	
Jepson	065.4878.01	Natural & Agricultural Lands Policy Development & Implementation	Steps/Project Objective	-																															Change to Steps/Project Objective	
Jepson	065.4878.01	Natural & Agricultural Lands Policy Development & Implementation	Steps/Products	-																															Change to Steps/Products	
Jepson	065.4918.01	Priority Development Area Strategy Implementation (FY26 SB 1 Formula)	Steps/Products	-																															Change to Steps/Products	
Jepson	065.4918.01	Priority Development Area Strategy Implementation (FY26 SB 1 Formula)	Task Manager	-																															Task Manager Update	
Jepson	065.4918.01	Priority Development Area Strategy Implementation (FY26 SB 1 Formula)	SCAG	40,704									36,035																						4,669	Labor changes/FTE Adjustments
Jepson	070.0130.10	Model Enhancement and Maintenance	SCAG	10,373				9,183																											1,190	Labor changes/FTE Adjustments
Jepson	070.0130.12	Heavy Duty Truck (HDT) Model Update	CON	200,000					179,927				20,073																						Consultant increase request, task manager change	
Jepson	070.0130.12	Heavy Duty Truck (HDT) Model Update	SCAG	8,645					7,653																										992	Labor changes/FTE Adjustments
Jepson	070.0130.13	Activity-Based Model (ABM) Development and Support	SCAG	20,746				18,386																											2,360	Labor changes/FTE Adjustments
Jepson	070.0132.04	Regional Modeling, Coordination and Modeling Task Force	SCAG	3,458				3,061																											397	Labor changes/FTE Adjustments
Jepson	070.0147.01	RTP/FTP Modeling, Coordination and Analysis	SCAG	10,273				9,183																											1,190	Labor changes/FTE Adjustments
Jepson	070.0147.03	Special Planning Studies Modeling and Analysis	SCAG	8,644				7,652																											992	Labor changes/FTE Adjustments
Jepson	080.0153.04	Regional Assessment	SCAG	(11,814)				(10,459)																										(1,355)	Labor changes/FTE Adjustments	
Jepson	080.0153.05	Environmental Justice Outreach and Policy Coordination	SCAG	57,885				51,246																										6,639	Labor changes/FTE Adjustments	
Jepson	080.0153.05	Environmental Analysis Outreach and Policy Coordination	Steps/Products	-																															Change to Steps/Project Objective	
Cartagena	095.1533.01	Regional Transportation Plan Outreach	SCAG	(116,554)				(103,185)																										(13,369)	Labor changes/FTE Adjustments	
Cartagena	095.1633.01	Public Involvement	SCAG	(60,435)				783,522	(837,025)																									(6,932)	Labor changes/FTE Adjustments	
Cartagena	095.4906.01	Tribal Government Engagement	SCAG	(26,385)				(23,359)																											(3,026)	Labor changes/FTE Adjustments
Jepson	100.1630.04	Regional ITS Architecture Update - Phase 2	SCAG	81,018				71,725																											9,293	Labor changes/FTE Adjustments
Jepson	100.4901.01	Broadband Planning	SCAG	25,000																															25,000	Adjusting the fund code to VB instead of VA. Adding \$50K to VB and reducing the VA to 0.
Jepson	100.4901.01	Broadband Planning	SCAG	(69,119)				(61,191)																											(7,928)	Labor changes/FTE Adjustments

FY 2025-26 Comprehensive Budget Amendment 2
List of Personnel Changes

No.	Division	Proposed Position	FTE	Work-Time (WT) Budget*	Allocated Fringe Benefits (FB)*	Total (WT+FB)	Estimated FY26 Budget Impact	Ongoing Annual Impact
Changes proposed in FY 2025-26 Budget Amendment 2								
New Limited Term Positions (n=9)								
1	Planning	Principal Management Analyst - Limited Term (ERP)	1.00	117,568	86,255	203,823	203,823	203,823
2	IT	Application Administrator - Limited Term (ERP)	1.00	98,586	72,329	170,915	170,915	170,915
3	Finance	Accountant - Limited Term (ERP)	0.01	903	662	1,565	1,565	156,510
4	Finance	Accountant - Limited Term (ERP)	0.01	903	662	1,565	1,565	156,510
5	Finance	Accountant - Limited Term (ERP)	0.01	903	662	1,565	1,565	156,510
6	Finance	Principal Accountant - Limited Term (ERP)	0.01	1,176	863	2,038	2,038	203,823
7	Finance	Manager of Accounting (Controller) - Limited Term (ERP)	0.01	1,670	1,225	2,896	2,896	289,561
8	Planning	Principal Planner - Limited Term	0.75	88,176	64,691	152,867	152,867	203,823
9	Planning	Principal Planner - Limited Term	0.75	88,176	64,691	152,867	152,867	203,823
Removed Limited Term Positions by reducing FTEs to 0.25 (n=2)								
1	Planning	Senior Regional Planner - Limited Term	-0.75	(80,743)	(59,238)	(139,982)	(139,982)	(186,642)
2	Planning	Senior Regional Planner - Limited Term	-0.75	(80,743)	(59,238)	(139,982)	(139,982)	(186,642)
Removed Limited Term Position (n=1)								
1	Planning	Associate Regional Planner - Limited Term	-1.00	(90,277)	(66,233)	(156,510)	(156,510)	(156,510)
Limited Term to Permanent Position Conversion (n=2)								
1	Planning	Department Manager Limited Term to Permanent	1.00	167,023	122,538	289,561	-	289,561
2	Planning	Planning Supervisor Limited Term to Permanent	1.00	129,327	94,882	224,208	-	224,208
Proposed Job Grade Update (n=2)**								
1	Planning	Chief Planning Officer	1.00	36,934	27,097	64,031	-	64,031
2	Legal	Deputy Legal Counsel	1.00	13,512	9,913	23,425	-	23,425
						Total	253,628	1,816,729

*Work-Time Budget is calculated using mid rate and/or budgeted rate of the position and Allocated Fringe Benefits is based on FY26 Fringe Benefits rate.

**Job Grade update impact is calculated using the difference between the old and new maximum hourly rates.

	Classification	Job Grade	Ranges					
			Minimum	Minimum	Midpoint	Midpoint	Maximum	Maximum
				Hourly		Hourly		Hourly
1	Accountant	107	\$83,865.60	\$40.32	\$98,529.60	\$47.37	\$113,214.40	\$54.43
2	Administrative Assistant	103	\$58,968.00	\$28.35	\$69,284.80	\$33.31	\$79,622.40	\$38.28
3	Application Developer	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
4	Applications Administration Supervisor	112	\$139,339.20	\$66.99	\$163,716.80	\$78.71	\$188,115.20	\$90.44
5	Applications Analyst Supervisor	112	\$139,339.20	\$66.99	\$163,716.80	\$78.71	\$188,115.20	\$90.44
6	Applications Administrator	108	\$91,582.40	\$44.03	\$107,598.40	\$51.73	\$123,635.20	\$59.44
7	Assistant Modeler	105	\$70,324.80	\$33.81	\$82,638.40	\$39.73	\$94,931.20	\$45.64
8	Assistant Regional Planner	105	\$70,324.80	\$33.81	\$82,638.40	\$39.73	\$94,931.20	\$45.64
9	Associate Modeler	107	\$83,865.60	\$40.32	\$98,529.60	\$47.37	\$113,214.40	\$54.43
10	Associate Regional Planner	107	\$83,865.60	\$40.32	\$98,529.60	\$47.37	\$113,214.40	\$54.43
11	Audio/Video Supervisor	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
12	Audio/Video Technician	101	\$49,462.40	\$23.78	\$58,115.20	\$27.94	\$66,768.00	\$32.10
13	Benefits Administrator	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
14	Budget and Grants Analyst	107	\$83,865.60	\$40.32	\$98,529.60	\$47.37	\$113,214.40	\$54.43
15	Chief Counsel	L5	\$233,230.40	\$112.13	\$284,544.00	\$136.80	\$335,857.60	\$161.47
16	Chief Financial Officer	L5	\$233,230.40	\$112.13	\$284,544.00	\$136.80	\$335,857.60	\$161.47
17	Chief Government and Public Affairs Officer	L4	\$201,073.60	\$96.67	\$245,294.40	\$117.93	\$289,536.00	\$139.20
18	Chief Human Resources Officer	L4	\$201,073.60	\$96.67	\$245,294.40	\$117.93	\$289,536.00	\$139.20
19	Chief Information Officer	L5	\$233,230.40	\$112.13	\$284,544.00	\$136.80	\$335,857.60	\$161.47
20	Chief Operating Officer	L6	\$261,227.20	\$125.59	\$318,697.60	\$153.22	\$376,168.00	\$180.85
21	Chief Planning Officer	L6	\$261,227.20	\$125.59	\$318,697.60	\$153.22	\$376,168.00	\$180.85
22	Chief Strategy Officer	L5	\$233,230.40	\$112.13	\$284,544.00	\$136.80	\$335,857.60	\$161.47
23	Clerk of the Board	L2	\$149,427.20	\$71.84	\$182,291.20	\$87.64	\$215,176.00	\$103.45
24	Communications Supervisor	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
25	Community Engagement Specialist	105	\$70,324.80	\$33.81	\$82,638.40	\$39.73	\$94,931.20	\$45.64
26	Contracts Administrator	107	\$83,865.60	\$40.32	\$98,529.60	\$47.37	\$113,214.40	\$54.43
27	Creative Designer	105	\$70,324.80	\$33.81	\$82,638.40	\$39.73	\$94,931.20	\$45.64
28	Database Administrator	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
29	Department Manager	L2	\$149,427.20	\$71.84	\$182,291.20	\$87.64	\$215,176.00	\$103.45
30	Deputy Clerk of the Board	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
31	Deputy Director (Division)	L3	\$173,326.40	\$83.33	\$211,473.60	\$101.67	\$249,600.00	\$120.00
32	Deputy Legal Counsel	111	\$120,120.00	\$57.75	\$141,148.80	\$67.86	\$162,156.80	\$77.96
33	Executive Assistant	107	\$83,865.60	\$40.32	\$98,529.60	\$47.37	\$113,214.40	\$54.43
34	Executive Director		flat	---	flat	---	\$413,133.00	---
35	Facilities Supervisor	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
36	Finance Associate	103	\$58,968.00	\$28.35	\$69,284.80	\$33.31	\$79,622.40	\$38.28
37	GIS Application Developer	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
38	GIS Applications Supervisor	112	\$139,339.20	\$66.99	\$163,716.80	\$78.71	\$188,115.20	\$90.44
39	GIS Database Administrator	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
40	Government Affairs Officer	106	\$76,793.60	\$36.92	\$90,230.40	\$43.38	\$103,667.20	\$49.84
41	Human Resources Analyst I	105	\$70,324.80	\$33.81	\$82,638.40	\$39.73	\$94,931.20	\$45.64
42	Human Resources Analyst II	107	\$83,865.60	\$40.32	\$98,529.60	\$47.37	\$113,214.40	\$54.43
43	Internal Auditor	L2	\$149,427.20	\$71.84	\$182,291.20	\$87.64	\$215,176.00	\$103.45
44	IT PMO Supervisor	112	\$139,339.20	\$66.99	\$163,716.80	\$78.71	\$188,115.20	\$90.44
45	IT Project Manager	108	\$91,582.40	\$44.03	\$107,598.40	\$51.73	\$123,635.20	\$59.44
46	IT Projects Assistant	105	\$70,324.80	\$33.81	\$82,638.40	\$39.73	\$94,931.20	\$45.64
47	Junior Planner	103	\$58,968.00	\$28.35	\$69,284.80	\$33.31	\$79,622.40	\$38.28

48	Lead IT Help Desk	108	\$91,582.40	\$44.03	\$107,598.40	\$51.73	\$123,635.20	\$59.44
49	Lead Projects Manager	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
50	Lead Systems Analyst	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
51	Legislative Affairs Analyst	106	\$76,793.60	\$36.92	\$90,230.40	\$43.38	\$103,667.20	\$49.84
52	Legislative Affairs Supervisor	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
53	Management Analyst	108	\$91,582.40	\$44.03	\$107,598.40	\$51.73	\$123,635.20	\$59.44
54	Modeling Supervisor	112	\$139,339.20	\$66.99	\$163,716.80	\$78.71	\$188,115.20	\$90.44
55	Office Assistant	101	\$49,462.40	\$23.78	\$58,115.20	\$27.94	\$66,768.00	\$32.10
56	Office Services Specialist	101	\$49,462.40	\$23.78	\$58,115.20	\$27.94	\$66,768.00	\$32.10
57	Payroll Administrator	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
58	Planning Administration Officer	L2	\$149,427.20	\$71.84	\$182,291.20	\$87.64	\$215,176.00	\$103.45
59	Planning Supervisor	111	\$120,120.00	\$57.75	\$141,148.80	\$67.86	\$162,156.80	\$77.96
60	Principal Accountant	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
61	Principal Budget and Grants Analyst	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
62	Principal Contracts Administrator	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
63	Principal Human Resources Analyst	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
64	Principal Management Analyst	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
65	Principal Modeler	111	\$120,120.00	\$57.75	\$141,148.80	\$67.86	\$162,156.80	\$77.96
66	Principal Planner	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
67	Public Affairs Specialist	105	\$70,324.80	\$33.81	\$82,638.40	\$39.73	\$94,931.20	\$45.64
68	Senior Accountant	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
69	Senior Administrative Assistant	104	\$64,396.80	\$30.96	\$75,670.40	\$36.38	\$86,944.00	\$41.80
70	Senior Applications Administrator	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
71	Senior Application Developer	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
72	Senior Audio/Visual Technician	103	\$58,968.00	\$28.35	\$69,284.80	\$33.31	\$79,622.40	\$38.28
73	Senior Budget & Grants Analyst	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
74	Senior Contracts Administrator	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
75	Senior Creative Designer	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
76	Senior Database Administrator	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
77	Senior Deputy Legal Counsel	L3	\$173,326.40	\$83.33	\$211,473.60	\$101.67	\$249,600.00	\$120.00
78	Senior Economist	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
79	Senior GIS Application Developer	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
80	Senior GIS Database Administrator	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
81	Senior Government Affairs Officer	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
82	Senior Human Resources Analyst	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
83	Senior IT Quality Assurance Analyst	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
83	Senior IT Quality Assurance Analyst *applies to employees hired before 12/31/2022	109*	\$108,284.80	\$52.06	\$124,529.60	\$59.87	\$140,774.40	\$67.68
84	Senior Legislative Affairs Analyst	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
85	Senior Management Analyst	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
86	Senior Modeler	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
87	Senior Network Engineer	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
88	Senior Office Services Specialist	103	\$58,968.00	\$28.35	\$69,284.80	\$33.31	\$79,622.40	\$38.28
89	Senior Public Affairs Specialist	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
90	Senior Regional Planner	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
91	Senior Systems Engineer	110	\$109,200.00	\$52.50	\$128,315.20	\$61.69	\$147,409.60	\$70.87
92	Solutions Architect	112	\$139,339.20	\$66.99	\$163,716.80	\$78.71	\$188,115.20	\$90.44
93	Special Events Producer	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90
94	Web/Content Administrator	109	\$100,006.40	\$48.08	\$117,499.20	\$56.49	\$134,992.00	\$64.90



AGENDA ITEM 7

REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Transportation Committee (TC)
Regional Council (RC)
From: Alina Borja, Senior Regional Planner
(213) 630-1449, borja@scag.ca.gov
Subject: Resolution No. 25-676-2 Acceptance of Office of Traffic Safety Grant
Funds to Support the Active Transportation Safety and Encouragement
Campaign

**EXECUTIVE DIRECTOR'S
APPROVAL**

RECOMMENDED ACTION EAC:

That the Executive Administration Committee recommend that the Regional Council approve Resolution No. 25-676-2 authorizing SCAG to accept, if awarded, California Office of Traffic Safety grant funds in the amount of \$700,000 to support the *Go Human* Campaign and authorize the Executive Director to execute all necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

RECOMMENDED ACTION TC:

Recommend that the Regional Council approve Resolution No. 25-676-2 authorizing SCAG to accept, if awarded, California Office of Traffic Safety grant funds in the amount of \$700,000 to support the *Go Human* Campaign and authorize the Executive Director to execute all necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

RECOMMENDED ACTION RC:

Approve Resolution No. 25-676-2 authorizing SCAG to accept California Office of Traffic Safety grant funds in the amount of \$700,000 to support the *Go Human* Campaign and authorize the Executive Director to execute all necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 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:

On May 1, 2014, the General Assembly adopted Resolution No. GA 2014-2 titled "Regional Effort to Promote Pedestrian and Bicycle Safety Initiative." To pursue this effort, SCAG launched Go



Human, a Regional Active Transportation Safety and Encouragement Campaign, with funding from the Active Transportation Program. To extend campaign efforts, SCAG applied for Pedestrian/Bicycle Safety funds from the California Office of Traffic Safety to conduct a tenth round of Go Human safety programming and engagement across the region. On June 4, SCAG was informed that the grant award was being tentatively offered in the amount of \$700,000. SCAG is seeking Regional Council (RC) approval to receive the funds and authorization for the Executive Director to execute necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

BACKGROUND:

In the six-county SCAG region, walking or bicycling accounts for 10.3 percent of all trips, but more than 34 percent of all roadway fatalities, according to UC Berkeley Safe Transportation Research & Education Center (SAFETREC). To address this, the SCAG 2014 General Assembly passed Resolution No. GA 2014-2, titled "Regional Effort to Promote Pedestrian and Bicycle Safety Initiative" to support a regional safety initiative aimed at improving roadway safety for bicyclists and pedestrians. To implement the resolution, SCAG secured \$2.3 million through California Department of Transportation (Caltrans) grant funding from the statewide 2014 Active Transportation Program (ATP) call for projects to coordinate a Southern California Active Transportation Safety and Encouragement Campaign.

Using these grant resources, SCAG successfully initiated the *Go Human* Campaign with the launch of a first round of advertising and outreach in September of 2015 as well as eight additional grant opportunities through the Office of Traffic Safety to implement safety strategies. The advertising campaign has secured more than one billion impressions to date (each time an ad is seen) regionwide. Since the start of the campaign, SCAG has extended other components of the initial grant scope of work which include implementing more than 140 *Go Human* traffic safety projects and events with local partners, awarding more than \$1.7 million in grants to community-based organizations for community engagement, and other programming to create active transportation champions and improve safety across the region.

To continue the *Go Human* Campaign's momentum, SCAG applied for additional funding in January 2025 in the amount of \$1,239,395.06 from the Office of Traffic Safety to extend the campaign through FFY26. On June 4, 2025, SCAG received notice that an award in the amount of \$700,000 was being tentatively offered, given final approval from National Highway Traffic Safety Administration, in October 2025. The total grant request was not awarded given the competitiveness of the grant year and the total application requests exceeded the available funding.

The awarded funding will be used to conduct traffic safety engagement strategies and programming. Funded activities will include the development, design, and testing of new

messaging content to more effectively reach communities and facilitate greater support for infrastructure improvements and cultural shifts around traffic safety. Additionally, funds will expand existing *Go Human* programs and processes to improve accessibility and ensure utilization and distribution. Funding will support traffic safety educational events open to the public, the distribution of safety materials, and opportunities for local community experts to facilitate traffic safety trainings and share best practices. SCAG is seeking Regional Council approval to accept the funds.

FISCAL IMPACT:

SCAG will receive \$700,000 in grant funds from the Office of Traffic Safety for the Southern California Active Transportation Safety and Encouragement Campaign. This project is programmed through OWP 225.3564.21, FY26 OTS – Pedestrian and Bicycle Safety Program.

ATTACHMENT(S):

1. Resolution No. 25-676-2 Acceptance of FFY26 OTS Funds to Support the Active Transportation Safety and Encouragement Campaign



RESOLUTION NO. 25-676-2

A RESOLUTION OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) APPROVING SCAG TO ACCEPT OFFICE OF TRAFFIC SAFETY GRANT FUNDS IN THE AMOUNT OF \$700,000 TO SUPPORT THE SOUTHERN CALIFORNIA GO HUMAN CAMPAIGN

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS 900 Wilshire Blvd., Ste. 1700 Los Angeles, CA 90017 T: (213) 236-1800 www.scag.ca.gov

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization, for the six-county region consisting of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties;

WHEREAS, on average, 1,800 people are killed and 120,000 are injured in traffic collisions throughout the SCAG region every year;

WHEREAS, SCAG has been tentatively awarded \$700,000 in Office of Traffic Safety, Pedestrian/Bicycle Safety Funds ("Grant Funds"), to support the Active Transportation Safety and Encouragement Campaign;

WHEREAS, the mission of the California Office of Traffic Safety is to "Effectively administer traffic safety grants that deliver innovative programs and eliminate traffic fatalities and injuries on California roadways"; and

WHEREAS, the Grant Funds will be used for the Southern California Active Transportation Safety and Encouragement Campaign, which will involve consulting services to extend the Go Human Safety and Encouragement Campaign and support the development, design, and testing of new messaging content and the expansion of Go Human resources and processes to improve accessibility and reach on traffic safety.

NOW, THEREFORE, BE IT RESOLVED, by the Regional Council that SCAG is authorized to accept and administer the Grant Funds to support the Southern California Active Transportation Safety and Encouragement Campaign.

BE IT FURTHER RESOLVED THAT:

- 1. The Regional Council hereby authorizes SCAG to accept the Grant Funds in the amount of \$700,000.00 from the Office of Traffic Safety to support the Southern California Active Transportation Safety and Encouragement Campaign.
2. SCAG's Executive Director or his designee is hereby designated and authorized by the Regional Council to execute all necessary agreements and other documents on behalf of the Regional Council as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

REGIONAL COUNCIL OFFICERS

President Cindy Allen, Long Beach

First Vice President Ray Marquez, Chino Hills

Second Vice President Jenny Crosswhite, Santa Paula

Immediate Past President Curt Hagman County of San Bernardino

COMMITTEE CHAIRS

Executive/Administration Cindy Allen, Long Beach

Community, Economic, & Human Development David J. Shapiro, Calabasas

Energy & Environment Rick Denison, Yucca Valley

Transportation Mike T. Judge, Ventura County Transportation Commission

Attachment: Resolution No. 25-676-2 Acceptance of FFY26 OTS Funds to Support the Active Transportation Safety and Encouragement

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 6 day of November, 2025.

Cindy Allen
President, SCAG
City of Long Beach

Attested by:

Kome Ajise
Executive Director

Approved as to Form:

Jeffery Elder
Chief Counsel



AGENDA ITEM 8
REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Transportation Committee (TC)
Regional Council (RC)
From: Courtney Aguirre, Department Manager
(213) 236-1990, aguirre@scag.ca.gov
Subject: Resolution No. 25-676-3 Acceptance of FFY26 Office of Traffic Safety
Grant Funds to Support the SoCal Transportation Safety Predictive
Modeling and Analysis Platform

**EXECUTIVE DIRECTOR'S
APPROVAL**

Kome Ajise

RECOMMENDED ACTION FOR EAC:

That the Executive/Administration Committee recommend the Regional Council approve Resolution No. 25-676-3 authorizing SCAG to accept FFY26 Office of Traffic Safety grant funds in the amount of \$900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform and authorizing the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting this project.

RECOMMENDED ACTION FOR TC:

Recommend the Regional Council approve Resolution No. 25-676-3 authorizing SCAG to accept FFY26 Office of Traffic Safety grant funds in the amount of \$900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform and authorizing the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting this project.

RECOMMENDED ACTION FOR RC:

Approve Resolution No. 25-676-3 authorizing SCAG to accept FFY26 Office of Traffic Safety grant funds in the amount of \$900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform and authorizing the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting this project.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 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:

On January 31, 2025, SCAG submitted a grant application to the State of California Office of Traffic Safety (OTS) in the amount of \$900,000 to fund the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform. On July 12, 2025, SCAG was informed by OTS that the grant was tentatively awarded, pending final approval. SCAG is now seeking Regional Council (RC) approval to receive the anticipated grant funding and authorization for the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

BACKGROUND:

The SCAG region continues to experience unacceptably high rates of fatalities and injuries from collisions across its multimodal transportation system. A coordinated regional approach is essential to address this enduring safety crisis. By aligning local and regional planning and investment strategies—and leveraging standardized data resources and analytical tools—the region can focus on the most effective treatments to improve safety outcomes. Transportation safety remains one of the highest planning priorities in Connect SoCal 2024.

To advance this work, SCAG applied for a \$900,000 grant from the California Office of Traffic Safety (OTS) in January 2025 to continue development of the SoCal Transportation Safety Predictive Modeling and Analysis Platform. This effort builds on prior OTS grants awarded in 2023 and 2024, totaling \$922,456. On July 12, 2025, SCAG received notification that the FFY 2026 grant was tentatively awarded, pending final approval from the National Highway Traffic Safety Administration (NHTSA).

The OTS grant will support continued enhancement of the platform, which enables SCAG and local agencies to model, predict, and analyze safety risks across the regional transportation system. By leveraging innovative technologies—such as in-vehicle information systems and advanced modeling tools—the platform promotes data-driven decision-making and helps reduce the number and severity of collisions through improved monitoring and forecasting of safety conditions.

FISCAL IMPACT:

If awarded, SCAG will receive \$900,000 in grant funding from the State of California Office of Traffic Safety to be utilized for the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

ATTACHMENT(S):

1. Resolution No. 25-676-3 Acceptance of OTS Traffic Safety Grant Funding to Support the SoCal Transportation Safety Predictive Modeling and Analysis Platform



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

RESOLUTION NO. 25-676-3

**A RESOLUTION OF THE SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS (SCAG)
APPROVING SCAG TO ACCEPT, IF AWARDED, OFFICE OF TRAFFIC
SAFETY GRANT FUNDS IN THE AMOUNT OF \$900,000 FOR THE CONTINUED
DEVELOPMENT OF THE SOCAL TRANSPORTATION SAFETY PREDICTIVE
MODELING AND ANALYSIS PLATFORM**

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization, for the six-county region consisting of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties;

WHEREAS, on average, 1,800 people are killed and 120,000 are injured in traffic collisions throughout the SCAG region every year;

WHEREAS, SCAG has applied for an award of \$900,000 in State of California Office of Traffic Safety (OTS) Transportation Safety Funds (“Grant Funds”), to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform;

WHEREAS, the mission of the California Office of Traffic Safety is to “Effectively administer traffic safety grants that deliver innovative programs and eliminate traffic fatalities and injuries on California roadways”; and

WHEREAS, the Grant Funds will be used for the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform, which will involve consulting services to secure the use of a traffic data platform, and to develop the requisite analytical and predictive modeling capabilities to support efforts to reduce roadway fatalities and serious injuries throughout the SCAG region;

NOW, THEREFORE, BE IT RESOLVED, by the Regional Council, that SCAG is authorized to accept and administer the Office of Traffic Safety Grant Funds to continue development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

BE IT FURTHER RESOLVED THAT:

1. That the Regional Council hereby authorizes SCAG to accept the tentative State of California Office of Traffic Safety Grant Award in the amount of \$900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

REGIONAL COUNCIL OFFICERS

President
Cindy Allen, Long Beach

First Vice President
Ray Marquez, Chino Hills

Second Vice President
Jenny Crosswhite, Santa Paula

Immediate Past President
Curt Hagman
County of San Bernardino

COMMITTEE CHAIRS

Executive/Administration
Cindy Allen, Long Beach

Community, Economic, &
Human Development
David J. Shapiro, Calabasas

Energy & Environment
Rick Denison, Yucca Valley

Transportation
Mike T. Judge, Ventura County
Transportation Commission

Attachment: Resolution No. 25-676-3 Acceptance of OTS Traffic Safety Grant Funding to Support the SoCal Transportation Safety Predictive

2. That SCAG’s Executive Director or his designee is hereby designated and authorized by the Regional Council to execute all necessary agreements and other documents on behalf of the Regional Council as they relate to supporting the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 6th day of November, 2025.

Cindy Allen
President, SCAG
City of Long Beach

Attested by:

Kome Ajise
Executive Director

Approved as to Form:

Jeffery Elder
Chief Counsel



AGENDA ITEM 9

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)

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

WWW.SCAG.CA.GOV

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;
- 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.

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

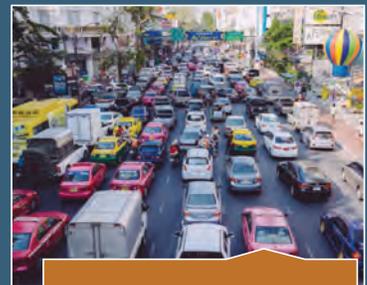
Program Objectives



Accelerate in-fill 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

\$45,000,000

Eligible Applicants

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

- 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



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;
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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 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.



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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 - 1.1 REGIONAL EARLY ACTION PLANNING (REAP) 2.0 GRANT PROGRAM 2
 - 1.2 REAP 2.0 SCAG FRAMEWORK CORE OBJECTIVES 3
- 2.0 NOFA FOR LASTING AFFORDABILITY, ROUND 2 (NOFA 2) 4**
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Attachment: NOFA 2 Guidelines (REAP 2.0 PATH Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2))



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.

Attachment: NOFA 2 Guidelines (REAP 2.0 PATH Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2))



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 goals³
- 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 <i>(Includes but is not limited to)</i>	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.

Attachment: NOFA 2 Guidelines (REAP 2.0 PATH Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2))



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 cancellation 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 cancellation 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.

- | | |
|---|--|
| <input type="checkbox"/> Job Centers | <input type="checkbox"/> Neighborhood Mobility Areas |
| <input type="checkbox"/> Transit Priority Areas | <input type="checkbox"/> Livable Corridors |
| <input type="checkbox"/> 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/0903connectsocial-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): [Click or tap here to enter text.]
- SCAG Communities of Concern (Defined in Footnote 3 on Page 15): [Click or tap here to enter text.]
- 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): [Click or tap here to enter text.]
- AB 1550 Communities: [Click or tap here to enter text.]

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]

[Click or tap here to enter text.]

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

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AGENDA ITEM 10

REPORT

Southern California Association of Governments
November 6, 2025

To: Transportation Committee (TC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Courtney Aguirre, Department Manager
(213) 236-1990, aguirre@scag.ca.gov

Subject: 2024 Sustainable Communities Program Active Transportation and Safety
Amended Guidelines

RECOMMENDED ACTION FOR TC:

Recommend the Regional Council approve the Connect SoCal 2024 Sustainable Communities Program Active Transportation and Safety Amended Guidelines.

RECOMMENDED ACTION FOR RC:

Approve the Connect SoCal 2024 Sustainable Communities Program Active Transportation and Safety Amended Guidelines.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:

The 2024 Sustainable Communities Program (SCP) Active Transportation and Safety project awards were adopted by Regional Council on December 5, 2024. Due to funding limitations, the Orange County Transportation Authority (OCTA) was awarded partial funding for their plan, OC Move: A Vibrant Path to Active Transportation. OCTA leveraged their SCP award to secure a state grant from the Caltrans Sustainable Transportation Planning Grant Program and requested to directly implement their SCP award. The 2024 SCP Active Transportation and Safety Guidelines have been amended to reflect a one-time exception for OCTA to assume responsibility for implementing their project in full.

BACKGROUND:

The 2024 SCP Active Transportation and Safety Guidelines were adopted by Regional Council on June 6, 2024. Following budget cuts to the Cycle 7 Active Transportation Program, which is one of the SCP funding sources, the 2024 SCP Active Transportation and Safety Revised Guidelines were adopted by Regional Council on September 5, 2024. The 2024 SCP Active Transportation and Safety project awards were subsequently adopted by the Regional Council on December 5, 2024.

OCTA submitted an SCP application to develop a plan, *OC Move: A Vibrant Path to Active Transportation*, with a funding request of \$500,000 for a total project budget of \$1 million. Due to funding limitations for plans under the Cycle 7 Active Transportation Program (ATP), OCTA received a partial award of \$400,000. Subsequently, OCTA was awarded \$600,000 to fund the remaining balance of the project budget as part of the FY25-26 Caltrans Sustainable Transportation Planning Grant program awards, which were announced on July 1, 2025. Given this additional grant funding, OCTA requested to directly implement their 2024 SCP Active Transportation and Safety award, which was programmed as part of SCAG's ATP Cycle 7 MPO Component.

The 2024 SCP Active Transportation and Safety Guidelines have been amended to permit OCTA to directly implement their 2024 SCP Active Transportation and Safety award (see Attachment D of the Amended Guidelines). This one-time exception will enable OCTA to merge their 2024 SCP Active Transportation and Safety award with their FY25-26 Caltrans Sustainable Transportation Planning Grant award and manage a single consultant contract. OCTA will coordinate with SCAG to ensure SCAG staff are involved with the project in a manner that aligns with the goals of the Sustainable Communities Program. Involvement may include participation in procurement, project management, and engagement throughout the project life cycle.

Next Steps

Upon Regional Council approval, staff will continue to coordinate with OCTA on ATP funding allocation and project implementation.

FISCAL IMPACT:

Funding for staff work on this effort is included in the FY26 Overall Work Program (OWP) in projects 050.0169.06 Complete Streets: Active Transportation Program (FY26), 050.0169.11 Active Transportation Program, and 275.4964.01 2024 SCP Active Transportation and Safety Plans (ATP Cycle 7).

ATTACHMENT(S):

1. 2024 SCP Active Transportation and Safety Amended Guidelines

Connect SoCal 2024 Sustainable Communities Program

Active Transportation and Safety

Amended Program Guidelines

These guidelines were adopted June 6, 2024, by SCAG's Regional Council and updated in August 2024 due to reductions in ATP Cycle 7 funding availability. The revised guidelines were adopted by SCAG's Regional Council on September 5, 2024. Following the project awards adopted by the Regional Council on December 5, 2024, these guidelines were amended in October 2025 to reflect a one-time exception made for the Orange County Transportation Authority (OCTA). OCTA is leveraging its 2024 SCP Active Transportation and Safety award with state grant funding, which means it will assume responsibility for implementing the project in full. See Attachment D for the detailed amendment. The amended guidelines will be adopted by the SCAG Regional Council on November 6, 2025.

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Sustainable Communities Program Overview

The Sustainable Communities Program (SCP) is a grant program that provides technical assistance to support implementation of Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy for the Southern California Association of Governments (SCAG). The SCP strengthens partnerships with local agencies and strategic partners who are responsible for land use and transportation decisions to help the region achieve its unified goals. The SCP provides local jurisdictions with multiple opportunities to seek funding and resources to meet the needs of their communities. SCAG is committed to working in partnership with others to close the gap of racial injustice and better serve historically disinvested communities. On July 2, 2020, the SCAG Regional Council adopted Resolution 20-623-2, affirming its commitment to advancing justice, equity, diversity, and inclusion throughout Southern California and subsequently adopted the Racial Equity Early Action Plan in May 2021 to guide SCAG's work in advancing equity. As part of these commitments, the SCP aims to prioritize resources where there is a demonstrated need.

Program Goals

The SCP aims to:

- Provide needed resources for local jurisdictions to advance the goals outlined in Connect SoCal 2024 in the areas of mobility, communities, environment, and economy.
- Promote racial equity that is grounded in the recognition of the past and current harms of systemic racism and one that advances restorative justice.
- Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water.
- Prioritize the most vulnerable populations and communities subject to climate hazards to help the people, places and infrastructure that are most at risk for climate change impacts. In doing so, recognize that disadvantaged communities are often overburdened.
- Increase the region's competitiveness for federal and state funds, including, but not limited to the California Active Transportation Program and Greenhouse Gas Reduction Funds.

2024 SCP Active Transportation & Safety Call for Applications

I. Overview

Connect SoCal 2024 is defined by the mobility goal to build and maintain an integrated multimodal transportation network (see page 12 in [Connect SoCal 2024 Chapter 1](#)). To achieve this goal, Connect SoCal 2024 identifies mobility policies organized into eight categories: System Preservation and Resilience, Complete Streets, Transit and Multimodal Integration, Transportation System Management, Transportation Demand Management, Technology Integration, Safety, and Funding the System/User Fees (see pages 88-89 and 114-116 in [Connect SoCal 2024 Chapter 3](#)).

The Connect SoCal 2024 SCP Active Transportation and Safety (SCP-ATS) Call for Applications represents one of multiple funding Calls through the Connect SoCal 2024 SCP. The SCP-ATS funds projects that primarily help advance the Connect SoCal 2024 mobility policies under Complete Streets, Transit and Multimodal Integration, and Safety. Selected projects will improve mobility across the region, increasing rates of walking and biking, advancing traffic safety, expanding opportunities for multimodal

transportation options, and competitively positioning local jurisdictions for implementation/grant funds. The 2024 SCP-ATS Call solicits the following project types:

- Develop a Community/Areawide Plan
- Develop and implement a Quick-Build Project

Applicants are encouraged to review Connect SoCal 2024 strategies to align project applications with regional planning priorities and concepts (see pages 124-128 in [Connect SoCal 2024 Chapter 3](#) and Appendix 4: Connect SoCal 2024 Mobility Strategies of the [Connect SoCal 2024 Mobility Technical Report](#)). Competitive applications will advance multiple mobility goals and strategies, reflect understanding of context-based needs, utilize equity-centered planning practices, and result in planning products or programs that clearly tie community need with implementation. Collaborative public participation and engagement efforts that involve communities historically excluded from land use and transportation discussions and planning is required.

In the next four years, Southern California is expected to host several large-scale events that will impact the region's transportation system: the World Cup in 2026, the Super Bowl in 2027, and the Olympic and Paralympic Games in 2028. These events will impact the entire Southern California region, particularly the region's transportation networks. Thousands of athletes and spectators will visit the region in compressed periods of time, needing to travel to and from a variety of venues. People from across the region may travel to these events, either to watch the events as spectators or as event staff or volunteers. Moreover, goods and other items will be transported and delivered to venues. Everyone else will still need to carry on with their lives while the events are occurring. A great deal of preparation and planning will be needed, to support existing and anticipated needs, in meaningful, equitable and long-lasting ways,

A) 2024 SCP-ATS GOALS

The SCP-ATS aims to:

- Improve mobility across the region, especially for children and older adults, and people walking, biking, riding transit/rail, and using other forms of active transportation;
- Strategically invest in communities most harmed by traffic injuries and fatalities, which include the historically disinvested communities that comprise the majority of the Regional High Injury Network;
- Support a more resilient transportation network, especially in anticipation of the large-scale events hosted by the region; and
- Support local efforts to increase competitiveness for state and federal funding.

B) COMMUNITY ENGAGEMENT INTEGRATION

SCAG's active transportation safety and engagement program provides a suite of community engagement resources, tools, and strategies. Planning and quick-build projects are expected to incorporate one or both of the following elements to facilitate meaningful community engagement. *Go Human* elements are available at no cost; however any project-specific costs, such as local event/traffic permits or publicity/advertisements, must be included in an applicant budget.

GO HUMAN KIT OF PARTS – The *Go Human* Kit of Parts (Kit) is a community engagement resource loaned at no cost to local partners that creates opportunities for community members, jurisdiction staff and consultant teams to experience improved traffic safety designs directly on the street. The Kit includes a set of durable, lightweight materials that, once assembled, demonstrate complete streets infrastructure

components. The Kit also includes signage and evaluation tools that allow the applicant or their consultant to facilitate community feedback as part of an inclusive planning process. The applicant or its consultant will be responsible for coordinating transportation of materials and preparation of a site and installation plan, subject to approval by SCAG. The applicant or its consultant will also be responsible for the set-up, break-down, and oversight of the *Go Human* Kit of Parts as part of the demonstration. SCAG staff will be available to provide feedback and guidance on planning for a successful demonstration or event and direction on appropriate utilization of the Kit of Parts.

TRAFFIC SAFETY AWARENESS CAMPAIGN – Co-branded *Go Human* print and digital advertisements are available at no cost to cities or other local government agencies to implement a traffic safety awareness campaign, alongside project or plan outreach, in an effort to improve traffic safety for people walking and biking. Available materials include, but are not limited to, lawn signs, banners, postcards, billboard ads, bus shelter or bench ads, and social media graphics. SCAG provides select print materials, such as lawn signs and banners, to local partners at no cost, pending available print budget.

II. Eligible Applicants

The following entities, within the six-county SCAG region, are eligible to apply for SCP-ATS funds:

- **Local or Regional Agency:** Examples include cities, counties, councils of governments, Regional Transportation Planning Agencies and County Public Health Departments.
- **Caltrans:** Caltrans must submit documentation that local communities are supportive of and have provided feedback on the proposed Caltrans project. Caltrans must submit documentation to support the need to address the project with ATP funds, rather than other available funding sources, such as the State Highway Operations and Protection Program (SHOPP).
- **Transit Agencies:** Any agency responsible for public transportation that is eligible for funds under the Federal Transit Administration.
- **Natural Resources or Public Land Agencies:** Federal, Tribal, State, or local agency responsible for natural resources or public land administration.
- **Public schools or school districts**
- **Tribal Governments:** Federally recognized Native American Tribes.
- **Private nonprofit, tax-exempt organizations that are responsible for the management of public lands:** These organizations may only apply for projects eligible for [Recreational Trails Program](#) funds. Eligible project types include recreational trails and trailheads, park projects that facilitate trail linkages or connectivity to nonmotorized corridors, and conversion of abandoned railroad corridors to trails. Projects must benefit the general public, not only a private entity.

III. SCP-ATS Eligible Project Types

As described above, the 2024 SCP-ATS solicits two project types: community/area wide plans and quick-build projects. Applicants may apply for more than one project type and may submit multiple applications (and shall indicate priority of applications). SCAG staff is available to assist applicants in determining the most appropriate project type for their needs and goals.

A) PROJECT TYPE: COMMUNITY/AREAWIDE PLANS

The 2024 SCP-ATS will fund community/areawide planning projects that benefit disadvantaged communities. Eligible planning projects must meet one of the following conditions:

- Community plans must encompass, be located in, or overlap with a disadvantaged community.
- Areawide plans must encompass at least one disadvantaged community.

Connect SoCal 2024 defines a disadvantaged community as a Priority Equity Community (PEC): census tracts in the SCAG region that have a greater concentration of populations that have been historically marginalized and are susceptible to inequitable outcomes based on a combination of the socioeconomic factors listed below. See the Connect SoCal 2024 [Equity Analysis Technical Report](#) and [a map of PECs](#) in the SCAG region for additional details and to identify PECs. Factors include:

- People of color
- Low-income households
- Limited vehicle and transit access
- Vulnerable ages
- Single parent households
- People without a high school diploma
- People with disabilities
- Housing cost burdened households
- People with limited English proficiency

In addition to the PEC definition, the following criteria are eligible definitions for disadvantaged communities. See Attachment A, the [ATP Cycle 7 Guidelines](#) (Section 17.A, pages 11-12), for details about each of the disadvantaged community definitions.

- Median Household Income
- CalEnviroScreen
- National School Lunch Program
- Healthy Places Index
- Climate and Environmental Justice Screening Tool
- USDOT Equitable Transportation Community Explorer
- Native American Tribal Lands

The maximum award for Community/Areawide Plan projects is \$500,000. There is no required minimum funding request, and applicants may submit multiple applications. Awards for Community/Areawide Plans shall take the form of technical assistance, with a SCAG-procured consultant leading the project development and seeking reimbursement directly from SCAG. See Section IV.B (Funding Allocation for Award Recipients) for more information. Applicants are encouraged to include a letter of support from their county transportation commission in their application.

PROJECT EXAMPLES

Examples of eligible community/areawide plans include, but are not limited to:

- Active Transportation Plan
- Bicycle and/or Pedestrian Master Plan
- First/Last Mile Plan (focused on active transportation)
- Safe Routes Plan (e.g., to school, for seniors, etc.)
- Transportation Safety-Focused Plan (e.g., Local Road Safety Plan or Safe System Plan with a focus on active transportation)

REQUIRED AND RECOMMENDED PLAN COMPONENTS

The final deliverable for all plans must include, but not be limited to, the required components identified in Appendix A of the [ATP Cycle 7 State Guidelines](#) (see Attachment A) or explain why the component is not applicable. Examples of required components include mode share, existing bicyclist and pedestrian facilities, collision analysis, funding considerations, and an implementation plan. The following components are strongly encouraged:

- Framework to systematically analyze, identify, and prioritize traffic safety issues and corresponding recommendations, including proven roadway safety countermeasures. The framework should also identify roadway safety risks to support a jurisdiction's ability to proactively address crash risks.
- Multi-faceted community engagement, such as:
 - Walk or bike audits
 - Media/Advertisement campaigns (e.g., Go Human Co-Branded Awareness Campaign)
 - Temporary demonstration projects (e.g., Kit of Parts)

B) PROJECT TYPE: QUICK-BUILD PROJECTS

A quick-build is an interim capital improvement project that requires minor construction activity (e.g., does not require excavation) and uses durable, low- to medium-cost materials to pilot and iterate through project designs with community feedback. Quick-Build projects are identified through community engagement and/or an existing plan and provide the opportunity to immediately respond to a community safety need. Quick-Build projects are typically installed for one to five years, depending on how quickly a design is modified or how long materials last, with evaluation occurring one to three years post-implementation.

Quick-Build projects are not required to be located in a disadvantaged community. The 2024 SCP-ATS will evaluate and fund quick-build projects using an equity-centered prioritization framework to prioritize the repair of historic and current inequities. The framework will consider project readiness (e.g. informed by community engagement and preliminarily assessed for feasibility), alignment with communities most harmed by traffic injuries and fatalities, and opportunities for mutually beneficial partnerships with local community organizations. These quick-build projects will provide an opportunity to pilot projects that not only enhance or expand the active transportation network but also contribute to a more resilient transportation network given the increased demand expected with large-scale events to be hosted by the region.

The maximum award for quick-build projects is \$900,000, which includes planning, design, and implementation. There is no required minimum funding request, and applicants may submit multiple applications. Awards for quick-build projects shall take the form of technical assistance, with a SCAG-procured consultant leading project development and seeking reimbursement directly from SCAG, and pass-through funds to applicants for implementation. An applicant may use pass-through funds to procure a contractor or assign agency staff to implement the quick-build project. See Section IV.B (Funding Allocation for Award Recipients) for more information.

PROJECT EXAMPLES

Examples of quick-build elements and materials include, but are not limited to:

- Curb extensions: paint and plastic posts, plastic bollards, or planters
- Pedestrian safety enhancements: rectangular rapid flashing beacons, leading pedestrian intervals at signalized intersections, raised crosswalks, and/or high-visibility crosswalks

- Modular transit stops: temporary transit platform to safely transition bike lanes through transit areas
- Pedestrian plaza/corridors: concrete barriers, barricades, planters, and/or signage
- Protected bike lanes: striping and plastic posts, plastic bollards, planters, or parking
- Traffic calming treatments: temporary speed cushions, curb extensions (described above), and/or chicanes (i.e. curb extensions in a parking lane)
- Traffic circles: striping, rubber curbs, plastic posts, and signage

REQUIRED QUICK-BUILD COMPONENTS

Quick-Build projects must include the following components:

- Ongoing community engagement to inform final project design and evaluation.
- Data collection to establish existing conditions and to complete before/after evaluation of project implementation.
- Final (100%) project design reviewed, approved, and stamped by a licensed Professional Engineer and project cost estimates.
- Quick-Build installed for a minimum of six (6) months before conducting evaluation.
- Final report summarizing work completed and recommendation of next steps.

See Appendix D of the [ATP Cycle 7 Guidelines](#) (Attachment A) and [ATP Quick-Build Supplemental Guidance](#) (Attachment B) for additional guidance on quick-build materials, designs, and project requirements.

IV. Funding

A) FUNDING SOURCES

Funding for the 2024 SCP-ATS is provided through a combination of state and federal sources, including the state Cycle 7 Active Transportation Program (ATP), which programs funds from FY25/26 to FY28/29 and a federal Safe Streets and Roads for All (SS4A) grant, which is anticipated to allocate funding in 2025 and expend funding within five years from allocation.

- Community/Areawide Plan projects shall be funded by ATP funds.
- Quick-Build projects shall be funded with ATP funds, SS4A funds, local funds, or a combination of ATP, SS4A, and/or local funds.

Recipients of 2024 SCP-ATS awards are required to comply with all applicable federal laws and state regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); California Environmental Quality Act (CEQA); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (BIL, div. G §§ 70901-27).

Hosting a Call for Applications to award funds from multiple funding streams is intended to simplify the application process and achieve efficiencies in program administration. The enacted state budget in June 2024 significantly reduced ATP Cycle 7 funding, one of the funding sources for the SCP-ATS as mentioned above. Therefore, the program anticipates awarding between \$6.3 to \$8.2 million, pending the availability of additional local funds, with up to \$700,000 available for planning projects benefiting disadvantaged communities and a minimum of \$5.6 million set aside for quick-build projects. SCAG will allocate funding for selected projects based on the eligibility of each funding source and the applicant's readiness.

B) FUNDING ALLOCATION FOR AWARD RECIPIENTS

Awards and projects shall be primarily managed by SCAG and implemented through its consultants, except the quick-build project implementation that will be managed by grantees in coordination with SCAG. SCAG shall manage the administrative activities associated with requesting funding allocation from the California Transportation Commission (CTC) for ATP funding and from the Federal Highway Administration (FHWA) for SS4A funding, procuring a consultant team, passing through funding for quick-build implementation, and providing all necessary reporting and documentation required by CTC, Caltrans, and FHWA.

Recipients of 2024 SCP-ATS awards are expected to enter into a Memorandum of Understanding (MOU) with SCAG for technical assistance, which shall identify funding sources for the award and memorialize roles and responsibilities for each party, including but not limited to identifying a project manager for each party, providing guidance, cooperation and approvals as necessary, and assuming responsibility for a timely use of funds. MOUs for quick-build projects will also serve to pass through funds for quick-build implementation.

Recipients shall be the implementing agency for environmental approval(s) and responsible for documentation of environmental clearance or categorical exemption under the California Environmental Quality Act (CEQA) and under the National Environmental Policy Act (NEPA) for federally funded projects. Funding shall be contingent on recipients securing environmental clearance.

Community/Areawide Plan projects shall only be eligible for technical assistance. Quick-Build Projects shall be eligible for technical assistance and pass through funds; pass through funds shall only be used for construction.

C) ELIGIBLE COSTS

SCAG uses cost principles outlined in [2 CFR Part 200 Subpart E](#) and the ATP Cycle 7 Guidelines (Attachment A) to determine reasonable, allocable, and allowable costs. Award recipients are required to adhere to these requirements. Eligible costs include staff salaries, fringe, indirect costs (for ATP funding, the fringe and indirect cost rates require Caltrans approval and for SS4A, approved rates by a federal cognizant agency may be required), consultant/contractual services, and other direct costs. These costs and others not listed here are subject to review and approval by SCAG staff.

Recipients of the 2024 SCP-ATS awards claiming reimbursement for indirect costs and/or fringe benefits cost must have the current rates approved in the Negotiated Indirect Cost Rate Agreement (NICRA) with its federal cognizant agency. In absence of the NICRA, recipients may elect the applicable de minimis indirect cost rate that is applicable at the time of award and must annually complete a certification form provided by the SCAG Project Manager to confirm the eligibility and compliance with Title 2 Code of Federal Regulations Part 200 (2 CFR 200) Uniform Administrative Requirements, Cost Principles, And Audit Requirements For Federal Awards. The eligibility of the indirect cost and/or fringe benefits cost is subject to review and applicable funding guidelines and requirements. For the ATP funding, Caltrans prior approval is required for the fringe benefits and indirect cost rates; see "Local Government Agency Indirect Cost Review" on the [Caltrans Internal Audits Office webpage](#). For SS4A, please see the [2 CFR 200](#).

D) MATCH REQUIREMENTS

There are no match requirements for projects proposed through the SCP-ATS. Applicants, especially those with projects that exceed the respective project type funding caps, are encouraged to provide matching funds.

V. Application Process

As noted above, applicants may apply for more than one project type and may submit multiple applications, which are available on the [SCAG SCP-ATS website](#). Applicants do not need a board resolution in order to apply, but applicants will be required to submit a supporting resolution from the elected body or a letter of intent in support of the project from the appropriate executive officer prior to receiving funding. Please contact SCAG staff (see section VI) if the project includes multiple components or if any other support is needed in identifying the proper application to use for a project application.

A) APPLICATIONS

Applications will be accepted via an online form. Application workshops will be scheduled for summer 2024, to review project types, the application process, and address any questions. For more information and registration/details for the workshops, please see the [SCAG SCP-ATS website](#). **Applications must be submitted online by September 27, 2024.**

AUTOMATIC CONSIDERATION OF NON-SELECTED STATEWIDE ATP APPLICATIONS

Community/Areawide Plans and Quick-Build projects from the SCAG region submitted to the statewide ATP Call for Applications but not selected for funding will also be considered in the 2024 SCP-ATS selection process. These applications will be automatically considered, and applicants do not need to indicate they want to be considered for the SCP-ATS. These applications will not be re-scored and the initial score given in the statewide ATP competition will be used to rank against projects submitted through the SCP-ATS Call for Applications. Please see the [state ATP website](#) for more information about the application process and deadlines. Interested applicants are welcome to contact SCAG staff (see section VI) to discuss statewide ATP applications as well.

B) SCORING RUBRIC & CRITERIA

Each project type is evaluated by six scoring criteria: Mobility, Safety Benefit, Public Health, Disadvantaged Communities, Public Participation, and Cost Effectiveness. Application questions vary by project type. The potential points to be awarded for responses to each question, by project type, are noted in each application.

Scoring Criteria	Points
Mobility	25
Safety Benefit	35
Public Health	10
Disadvantaged Communities	10
Public Participation	15
Cost Effectiveness	5
Total	100 Points

C) EVALUATION PROCESS

A minimum of six evaluation teams, one per county, will be established to review, score and rank applications submitted to the 2024 SCP-ATS; counties receiving a large volume of applications may require multiple evaluation teams. Projects will compete and be ranked against other projects within their respective county. Final awards will be based on application score, geographic distribution across the region, and funding eligibility. Following grant award announcements, unsuccessful applicants are encouraged to meet with SCAG staff to obtain feedback on opportunities to improve their applications for future grant cycles. Quick-build applications not selected for award may be placed on a contingency list in the event that additional funding is made available.

D) RISK ASSESSMENT

Prior to entering into an MOU to receive funding from SCAG, each selected applicant will be subject to a risk assessment as required by 2 CFR 200.206 in accordance with SCAG’s Subrecipient Monitoring Policies and Procedures. SCAG may evaluate the risks to the program imposed by each applicant to assess the applicant’s ability to manage award funds pursuant to the requirements prescribed in the applicable funding guidelines. In some circumstances, special grant conditions may be imposed to mitigate anticipated risks. Each applicant may be required to provide documentation to SCAG for this evaluation.

E) IN-KIND CONTRIBUTIONS

Prior to entering into an MOU to receive funding from SCAG, each selected applicant may be required to specify the amount of staff time to be spent on the project. The enacted state budget in June 2024 significantly reduced ATP Cycle 7 funding, which resulted in a significant reduction to SCAG’s ATP regional funds that were leveraged as local match for SCAG’s SS4A grant. To maintain the SS4A funding, quick-build project awardees may be required to document project staff time that is being leveraged, such as attending project check-in meetings, coordinating with agency departments, and other project tasks. This awardee staff time, which is already taking place to support project management and delivery, may be leveraged as an in-kind contribution to help fulfill the local match requirements of SCAG’s SS4A grant. Awardees will receive templates from SCAG to comply with SS4A requirements.

VI. Schedule

The following schedule outlines key dates for the 2024 SCP-ATS. These dates are subject to change; the [Sustainable Communities Program webpage](#) will have the latest dates.

2024 SCP-ATS Key Dates

2024 SCP-ATS Milestone	Date
SCP-ATS Call for Applications Opens	July 8, 2024
SCP-ATS Application Workshops	July 25, 2024 August 7, 2024
SCP-ATS Call for Applications Deadline	September 27, 2024
SCAG Regional Council Approval of the 2024 SCP-ATS Application Projects*	December 5, 2024
Final 2024 SCP-ATS Award Announcements*	June 26-27, 2025

*Projects selected to receive ATP funding are subject to approval by the SCAG Regional Council and California Transportation Commission (CTC) as part of the adoption of the complete 2025 Regional ATP. In addition, projects receiving ATP funding will be subject to the programming and allocation process, requirements, and schedule of the CTC. SCAG Regional Council consideration for 2024 SCP-ATS projects is anticipated on December 5, 2024 followed by CTC action in June 2025.

A) TIMELY USE OF FUNDS/TIME EXTENSIONS

A project initiation schedule and expectations regarding the period of performance will be determined within three months of project award announcements, and will be based on project complexity, funding source, and SCAG staff capacity. In certain cases, projects may receive a notice to proceed two to three years after the project award announcements, such as if ATP funds are allocated in the latter part of the Cycle 7 ATP funding cycle (FY25/26 to FY28/29). Once the project schedule has been established, extensions will be considered on a case-by-case basis. Extensions and scope changes must be requested in letter format. All requests must include an explanation of the issues and actions the agency has taken to correct the issues. All extensions will be contingent on funding availability and the program requirements of the funding source assigned to the project when awarded. SCAG intends all selected projects to be completed in a timely manner and requires that applicants coordinate internal resources to ensure timely completion of the projects.

VII. Contact Information

Questions regarding the SCP-ATS project types, applications, or application process should be directed to:

Rachel Om
Senior Regional Planner
Telephone: (213) 630-1550
Email: om@scag.ca.gov

Attachment A: ATP Cycle 7 Guidelines

Please see: [2025 Active Transportation Program Cycle 7 Guidelines](#).

Attachment B: ATP Quick-Build Supplemental Guidance

Please see: [Active Transportation Program Quick-Build Supplemental Guidance](#)

Attachment C: Allowable Direct Costs

SCAG uses cost principles outlined in [2 CFR Part 200 Subpart E](#) and the ATP Cycle 7 Guidelines (Attachment A) to determine reasonable, allocable, and allowable costs. The procurement of goods and services are subject to 2 CFR Part 200 and applicable funding guidelines.

- **Advertisement costs.** Including the purchase of advertising media to support program outreach.
- **Compensation—personnel services.** Including wages and salaries.
- **Compensation—fringe benefits.** Including, but not limited to, costs of leave, employee insurance, pensions, and unemployment benefit plans.
- **Professional service costs.** Including costs of professional and consultant services.
- **Publication and printing costs.** Including costs for distribution and general handling of electronic and print media.
- **Transportation costs.** Including costs for delivery of items and/or equipment
- **Contractual Services.** Including professional services necessary to complete the proposed project.
- **Travel.** Including transportation, food and lodging that meet the [Travel Reimbursement policies established by CalHR](#).
- **Supplies or services.** Including printed material, translation and interpretation, supplies or services cost, excluding equipment

Please note: allowable indirect costs include an approved negotiated rate by a federal cognizant agency or a de minimis rate in accordance with 2 CFR Part 200.

These costs and others not listed here are subject to review and approval by SCAG staff.

Attachment D: OCTA Exception to Implement Plan

Background

The Orange County Transportation Authority (OCTA) submitted a 2024 SCP Active Transportation and Safety application to develop a plan, *OC Move: A Vibrant Path to Active Transportation*, with a funding request of \$500,000 for a total project budget of \$1 million. Due to funding limitations for plans under the Cycle 7 Active Transportation Program (ATP), OCTA received a partial award of \$400,000 as part of the 2024 SCP Active Transportation and Safety awards approved by the Regional Council on December 5, 2024. Subsequently, OCTA was awarded \$600,000 to fund the remaining balance of the project budget as part of the FY25-26 Caltrans Sustainable Transportation Planning Grant program awards, which were announced on July 1, 2025. Given this additional grant funding, OCTA requested to directly implement their 2024 SCP Active Transportation and Safety award, which was programmed as part of SCAG's ATP Cycle 7 MPO Component.

Amendment 1

OCTA is permitted to directly implement their 2024 SCP Active Transportation and Safety award, which is funded and programmed under SCAG's ATP Cycle 7 MPO Component. This one-time exception will enable OCTA to merge their 2024 SCP Active Transportation and Safety award with their FY25-26 Caltrans Sustainable Transportation Planning Grant award and manage a single contract. OCTA will coordinate with SCAG to ensure SCAG staff is involved with the project in a manner that aligns with the goals of the Sustainable Communities Program. Involvement may include participation in procurement, project management, and engagement throughout the project life cycle.



AGENDA ITEM 11

REPORT

Southern California Association of Governments
November 6, 2025

To: Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Camille Guiriba, Senior Regional Planner
(213) 236-1809, guiriba@scag.ca.gov

Subject: Connect SoCal 2050: Subregional Sustainable Communities Strategy
Framework and Guidelines

RECOMMENDED ACTION:

Adopt the proposed Subregional Sustainable Communities Strategy Framework and Guidelines for use in the development of the 2028 RTP/SCS.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:

SCAG is in the early stages of preparing the 2028-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) or Connect SoCal 2050. The law guiding SCAG's development of the SCS, also known as Senate Bill 375, provides the option for subregional councils of governments in the SCAG region to work with their county transportation commission to prepare a subregional SCS for inclusion in the regional SCS. For the previous, 2024 RTP/SCS, no subregions delegated to develop a subregional SCS.

SCAG has developed the Subregional SCS Framework and Guidelines to outline the process for both development of a subregional SCS and the incorporation of that SCS into Connect SoCal 2050. At their September 4, 2025 meeting, the Energy and Environment Committee (EEC) reviewed the proposed Framework and Guidelines and recommended the Regional Council adopt it for use in development of Connect SoCal 2050. Following Regional Council adoption of the Framework and Guidelines, subregional councils of governments will have until January 30, 2026, to communicate their intent to SCAG.

BACKGROUND:

The California Sustainable Communities and Climate Protection Act of 2008, commonly referred to as Senate Bill (SB) 375, requires Metropolitan Planning Organizations (MPO) in the state of California, such as SCAG, to integrate transportation, land use, and housing planning while also establishing the reduction of greenhouse gas (GHG) emissions as part of the regional planning

process. SB 375 also included a unique provision for the SCAG region to allow a subregional council of governments and the county transportation commission to work together to propose a sustainable communities strategy (SCS) for that subregion. SB 375 also requires that SCAG “adopt a framework for a subregional SCS to address the intraregional land use, transportation, economic, air quality, and climate policy relationships.”

These *Subregional Sustainable Communities Strategy Framework and Guidelines* (“Framework and Guidelines”) attached to this staff report are intended to facilitate a subregion’s option to develop a subregional SCS which would then be incorporated into the 2028-2050 RTP/SCS. After receipt of any subregion’s decision to develop and adopt a subregional SCS, SCAG and the subregion would develop a Memorandum of Understanding (MOU) that would provide additional details beyond these Framework and Guidelines.

Some key points included in the document include:

- SCAG will not issue subregional GHG or any other subregional performance goals.
- SCAG shall fulfill all the statutory outreach requirements under SB 375 for the regional SCS.
- Subregions are strongly encouraged to design and adopt their own outreach processes that mirror the requirements imposed on the region under SB 375.
- The governing board of the subregional agency and the respective CTC board (at their option) shall approve the subregional SCS prior to submission to SCAG.
- The subregions will need to collaborate with the respective CTC in their area to coordinate the subregional SCS with future transportation investments.
- Funding for subregional SCS or alternative planning strategy (APS) activities is not currently available.
- If a subregion chooses to prepare a subregional SCS, SCAG will develop an MOU to further define the process and timeline for submission of data and draft subregional SCS as well as to establish a conflict resolution process to address the potential modification or adjustments that may occur during the incorporation process.

The Framework and Guidelines have been amended from the same document previously prepared for the 2024 RTP/SCS, which was reviewed by the Community, Economic, and Human Development Committee (CEHD) and then adopted by the Regional Council on October 7, 2021. For the 2024 RTP/SCS, no subregions were delegated to develop an SCS.

The main changes between the previously adopted Framework and Guidelines and this proposed version are:

- Inclusion of more recent policy resolutions adopted by the Regional Council.
- Updated Data and Tools sections. These were revised to reflect the many upgrades that have been added to the Regional Data Platform and mention of the Local Data Exchange process.

An earlier draft of these changes was shared with the Technical Working Group on May 22, 2025 and the Subregional Council of Governments Executive Directors on June 25, 2025. On September 4, 2025, the proposed Framework and Guidelines were brought before the EEC, rather than the CEHD, for recommendation given the document pertains to the process of SCS development to reduce greenhouse gas emissions. The EEC recommends the Regional Council adopt the proposed Framework and Guidelines for use in the development of Connect SoCal 2050.

Next steps:

Upon Regional Council approval of the Framework and Guidelines, SCAG will send a clean copy to each of the Councils of Governments in the SCAG region, with instructions on how to exercise their option to develop their own subregional SCS. This decision should be communicated to SCAG by January 30, 2026, proceeded by the MOU development process.

FISCAL IMPACT:

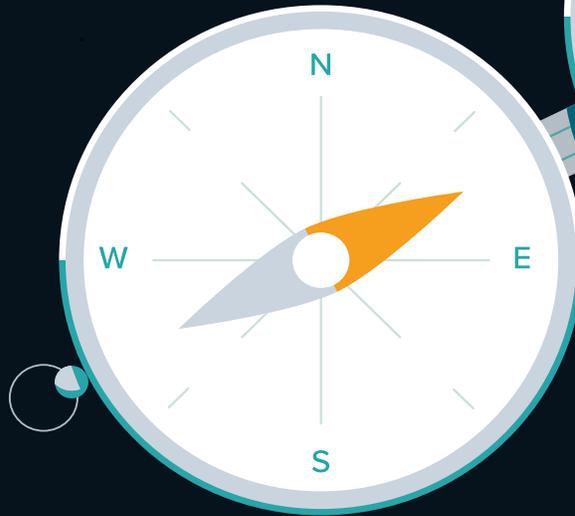
Work associated with this item is included in the FY 25-26 Overall Work Program (310.4874.01: Connect SoCal Development).

ATTACHMENT(S):

1. PowerPoint Presentation - 2025-11_Subregional_SCS_Framework
2. 2025-11_Subregional_SCS Framework_clean
3. 2025-11_Subregional_SCS Framework_track_changes

Connect SoCal 2050: Subregional SCS Framework and Guidelines

November 6, 2025



The Southern California Association
of Governments' 2028-2050
Regional Transportation Plan/
Sustainable Communities Strategy

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Senate Bill 375 Provisions for Subregions



- Allows for the development of subregional SCSs:
 - “a subregional council of governments and the county transportation commission may work together to propose the sustainable communities strategy and an alternative planning strategy, if one is prepared pursuant to subparagraph (I), for that subregional area.” Govt. Code §65080(b)(2)(D)
- SCAG’s “Framework and Guidelines” outlines the expectations and process

The SCS must...



Forecast for future population, employment, housing



Include GHG reduction strategies

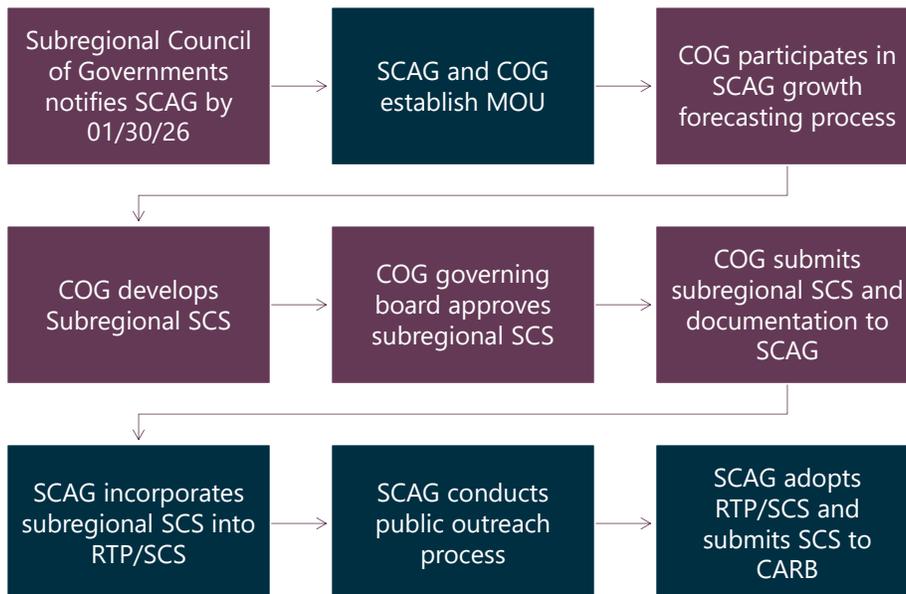


Report performance measures

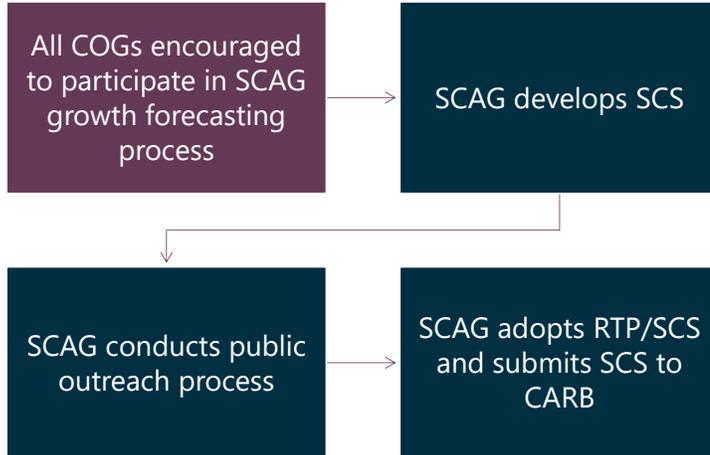


Be developed in consultation with key stakeholders and the public

How Would Subregional Delegation Work?



What if Subregions Don't Delegate?



- COGs and stakeholders engaged through working groups and Executive Directors meetings
- Data and tools available regardless of subregional SCS delegation

Next Steps



January 30, 2026

Deadline for Subregions to notify SCAG

February 2026

SCAG and COG staff develop MOU

Spring 2026

SCAG and COG approve MOU



Connect SoCal 2050 Preliminary Milestones*



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

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THANK YOU!

For more information, please contact:

ConnectSoCal@scag.ca.gov



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

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

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**SUBREGIONAL SUSTAINABLE COMMUNITIES STRATEGY
 FRAMEWORK AND GUIDELINES**

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I. INTRODUCTION

Codified in 2009, California’s Sustainable Communities and Climate Protection Act (referred to as “SB 375”), calls for the integration of transportation, land use, and housing planning, and establishes the reduction of greenhouse gas (GHG) emissions as part of the regional planning process. SCAG, working with the individual county transportation commissions (CTCs) and the subregions within the SCAG region, is responsible for complying with SB 375 in the Southern California region. Success in this endeavor is dependent on the collaboration of SCAG with a range of public and private partners throughout the region.

Briefly summarized here, SB 375 requires SCAG as the Metropolitan Planning Organization (MPO) to:

- Submit to the State every four years, a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan (RTP). The SCS, when integrated with the transportation network, and other transportation measures and policies, will reduce GHG emissions from automobiles and light trucks to achieve the State-determined regional GHG emission reduction target, if it is feasible to do so.
- Prepare an Alternative Planning Strategy (APS) that is not part of the RTP if the SCS is unable to meet the regional GHG emission reduction target.
- Adopt a public participation process involving all required stakeholders.

Unique to the SCAG region, SB 375 provides that “a subregional council of governments and the county transportation commission may work together to propose the sustainable communities strategy and an alternative planning strategy, if one is prepared pursuant to subparagraph (I), for that subregional area.” Cal. Gov. Code § 65080(b)(2)(D).

In addition, SB 375 provides that SCAG “may adopt a framework for a subregional sustainable communities strategy or a subregional alternative planning strategy to address the intraregional land use, transportation, economic, air quality, and climate policy relationships.” *Id.*

Finally, SB 375 requires SCAG to “develop overall guidelines, create public participation plan pursuant to subparagraph (F), ensure coordination, resolve conflicts, make sure that the overall plan complies with applicable legal requirements, and adopt the plan for the region.” *Id.*

The intent of this SCS Strategy Framework and Guidelines (also referred to herein as the “Framework and Guidelines” or the “Subregional Framework and Guidelines”) is to facilitate a subregion’s option to develop the SCS (and potential APS) as described in SB 375. The Framework and Guidelines offers SCAG’s subregional agencies the highest degree of autonomy, flexibility, and responsibility in developing a program and set of implementation strategies for their subregional areas while still achieving the goals of the regional SCS.

Subregional strategies should address the issues, concerns, and future vision of the region’s collective jurisdictions with the input of the widest range of stakeholders. This Framework and Guidelines establishes guidance to assist in the development of subregional strategies and sets forth SCAG’s role in facilitating and supporting the subregional effort with data, tools, and other assistance. Note that the Framework and Guidelines herein may be administratively amended, at any time, subject to changes in applicable federal and/or state planning laws, regulations, and guidance.

II. ELIGIBILITY AND PARTICIPATION

The option to develop a subregional SCS (and APS, as appropriate) is available to any subregional council of governments.

CTCs play an important and necessary role in the development of a subregional SCS. Any subregion that chooses to develop a subregional strategy will need to work closely with the respective CTC in its subregional area to identify and integrate transportation projects and policies. Beyond working with CTCs, SCAG encourages partnership efforts in the development of subregional strategies, including partnerships between and among subregions.

For the 2028 RTP/SCS cycle, subregional agencies should indicate to SCAG, in writing by Friday, January 30, 2026, if they intend to exercise their option to develop their own subregional SCS (see other major milestones for the 2028 RTP/SCS attached here as Appendix A.)

Subregions that choose to develop an SCS for their subregional area shall do so in a manner consistent with the most current version of this Framework and Guidelines. The subregion's decision to prepare the subregional SCS for their area must be communicated through formal action of the subregional agency's governing board or the agency's designee. Subsequent to receipt of any subregion's decision to develop and adopt an SCS, SCAG and the subregion will develop a Memorandum of Understanding (MOU). The final executed version of the MOU shall be consistent with the Framework and Guidelines, and may be amended during the process, if necessary.

III. FRAMEWORK

The Framework portion of this document covers regional objectives and policy considerations and provides general direction to the subregions in preparing a subregional SCS (and APS, as appropriate).

A. SCAG's Goals

In complying with SB 375, SCAG's goals include:

- Update the 2028 RTP/SCS with an emphasis on documenting the region's progress in implementing the strategies and actions described in the 2024 RTP/SCS, Connect SoCal 2024.
- Prepare an SCS that will achieve the targets set for cars and light trucks as determined by the California Air Resources Board (CARB).
- Fully integrate SCAG's planning processes for transportation, growth, land use, housing, and the environment.
- Seek areas of cooperation with the subregions, CTCs, and any local jurisdictions that go beyond the procedural statutory requirements, but that also result in regional plans and strategies that achieve co-benefits.
- Build trust by providing an interactive, participatory, and collaborative process for all stakeholders.
- Provide for the robust participation of local jurisdictions, subregions, and CTCs in the development of the SCAG regional SCS and facilitate the development of any subregional SCSs and/or APSs.
- Ensure that the SCS adopted by SCAG and submitted to CARB reflects the region's collective growth strategy and the shared vision for the future.
- Develop strategies that incorporate and are respectful of local and subregional priorities, plans, and projects.
- Incorporate the goals and policies reflected in regional resolutions adopted by the SCAG Regional Council including but not limited to:
 - Resolution 20-623-2¹ declaring racism a public health crisis;
 - Resolution 21-628-1 on Climate Change Action²;

¹ https://scag.ca.gov/sites/main/files/file-attachments/rcresolution206232_0.pdf?1605039926

² <https://scag.ca.gov/sites/main/files/file-attachments/rc010721resolution21-628-1.pdf?1610072923>

- Resolution 21-629-2³ to bridge the digital divide in underserved communities;
- Resolution 22-647-3⁴ to address the drought and water shortage emergency;
- Resolution 23-653-1⁵ to ensure a safe, resilient, and efficient supply chain and goods movement system; and
- Resolution 23-653-2⁶ establishing a Regional Complete Streets Policy.

B. Flexibility, Targets and Adoption

Subregions may develop an appropriate strategy to address the region’s GHG goals, the intent of SB 375, and the GHG targets for the SCAG region as established by CARB. Subregions may employ any combination of land use policy change, transportation policy, and transportation investment, within the specific parameters described in the Framework and Guidelines.

SCAG will not issue subregional GHG or any other subregional performance targets.

C. Outreach Effort and Principles

In preparing a subregional SCS, subregions are required to conduct an open and participatory process that allows for public and stakeholder input. A more detailed discussion on outreach effort and principles can be found in Section IV.A(3).

D. Communication and Coordination

Subregions developing their own SCS are strongly encouraged to maintain regular communication with SCAG staff, the respective CTC, their jurisdictions and other stakeholders, and other subregions if necessary, to review issues as they arise and to assure close coordination. Mechanisms for ongoing communication should be established in the early phases of strategy development.

E. Planning Concepts

SCAG, its subregions, and member cities have established a successful track record on a range of land use and transportation planning approaches up through and including planning approaches that are reflected in Connect SoCal 2024, the 2024 RTP/SCS. The subregional SCS should consider the 2024 RTP/SCS and build off from its policies and concepts, including emphasis on the Vision, Goals, and Regional Planning Policies. Statutory requirements are further discussed in Section IV.A(1).

IV. GUIDELINES

These Framework and Guidelines describe specific parameters for the subregional SCS (and APS, as appropriate) effort under SB 375, including process, deliverables, data, documentation, and timelines. As described above, the Framework and Guidelines are created to ensure that the SCAG region can successfully incorporate strategies developed by the subregions into the regional SCS, and that the region can comply with its own SB 375 requirements. Failure to proceed in a manner consistent with the Framework and Guidelines could result in SCAG not accepting a subregion’s submitted strategy.

³ <https://scag.ca.gov/sites/main/files/file-attachments/rc020421fullpacket.pdf?1612231563>

⁴ <https://scag.ca.gov/sites/default/files/2024-05/scag-resolution-22-647-3-water-final.pdf>

⁵ <https://scag.ca.gov/sites/default/files/2024-05/rc030223fullpacket.pdf>

⁶ Ibid.

A. Subregion Role and Responsibilities

(1) Subregional SCS

Subregions may choose to exercise their option under SB 375 to develop and adopt a subregional SCS. That subregional strategy must contain all required elements, and follow all procedures, as described in SB 375 and outlined below:

- (i) identify the general location of uses, residential densities, and building intensities within the subregion;
- (ii) identify areas within the subregion sufficient to house all the population of the sub- region, including all economic segments of the population, over the course of the planning period of the RTP taking into account net migration into the region, population growth, household formation and employment growth;
- (iii) identify areas within the subregion sufficient to house an eight-year projection of the regional housing need for the subregion pursuant to Section 65584⁴;
- (iv) identify a transportation network to service the transportation needs of the subregion;
- (v) gather and consider the best practically available scientific information regarding resource areas and farmland in the subregion as defined in subdivisions (a) and (b) of Section 65080.01;
- (vi) consider the state housing goals specified in Sections 65580 and 65581;
- (vii) set forth a forecasted development pattern for the subregion, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve, if there is a feasible way to do so, the greenhouse gas emission reduction targets approved by the CARB; and
- (viii) allow the RTP to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506). (Cal. Gov. Code § 65080(b)(2)(B).)

SCAG strongly encourages that the subregion participates and partners in SCAG's growth forecasting process to ensure that any recommendations or insights are included in the development process. In preparing the subregional SCS, the subregion and respective CTC should consider feasible strategies, including local land use policies, transportation infrastructure investment (e.g., transportation projects), and other transportation policies such as Transportation Demand Management (TDM) (which includes pricing), and Transportation System Management (TSM) strategies. Subregions need not constrain land use strategies considered for the SCS to current General Plans. In other words, the adopted strategy need not be fully consistent with currently adopted local General Plans, but it should be noted that a SCS does not supersede the exercise of the land use authority of cities and counties within the region. (Cal. Gov. Code §65080(b)(2)(K).) If the land use assumptions included in the final subregional SCS depart from General Plans, it is recommended that subregions include a finding as part of their adoption action (e.g., adopting resolution) that concludes that the land uses are feasible and may be implemented. Technological measures and strategies, such as electric vehicle charging, may be included if they can be demonstrated to exceed measures captured in other state and federal requirements (e.g., AB 32 Scoping Plan).

Subregions will need to provide additional information to facilitate the CARB Strategy-Based SCS Evaluation Process as documented in the CARB 2019 Final Sustainable Communities Strategy Program and Evaluation Guidelines⁵ or any newer guidance that may be released by CARB during the SCS development process. The strategy-based SCS Evaluation Process consists of the following four components: Tracking Implementation (SB 150), Policy Commitments, Incremental Progress, and Equity. These four components evaluate RTP/SCS strategies that are classified into four broad categories:

⁴ Note that the 6th cycle of the regional housing needs assessment (RHNA) (wherein SCAG allocated the regional housing need as determined by the Department of Housing and Community Development) aligned with the 2020 RTP/SCS and that the next RHNA cycle (7th cycle) will align with the 2028 RTP/SCS.

⁵ <https://ww2.arb.ca.gov/sites/default/files/2019-11/Final%20SCS%20Program%20and%20Evaluation%20Guidelines%20Report.pdf>

1. Land use and housing;
2. Transportation;
3. Local/regional pricing; and
4. New mobility

The information and data necessary for this evaluation includes land use and transportation system characteristics as well as performance indicators for 2005, the RTP/SCS base year, 2020, 2035 and the RTP/SCS horizon year.⁶

Land Use Characteristics include:

- Residential densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Employment densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Total regional housing product type/mix (single-family/multi-family)
- Total regional developed acres
- Total housing units and employment within ½ mile of a High-Quality Transit Station

Transportation System Characteristics include:

- Lane miles of roadway by functional classification
- Transit headways
- Transit operation miles
- Transit service hours
- Class I, II, and IV bike lane miles
- Average toll rate/congestion pricing per unit

Performance Indicators include:

- Household vehicle ownership
- Mode split
- Average travel time by mode
- Transit ridership
- Average vehicle trip length
- Seat utilization or Load factor
- Household VMT (external-external [XX] trips excluded)
- Per capita VMT (external-external [XX] trips excluded)

(2) Subregional APS

SB 375 provides regions and subregions the option to develop an APS, according to the procedures and requirements described in SB 375, if the combined regional SCS does not meet GHG emission reduction targets established by CARB. If the regional SCS does not meet the targets, subregions will be involved in the formation of an APS, either through their development of a subregional APS or through their participation and contribution in SCAG's regional APS. SCAG will not require subregions to complete a subregional APS;

⁶ See pg. 31-34 of CARB Final Sustainable Communities Strategy Program and Evaluation Guidelines (above link) for further details

delegated subregions opting to complete their own subregional APS must first complete a subregional SCS. Written records reflecting the feedback between local jurisdictions and delegated subregions on the development of a regional or subregional APS must also be submitted to SCAG.

Subregions are encouraged to focus their efforts on feasible measures that can be included in an SCS. Any timing or submission requirements for a subregional APS will be determined based on further discussions. If a subregion opts to prepare an APS, the content of a subregional APS should be consistent with state requirements (See Cal. Gov. Code § 65080(b)(2)(I)), as follows:

- (i) Shall identify the principal impediments to achieving the subregional sustainable communities strategy.
- (ii) May include an alternative development pattern for the subregion pursuant to subparagraphs (B) to (G), inclusive.
- (iii) Shall describe how the greenhouse gas emission reduction targets would be achieved by the alternative planning strategy, and why the development pattern, measures, and policies in the alternative planning strategy are the most practicable choices for achievement of the greenhouse gas emission reduction targets.
- (iv) An alternative development pattern set forth in the alternative planning strategy shall comply with Part 450 of Title 23 of, and Part 93 of Title 40 of, the Code of Federal Regulations, except to the extent that compliance will prevent achievement of the regional greenhouse gas emission reduction targets approved by the CARB.
- (v) For purposes of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), an alternative planning strategy shall not constitute a land use plan, policy, or regulation, and the inconsistency of a project with an alternative planning strategy shall not be a consideration in determining whether a project may have an environmental effect.

(3) Subregional SCS Outreach

SCAG shall fulfill all the statutory outreach requirements under SB 375 for the regional SCS (and APS, as appropriate), which will include outreach regarding any subregional SCS (and APS, as appropriate). SCAG's Public Participation Plan will incorporate the outreach requirements of SB 375, integrated with the outreach process for the 2028 RTP/SCS development. See Section IV.C(2) below for more information on SCAG's public participation plan.

In preparing a subregional SCS, subregions are strongly encouraged to design and adopt their own outreach processes that mirror the requirements imposed on the region under SB 375. Subregional outreach processes should reinforce the regional goal of full and open participation, and engagement of the broadest possible range of stakeholders.

Subregions that elect to prepare their own SCS are encouraged to present their subregional SCS (and potential APS), in coordination with SCAG, at all meetings, workshops and hearings held by SCAG in their respective counties. Additionally, the subregions are encouraged to either provide SCAG with their mailing lists so that public notices and outreach materials may also be posted and sent out by SCAG; or coordinate with SCAG to distribute notices and outreach materials to the subregions' stakeholders. Additional outreach may be performed by subregions.

(4) Subregional SCS Approval

The governing board of the subregional agency and the respective CTC board (at their option) shall approve the subregional SCS prior to submission to SCAG. SCAG recommends that the governing board of the subregion adopt a resolution approving the subregional SCS with a finding that the land use strategies included in the subregional SCS are feasible and based upon consultation with the local jurisdictions in the respective

subregion. Subregions should consult with their legal counsel as to compliance with the California Environmental Quality Act (CEQA). In SCAG’s view, the subregional SCS (and potential APS) is not a “project” for the purposes of CEQA because the RTP, which will include the regional SCS is the actual “project” that will be reviewed by SCAG under state law for environmental impacts pursuant to CEQA. As such, the regional SCS, which will include the subregional SCSs and is part of the RTP, will undergo a thorough CEQA review.

In accordance with SB 375, subregions are strongly encouraged to work in partnership with the CTC in their area. SCAG can facilitate these arrangements if needed.

(5) Incorporation of the Subregional SCS into the Regional SCS

The regional RTP/SCS, of which the SCS is a component, is required to be internally consistent. Therefore, for transportation investments included in a subregional SCS to be valid, they must also be included in the corresponding RTP/SCS. As such, subregions will need to collaborate with the respective CTC in their area to coordinate the subregional SCS with future transportation investments.

SCAG shall include the subregional SCS in the regional SCS to the extent consistent with SB 375 and federal law and approve the sustainable subregional alternative planning strategy, if one is prepared for that subregional area to the extent it is consistent with SB 375.

More information on SCAG’s subregional SCS incorporation process is included below in Section IV.C(4)

(6) Data Standards

Subregions will be required to submit subregional SCSs in GIS-based format, with data elements identified in Section IV.A(1) broken down to small area level (in a fashion specified by SCAG for each element, to be established through consultation with the subregion during the MOU process). This will enable SCAG to better integrate subregional submissions with the regional SCS and will allow subregions to prepare alternative scenarios if they so choose. SCAG will provide tools, and necessary training, free of charge for subregions and jurisdictions. Tools and training related to SCAG’s Regional Data Platform (RDP) are available. See Section IV.C(10) below for more information.

SCAG will distribute draft data to subregions and local jurisdictions via the region-wide local agency data validation process for the 2028 RTP/SCS. More information regarding the data development process is discussed below in Section IV.C(9).

(7) Documentation

Subregions are expected to maintain full and complete records related to the development of the subregional SCS, and to refer to the most recent adopted local general plans and other locally approved planning documents. Subregions should also keep records of all electronic, in-person, and written feedback from local jurisdictions on the development of the socioeconomic estimates and projections for the SCS and the base land use data⁷ required for consideration in the development of the subregional SCS (and APS as appropriate).

(8) Implementation Monitoring

⁷ “Base land use data” consists of local general plan land use, zoning, existing land use, planned entitlements, recent demolitions, and other resource areas datasets required for consideration in the development of an SCS as described in section 65080 of SB 375

Delegated subregions for the 2028 RTP/SCS will be required to provide progress reporting on the implementation of policies included in their subregional SCS. SCAG will, likewise, monitor implementation of the regional SCS. This information will assist SCAG in preparing future plan updates and is consistent with SCAG’s intended approach for developing the 2028 RTP/SCS, which will emphasize progress reporting, monitoring and updating. The intent is for SCAG to ensure that progress and success for our subregions and local jurisdictions are documented and recognized.

To monitor implementation, subregions should track subsequent actions on policies and strategies included in the subregional SCS. Monitoring should be focused on policy actions taken (e.g., General Plan updates) or subsequent planning work performed.

While subregions have substantial discretion within the overall goal of ascertaining progress of adopted plan policies and strategies, reporting should be done at least prior to the end of the four-year planning period. SCAG staff plans to conduct implementation monitoring for the region and will lead the effort for any necessary data-intensive exercise and technical analysis, with assistance from subregions and local jurisdictions.

Further guidance on implementation monitoring including required format and timing will be developed through further discussion and documented in MOUs with delegated subregions.

(9) Timing

An overview schedule of the major milestones of the 2028 RTP/SCS process is attached herein as Appendix A, which may be further delineated or adjusted in MOUs with delegated subregions.

B. County Transportation Commissions’ Roles and Responsibilities

Subregions that develop a subregional SCS will need to work closely with the CTCs in their respective subregional area in order to coordinate and integrate transportation projects and policies as part of the subregional SCS, as it is the role of CTCs to make transportation planning decisions. As discussed above (under “Subregional Sustainable Communities Strategy”), any transportation projects identified in the subregional SCS must also be included in the associated RTP/SCS in order to be considered as a feasible strategy. SCAG can help to facilitate communication between subregions and CTCs.

C. SCAG Roles and Responsibilities

SCAG’s roles in supporting the subregional SCS development process are as follows:

(1) Preparing and adopting the Framework and Guidelines

SCAG will update these Framework and Guidelines for adoption by the SCAG Regional Council each RTP/SCS cycle in order to assure regional consistency and the region’s compliance with law.

(2) Public Participation Plan

SCAG will assist the subregions by developing, adopting and implementing a regional Public Participation Plan and outreach process with stakeholders. This process includes consultation with congestion management agencies, transportation agencies, and transportation commissions; as well as holding public workshops and hearings. SCAG will also conduct informational meetings in each county within the region for local elected officials (members of the board of supervisors and city councils), to present the draft SCS (and APS, as appropriate) and solicit and consider input and recommendations.

(3) Technical Methodology

As required by SB 375, prior to the start of the public participation process, SCAG will prepare and submit to CARB a description of the technical methodology it intends to use to estimate GHG emissions from the SCS. SCAG will work with CARB on this methodology until CARB concludes that the technical methodology operates accurately. Estimated GHG emissions will be analyzed at the regional level.

(4) Incorporation, Modification, and Conflict Resolution

SCAG will accept and incorporate the subregional SCS, unless (a) it does not comply with SB 375 (Cal. Gov. Code Section 65080 *et seq.*), (b) it does not comply with federal law, or (c) it does not comply with SCAG's Subregional Framework and Guidelines.

For incorporation in the regional RTP/SCS, SCAG may adjust subregional growth totals, jurisdictional totals, and sub-jurisdictional growth for a number of reasons including compliance with statutory requirements, adherence with SCAG's expertly-informed growth projections and growth forecast process, compliance with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506), and assurance that SCAG's regional SCS meets the regional GHG targets. Specifically, the thresholds for SCAG to adjust subregional SCS data are as follows:

- Jurisdictional growth totals: for purposes of adhering to regional and county level growth projections
- Jurisdictional (within County) or Sub-jurisdictional land use data (within jurisdiction): for purposes of complying with the federal Clean Air Act or meeting SCAG's regional GHG targets.

The intent of this provision is to allow SCAG to maintain flexibility in preparing the regional SCS to meet federal and/or state requirements. If SCAG indicates the need to alter the location and distribution of population, household, and employment growth for delegated subregions, SCAG staff will work directly with delegated subregions to review any proposed revisions through a collaborative and iterative process. First, SCAG staff will meet with the subregional staff to outline the incorporation issues (jurisdictional, sub-jurisdictional, or both). The subregion will identify and propose solutions to the issue. Feedback will be sought to gauge the availability of growth capacity at the local level, and adjustments will be made to the highest extent possible based on input received, with consideration of the goal to fulfill SCAG's statutory requirements and GHG emission reduction targets. Delegated subregions will need to seek input from local jurisdictions on any potential revision to sub-jurisdictional growth estimates and projections and will need to keep records of all feedback on these figures or the base land use data for the 2028 RTP/SCS. Delegated subregions, however, will not be required to revise their SCS to reflect any such revisions.

The development of a subregional SCS does not exempt the subregion from other regional GHG emission reduction strategies not directly related to land use included in the regional SCS. All regional measures needed to meet the regional target will be subject to adoption by the SCAG Regional Council.

The draft regional SCS, including incorporated subregional SCSs, is subject to a public review process, potential revisions, and final adoption by the SCAG Regional Council.

SCAG will develop an MOU with each subregion to define a process and timeline whereby subregions would submit a draft subregional SCS to SCAG for review and comments, so that any inconsistencies may be identified and resolved early in the process. SCAG will also establish a conflict resolution process as part of the MOU between SCAG and the subregion to address the potential modification or adjustments that may occur during the incorporation process. This process will be the same for all delegated subregions.

(5) Modeling

SCAG currently uses an Activity Based Model (ABM) and CARB’s Emission Factor (EMFAC) model for emissions purposes. SCAG will compile and disseminate performance information on the preliminary regional SCS and its components in order to facilitate regional dialogue.

(6) Regional Performance Measures.

Below is a general description of the process for developing and finalizing formal Performance Measures.

SCAG is in the process of compiling two complete lists of performance measures and monitoring: one will be used for evaluating regional-level scenarios in support of development of the 2028 RTP/SCS. The other will be used for monitoring implementation of the 2024 RTP/SCS. The monitoring of implementation may include, for example, tracking local general plan updates, specific plan adoption in Transit Priority Areas, active transportation plan adoption, and housing element compliance. Building on the foundation of the performance measures developed in support of the 2024 RTP/SCS, the 2028 RTP/SCS performance measures will also include the set of federally designated MAP-21 performance measures, as well as any other updates adopted by the SCAG Regional Council. Most update related activities for the 2028 RTP/SCS performance measures will be expected to occur between January 2026 and May 2027. These updates will be addressed through discussions with SCAG regional stakeholders and the SCAG Policy Committees.

(7) Adoption/Submission to State

After the incorporation of subregional strategies, the Regional Council will finalize and adopt the 2028 RTP/SCS. SCAG will submit the regional SCS, including all subregional SCSs, to CARB for review as required in SB 375. The subregion will provide relevant documentation to support SCAG in complying with the CARB Evaluation Guidelines, referenced above in section IV.A(1).

(8) Funding

Funding for subregional SCS/APS activities is not currently available. Any specific parameters for future funding are speculative. While there is no potential future funding at this time, it is advisable for subregions to track and record their expenses and activities associated with these efforts.

(9) Data

SCAG will distribute data to subregions and local jurisdictions for review and input for the 2028 RTP/SCS. This involves a bottom-up approach for developing the base land use data, growth forecast, scenarios, and integrates SCAG’s other efforts (e.g., plan implementation, performance monitoring) to improve local jurisdictions’ competitiveness for funding that helps implement the RTP/SCS.

SCAG will work with delegated subregions during the MOU process, and before prior to the local review and input process, to outline responsibilities for generating and refining the datasets required for consideration under SB 375. It is anticipated that the delegated subregion will take a leadership role in both outreach to local jurisdictions and data development, with SCAG offering support as needed.

(10) Tools

SCAG built a comprehensive RDP to standardize regionally significant datasets, provide opportunities for local partners to update their data in real-time, and draw insights from local trends. The platform also features a data-driven collaboration hub, called the Local Data Exchange (LDX), for local jurisdictions to engage with stakeholders for individual projects, such as local and regional land use planning, active transportation

planning, greenhouse gas reduction strategies, and development impact assessments. The RDP Planner’s Corner houses specific resources to assist local jurisdictions with general plan updates, such as the Local General Plan Update Site template hosted on ArcGIS Hub, and a collection of training resources. The RDP also contains information about how to access StreetLight Insight, a big data transportation planning platform. SCAG is providing complimentary licenses through June 2026 and training resources to local jurisdictions and other regional partners as part of the StreetLight Insight Big Data Program. The RDP and LDX are intended as resources for general plan updates, technical tools and resources, as well as two-way data sharing between jurisdictions and SCAG.

In developing the RDP, SCAG engaged with ten pilot jurisdictions to fine tune workflows, products, and data requirements. Since then, SCAG has developed several RDP tools including the Housing Element Parcel Tool (HELPR), the Parcel Locator, and the SoCal Atlas. HELPR was recently updated to version 3.0 to better align with the adoption of Connect SoCal 2024 and includes updated and curated parcel-level land use data and other datasets. SCAG continues to update the RDP Apps & Maps page and Content Library with updated data and tools. SCAG’s Local Information Services Team (LIST) provides 1-on-1 training to local jurisdictions in the use of RDP tools, provide data guidance, respond to data requests, and provide technical assistance.

The use of SCAG tools is not mandatory and is advisory only. Use of the tools is at the discretion of subregions and local jurisdictions. SCAG will consider providing guidance and training on additional tools based on further discussions with subregional partners.

(11) Resources and technical assistance

SCAG will assist the subregions by making available technical tools as described above. SCAG staff can participate in subregional workshops, meetings, and other processes at the request of the subregion, and pending funding and availability. Further, SCAG will prepare materials for its own process in developing the regional SCS and will make these materials available to subregions.

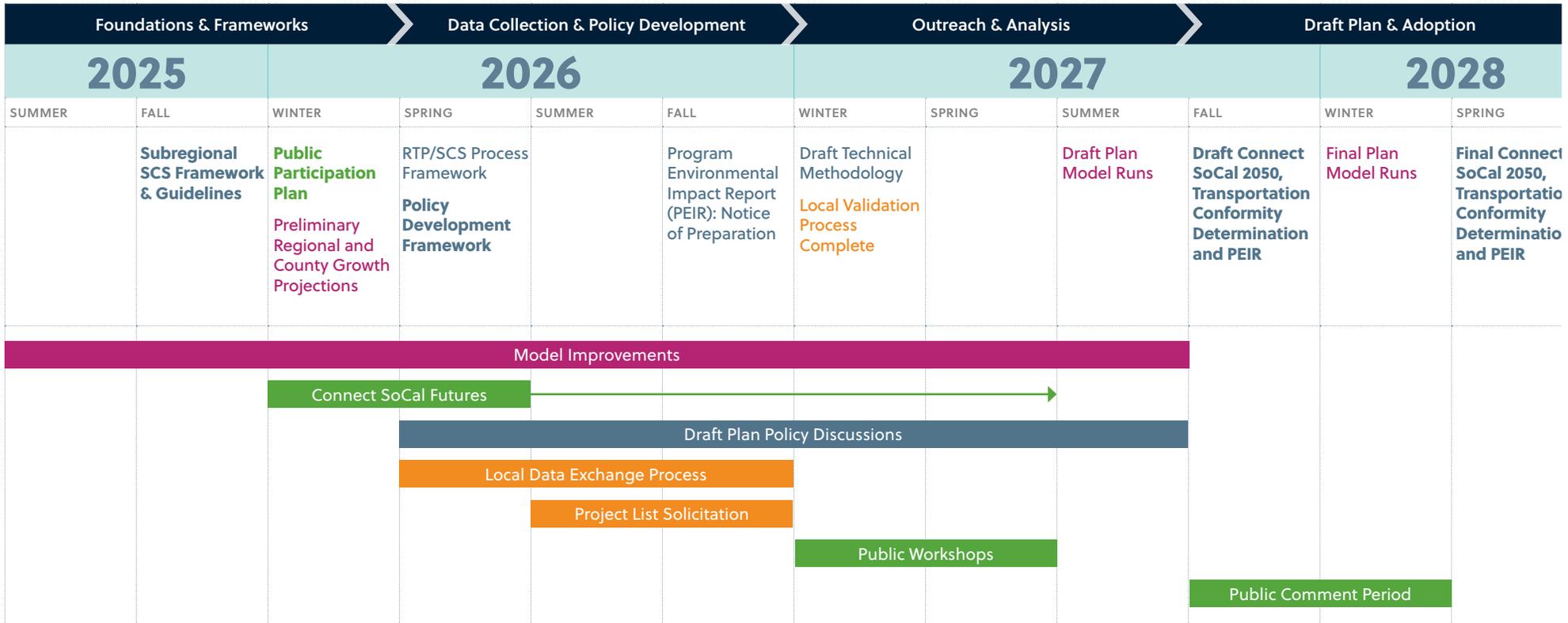
D. Milestones/Schedule

- Deadline for subregions to communicate intent to prepare a subregional SCS – January 30, 2026
- SCAG and Subregional Council of Governments establish Memorandum of Understanding – Early 2026
- Subregional SCS development – Early 2026 through Fall 2026
- Draft dataset delivery to SCAG – Summer 2026
- Final dataset delivery to SCAG – Fall 2026
- Draft subregional SCS to be incorporated into regional SCS – Winter 2027
- Release Draft 2028 RTP/SCS for public review – Fall 2027
- Regional Council adopts 2028 RTP/SCS – Spring 2028

For more context on the process schedule and milestones, refer to the attached Appendix A. Further detailed milestones will be incorporated into the MOU between SCAG and the subregion.



Connect SoCal 2050 Preliminary Milestones*



Milestones Color Key:

- Plan Foundation and Elements
- Local Agency Input Process
- Modeling/Forecast
- Outreach and Engagement

Bold = Action Item

* **Draft - Subject to Change**

Attachment: 2025-11_Subregional_SCS Framework_clean (Connect SoCal 2050: Subregional SCS

Southern California Association of Governments (SCAG)
Revised for use in developing the 20284 Regional Transportation Plan/Sustainable Communities Strategy (20284 RTP/SCS)

**SUBREGIONAL SUSTAINABLE COMMUNITIES STRATEGY
FRAMEWORK AND GUIDELINES**

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I. INTRODUCTION

Codified in 2009, California’s Sustainable Communities and Climate Protection Act (referred to as “SB 375”), calls for the integration of transportation, land use, and housing planning, and establishes the reduction of greenhouse gas (GHG) emissions as part of the regional planning process. SCAG, working with the individual ~~e~~County ~~t~~Transportation ~~e~~Commissions (CTCs) and the subregions within the SCAG region, is responsible for complying with SB 375 in the Southern California region. Success in this endeavor is dependent on the collaboration of SCAG with a range of public and private partners throughout the region.

Briefly summarized here, SB 375 requires SCAG as the Metropolitan Planning Organization (MPO) to:

- Submit to the State every four years, a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan (RTP). The SCS, when integrated with the transportation network, and other transportation measures and policies, will reduce GHG emissions from automobiles and light trucks to achieve the State-determined regional GHG emission reduction target, if it is feasible to do so.
- Prepare an Alternative Planning Strategy (APS) that is not part of the RTP if the SCS is unable to meet the regional GHG emission reduction target.
- Adopt a public participation process involving all required stakeholders.

Unique to the SCAG region, SB 375 provides that “a subregional council of governments and the county transportation commission may work together to propose the sustainable communities strategy and an ~~_~~alternative planning strategy, if one is prepared pursuant to subparagraph (I), for that subregional area.” Cal. Govt. Code § 65080(b)(2)(D).

In addition, SB 375 provides that SCAG “may adopt a framework for a subregional sustainable communities strategy or a subregional alternative planning strategy to address the intraregional land use, transportation, economic, air quality, and climate policy relationships.” *Id.*

Finally, SB 375 requires SCAG to “develop overall guidelines, create public participation plan pursuant to subparagraph (F), ensure coordination, resolve conflicts, make sure that the overall plan complies with applicable legal requirements, and adopt the plan for the region.” *Id.*

The intent of this ~~Subregional Sustainable Communities~~SCS Strategy Framework and Guidelines (also referred to herein as the “Framework and Guidelines” or the “Subregional Framework and Guidelines”) is to facilitate a subregion’s option to develop the SCS (and potential APS) as described in SB 375. The Framework and Guidelines offers SCAG’s subregional agencies the highest degree of autonomy, flexibility, and responsibility in developing a program and set of implementation strategies for their subregional areas while still achieving the goals of the regional SCS.

Subregional strategies should address the issues, concerns, and future vision of the region’s collective jurisdictions with the input of the widest range of stakeholders. This Framework and Guidelines establishes guidance to assist in the development of subregional strategies and sets forth SCAG’s role in facilitating and supporting the subregional effort with data, tools, and other assistance. Note that the Framework and Guidelines herein may be administratively amended, at any time, subject to changes in applicable federal and/or state planning laws, regulations, and guidance.

II. ELIGIBILITY AND PARTICIPATION

The option to develop a subregional SCS (and APS, as appropriate) is available to any subregional council of governments.

CTCs play an important and necessary role in the development of a subregional SCS. Any subregion that chooses to develop a subregional strategy will need to work closely with the respective CTC in its subregional area ~~in order to~~ identify and integrate transportation projects and policies. Beyond working with CTCs, SCAG encourages partnership efforts in the development of subregional strategies, including partnerships between and among subregions.

For the ~~20284~~ ~~Regional Transportation Plan/Sustainable Communities Strategy (20284 RTP/SCS)~~ cycle, subregional agencies should indicate to SCAG, in writing by ~~Friday, January 30, 2026~~ Friday, October 29, 2021, if they intend to exercise their option to develop their own subregional SCS (see other major milestones for the ~~20284~~ RTP/SCS attached here as Appendix A.)

Subregions that choose to develop an SCS for their subregional area shall do so in a manner consistent with the most current version of this Framework and Guidelines. The subregion's decision to prepare the subregional SCS for their area must be communicated through formal action of the subregional agency's governing board or the agency's designee. Subsequent to receipt of any subregion's decision to develop and adopt an SCS, SCAG and the subregion will develop a Memorandum of Understanding (MOU). The final executed version of the MOU shall be consistent with the Framework and Guidelines, and may be amended during the process, if necessary.

III. FRAMEWORK

The Framework portion of this document covers regional objectives and policy considerations and provides general direction to the subregions in preparing a sub-regional SCS (and APS, as appropriate).

A. SCAG's Goals

In complying with SB 375, SCAG's goals include:

- Update the ~~20284~~ RTP/SCS with an emphasis on documenting the region's progress in implementing the strategies and actions described in the ~~202420-205045~~ RTP/SCS, Connect SoCal 2024.
- ~~Demonstrate continued reasonable progress in implementing the 2020 RTP/SCS.~~
- Prepare an SCS that will achieve the targets set for cars and light trucks as determined by the California Air Resources Board (CARB).
- Fully integrate SCAG's planning processes for transportation, growth, land use, housing, and the environment.
- Seek areas of cooperation with the subregions, CTCs, and any local jurisdictions that go beyond the procedural statutory requirements, but that also result in regional plans and strategies that achieve co-benefits.
- Build trust by providing an interactive, participatory, and collaborative process for all stakeholders.
- ~~Provide for the robust participation of local jurisdictions, subregions, and CTCs in the development of the SCAG regional SCS and facilitate the development of any subregional SCSs and/or APSs.~~
- Ensure that the SCS adopted by SCAG and submitted to CARB reflects the region's collective growth strategy and the shared vision for the future.
- Develop strategies that incorporate and are respectful of local and subregional priorities, plans, and projects.
- Incorporate the goals and policies reflected in regional resolutions adopted by the SCAG Regional Council including but not limited to:

- Resolution 20-623-2¹ declaring racism a public health crisis;
- Resolution 21-628-1 on Climate Change Action²; and
- Resolution 21-629-2³ to bridge the digital divide in underserved communities;
- Resolution 22-647-3⁴ to address the drought and water shortage emergency;
- Resolution 23-653-1⁵ to ensure a safe, resilient, and efficient supply chain and goods movement system; and
- Resolution 23-653-2⁶ establishing a Regional Complete Streets Policy.

B. Flexibility, Targets and Adoption

Subregions may develop an appropriate strategy to address the region’s GHG goals, the intent of SB 375, and the GHG targets for the SCAG region as established by CARB. Subregions may employ any combination of land use policy change, transportation policy, and transportation investment, within the specific parameters described in the Framework and Guidelines.

SCAG will not issue subregional GHG or any other subregional performance targets.

C. Outreach Effort and Principles

In preparing a subregional SCS, subregions are required to conduct an open and participatory process that allows for public and stakeholder input. A more detailed discussion on outreach effort and principles can be found in Section IV.A(3).

D. Communication and Coordination

Subregions developing their own SCS are strongly encouraged to maintain regular communication with SCAG staff, the respective CTC, their jurisdictions and other stakeholders, and other subregions if necessary, to review issues as they arise and to assure close coordination. Mechanisms for ongoing communication should be established in the early phases of strategy development.

E. Planning Concepts

SCAG, its subregions, and member cities have established a successful track record on a range of land use and transportation planning approaches up through and including planning approaches that are reflected in Connect SoCal 2024, the 2024 -2050/2020-2045-RTP/SCS. The subregional SCS should consider the 2024 -2050/2020-2045-RTP/SCS and build off from its policies and concepts, including emphasis on the Vision, Goals, and Regional Planning Policies~~Core Vision and Key Connections~~. Statutory requirements are further discussed in Section IV.A(1).

IV. GUIDELINES

These Framework and Guidelines describe specific parameters for the subregional SCS ~~(and APS, as appropriate)~~ APS-effort under SB 375, including process, deliverables, data, documentation, and timelines. As

¹ https://scag.ca.gov/sites/main/files/file-attachments/rcresolution206232_0.pdf?1605039926

² <https://scag.ca.gov/sites/main/files/file-attachments/rc010721resolution21-628-1.pdf?1610072923>

³ <https://scag.ca.gov/sites/main/files/file-attachments/rc020421fullpacket.pdf?1612231563>

⁴ <https://scag.ca.gov/sites/default/files/2024-05/scag-resolution-22-647-3-water-final.pdf>

⁵ <https://scag.ca.gov/sites/default/files/2024-05/rc030223fullpacket.pdf>

⁶ Ibid.

described above, the Framework and Guidelines are created to ensure that the SCAG region can successfully incorporate strategies developed by the subregions into the regional SCS, and that the region can comply with its own SB 375 requirements. Failure to proceed in a manner consistent with the Framework and Guidelines could result in SCAG not accepting a subregion's submitted strategy.

A. Subregion Role and Responsibilities

(1) Subregional ~~Sustainable Communities Strategy~~SCS

Subregions may choose to exercise their option under SB 375 to develop and adopt a subregional ~~Sustainable SCS~~~~Communities Strategy~~. That subregional strategy must contain all required elements, and follow all procedures, as described in SB 375 and outlined below:

- (i) identify the general location of uses, residential densities, and building intensities within the subregion;
 - (ii) identify areas within the subregion sufficient to house all the population of the sub- region, including all economic segments of the population, over the course of the planning period of the RTP taking into account net migration into the region, population growth, household formation and employment growth;
 - (iii) identify areas within the subregion sufficient to house an eight-year projection of the regional housing need for the subregion pursuant to Section 65584⁴;
 - (iv) identify a transportation network to service the transportation needs of the subregion;
 - (v) gather and consider the best practically available scientific information regarding resource areas and farmland in the subregion as defined in subdivisions (a) and (b) of Section 65080.01;
 - (vi) consider the state housing goals specified in Sections 65580 and 65581;
 - (vii) set forth a forecasted development pattern for the subregion, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve, if there is a feasible way to do so, the greenhouse gas emission reduction targets approved by the CARB; and
 - (viii) allow the RTP to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506).
- ~~{Government Cal. Gov. Code § 65080(b)(2)(B).}~~

SCAG strongly encourages that the subregion participates and partners in SCAG's growth forecasting process to ensure that any recommendations or insights are included in the development process. In preparing the subregional SCS, the subregion and respective CTC should consider feasible strategies, including local land use policies, transportation infrastructure investment (e.g., transportation projects), and other transportation policies such as Transportation Demand Management (TDM) (which includes pricing), and Transportation System Management (TSM) strategies. Subregions need not constrain land use strategies considered for the SCS to current General Plans. In other words, the adopted strategy need not be fully consistent with currently adopted local General Plans, but it should be noted that a sustainable communities strategy SCS does not supersede the exercise of the land use authority of cities and counties within the region. ~~{Government Cal. Gov. Code §65080(b)(2)(K).}~~ If the land use assumptions included in the final subregional SCS depart from General Plans, it is recommended that subregions include a finding as part of their adoption action (e.g., adopting resolution) that concludes that the land uses are feasible and may be implemented. Technological measures and strategies, such as electric vehicle charging, may be included if they can be demonstrated to exceed measures captured in other state and federal requirements (e.g., AB 32 Scoping Plan).

⁴ Note that the 6th cycle of the regional housing needs assessment (RHNA) (wherein SCAG allocated the regional housing need as determined by the Department of Housing and Community Development) aligned with the 2020 RTP/SCS and that the next RHNA cycle (7th cycle) will align with the 2028 RTP/SCS.

Subregions will need to provide additional information to facilitate the CARB Strategy-Based SCS Evaluation Process as documented in the CARB [2019 Final Sustainable Communities Strategy Program and Evaluation Guidelines](#)⁵ or any newer guidance that may be released by CARB during the SCS development process. The strategy-based SCS Evaluation Process consists of the following four components: Tracking Implementation (SB 150), Policy Commitments, Incremental Progress, and Equity. These four components evaluate RTP/SCS strategies that are classified into four broad categories:

1. Land use and housing;
2. Transportation;
3. Local/regional pricing; and
4. New mobility

The information and data necessary for this evaluation includes land use and transportation system characteristics as well as performance indicators for 2005, the RTP/SCS base year, 2020, 2035 and the RTP/SCS horizon year.⁶

Land Use Characteristics include:

- Residential densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Employment densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Total regional housing product type/mix (single-family/multi-family)
- Total regional developed acres
- Total housing units and employment within ½ mile of a High-Quality Transit Station

Transportation System Characteristics include:

- Lane miles of roadway by functional classification
- Transit headways
- Transit operation miles
- Transit service hours
- Class I, II, and IV bike lane miles
- Average toll rate/congestion pricing per unit

Performance Indicators include:

- Household vehicle ownership
- Mode split
- Average travel time by mode
- Transit ridership
- Average vehicle trip length
- Seat utilization or Load factor
- Household VMT (external-external [XX] trips excluded)
- Per capita VMT (external-external [XX] trips excluded)

(2) Subregional [Alternative Planning Strategy APS](#)

⁵ <https://ww2.arb.ca.gov/sites/default/files/2019-11/Final%20SCS%20Program%20and%20Evaluation%20Guidelines%20Report.pdf>

⁶ See pg. 31-34 of CARB Final Sustainable Communities Strategy Program and Evaluation Guidelines (above link) for further details

SB 375 provides regions and subregions the option to ~~further~~ develop an APS, according to the procedures and requirements described in SB 375, if the combined regional SCS does not meet GHG emission reduction targets established by CARB. If the regional SCS does not meet the targets, subregions will be involved in the formation of an APS, ~~—~~either through their development of a subregional APS or through their participation and contribution in SCAG's regional APS. SCAG will not require subregions to complete a subregional APS; delegated subregions opting to complete their own subregional APS must first complete a subregional SCS. Written records reflecting the feedback between local jurisdictions and delegated subregions on the development of a regional or subregional APS must also be submitted to SCAG.

Subregions are encouraged to focus their efforts on feasible measures that can be included in an SCS. Any timing or submission requirements for a subregional APS will be determined based on further discussions. If a subregion opts to prepare an APS, the content of a subregional APS should be consistent with state requirements (See ~~Government~~Cal. Gov. Code §_65080(b)(2)(I)), as follows:

- (i) Shall identify the principal impediments to achieving the subregional sustainable communities strategy.
- (ii) May include an alternative development pattern for the subregion pursuant to subparagraphs (B) to (G), inclusive.
- (iii) Shall describe how the greenhouse gas emission reduction targets would be achieved by the alternative planning strategy, and why the development pattern, measures, and policies in the alternative planning strategy are the most practicable choices for achievement of the greenhouse gas emission reduction targets.
- (iv) An alternative development pattern set forth in the alternative planning strategy shall comply with Part 450 of Title 23 of, and Part 93 of Title 40 of, the Code of Federal Regulations, except to the extent that compliance will prevent achievement of the regional greenhouse gas emission reduction targets approved by the CARB.
- (v) For purposes of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), an alternative planning strategy shall not constitute a land use plan, policy, or regulation, and the inconsistency of a project with an alternative planning strategy shall not be a consideration in determining whether a project may have an environmental effect.

(3) Subregional SCS Outreach

SCAG shall fulfill ~~all of all~~ the statutory outreach requirements under SB 375 for the regional SCS/ ~~(and APS, as appropriate)~~APS, which will include outreach regarding any subregional SCS ~~(and APS, as appropriate)~~APS. SCAG's Public Participation Plan will incorporate the outreach requirements of SB 375, integrated with the outreach process for the 2028~~4~~ RTP/SCS development. See Section IV.C(2) below for more information on SCAG's public participation plan.

In preparing a subregional SCS, subregions are strongly encouraged to design and adopt their own outreach processes that mirror the requirements imposed on the region under SB 375. Subregional outreach processes should reinforce the regional goal of full and open participation, and engagement of the broadest possible range of stakeholders.

Subregions that elect to prepare their own SCS are encouraged to present their subregional SCS (and potential APS), in coordination with SCAG, at all meetings, workshops and hearings held by SCAG in their respective counties. Additionally, the subregions are encouraged to either provide SCAG with their mailing lists so that public notices and outreach materials may also be posted and sent out by SCAG; or coordinate with SCAG to

distribute notices and outreach materials to the subregions' stakeholders. Additional outreach may be performed by subregions.

(4) Subregional SCS Approval

The governing board of the subregional agency and the respective CTC board (at their option) shall approve the subregional SCS prior to submission to SCAG. SCAG recommends that the governing board of the subregion adopt a resolution approving the subregional SCS with a finding that the land use strategies included in the subregional SCS are feasible and based upon consultation with the local jurisdictions in the respective subregion. Subregions should consult with their legal counsel as to compliance with the California Environmental Quality Act (CEQA). In SCAG's view, the subregional SCS (and potential APS) is not a "project" for the purposes of CEQA because the RTP, which will include the regional SCS is the actual "project" that will be reviewed by SCAG under state law for environmental impacts pursuant to CEQA. As such, the regional SCS, which will include the subregional SCSs and is part of the RTP, will undergo a thorough CEQA review.

In accordance with SB 375, subregions are strongly encouraged to work in partnership with the CTC in their area. SCAG can facilitate these arrangements if needed.

(5) Incorporation of the Subregional SCS into the Regional SCS

The regional RTP/SCS, of which the SCS is a component, is required to be internally consistent. Therefore, for transportation investments included in a subregional SCS to be valid, they must also be included in the corresponding RTP/SCS. As such, subregions will need to collaborate with the respective CTC in their area to coordinate the subregional SCS with future transportation investments.

SCAG shall include the subregional SCS ~~for the subregion~~ in the regional SCS to the extent consistent with SB 375 and federal law and approve the sustainable subregional alternative planning strategy, if one is prepared for that subregional area to the extent it is consistent with SB 375.

More information on SCAG's subregional SCS incorporation process is included below in Section IV.C(4)

(6) Data Standards

Subregions will be required to submit subregional SCSs in GIS-based format, with data elements identified in Section IV.A(1) broken down to small area level (in a fashion specified by SCAG for each element, to be established through consultation with the subregion during the MOU process). This will enable SCAG to better integrate subregional submissions with the regional SCS and will allow subregions to prepare alternative scenarios if they so choose. SCAG will provide tools, and necessary training, free of charge for subregions and jurisdictions. Tools and training related to SCAG's Regional Data Platform (RDP) are available ~~and additional functionality will be released through early 2022~~. See Section IV.C(10) below for more information.

SCAG will distribute draft data to subregions and local jurisdictions via the region-wide local agency data validation process for the 2028 RTP/SCS. More information regarding the data development process is discussed below in Section IV.C(9).

(7) Documentation

Subregions are expected to maintain full and complete records related to the development of the subregional

SCS, and to ~~use~~ refer to the most recent adopted local general plans and other locally approved planning documents. Subregions should also keep records of all electronic, in-person, and written feedback from local jurisdictions on the development of the socioeconomic estimates and projections for the SCS and the base land use data⁷ required for consideration in the development of the subregional SCS (and APS as appropriate).

(8) Implementation Monitoring

Delegated subregions for the 20284 RTP/SCS will be required to provide progress reporting on the implementation of policies included in their subregional SCS. SCAG will, likewise, monitor implementation of the regional SCS. This information will assist SCAG in preparing future plan updates and is consistent with SCAG’s intended approach for developing the 20284 RTP/SCS, which will emphasize progress reporting, monitoring and updating. The intent is for SCAG to ensure that progress and success for our subregions and local jurisdictions are documented and recognized.

To monitor implementation, subregions should track subsequent actions on policies and strategies included in the subregional SCS. Monitoring should be focused on policy actions taken (e.g., General Plan updates) or subsequent planning work performed.

While subregions have substantial discretion within the overall goal of ascertaining progress of adopted plan policies and strategies, reporting should be done at least prior to the end of the four-year planning period. SCAG staff plans to conduct implementation monitoring for the region and will lead the effort for any necessary data-intensive exercise and technical analysis, with assistance from subregions and local jurisdictions.

Further guidance on implementation monitoring including required format and timing will be developed through further discussion and documented in MOUs with delegated subregions.

(9) Timing

An overview schedule of the major milestones of the 20284 RTP/SCS process is attached herein as Appendix A, which may be further delineated or adjusted in MOUs with delegated subregions.

B. County Transportation Commissions’ Roles and Responsibilities

Subregions that develop a subregional SCS will need to work closely with the CTCs in their respective subregional area in order to coordinate and integrate transportation projects and policies as part of the subregional SCS, as it is the role of CTCs to make transportation planning decisions. As discussed above (under “Subregional Sustainable Communities Strategy”), any transportation projects identified in the subregional SCS must also be included in the associated RTP/SCS in order to be considered as a feasible strategy. SCAG can help to facilitate communication between subregions and CTCs.

C. SCAG Roles and Responsibilities

SCAG’s roles in supporting the subregional SCS development process are as follows:

(1) Preparing and adopting the Framework and Guidelines

⁷ “Base land use data” consists of local general plan land use, zoning, existing land use, planned entitlements, recent demolitions, and other resource areas datasets required for consideration in the development of an SCS as described in section 65080 of SB 375

SCAG will update these Framework and Guidelines for adoption by the SCAG Regional Council each RTP/SCS cycle in order to assure regional consistency and the region's compliance with law.

(2) Public Participation Plan

SCAG will assist the subregions by developing, adopting and implementing a regional Public Participation Plan and outreach process with stakeholders. This process includes consultation with congestion management agencies, transportation agencies, and transportation commissions; as well as holding public workshops and hearings. SCAG will also conduct informational meetings in each county within the region for local elected officials (members of the board of supervisors and city councils), to present the draft SCS (and APS, as appropriate) and solicit and consider input and recommendations.

(3) Technical Methodology

As required by SB 375, prior to the start of the public participation process, SCAG will prepare and submit to CARB a description of the technical methodology it intends to use to estimate GHG emissions from the SCS. SCAG will work with CARB on this methodology until CARB concludes that the technical methodology operates accurately. Estimated GHG emissions will be analyzed at the regional level.

(4) Incorporation, Modification, and Conflict Resolution

SCAG will accept and incorporate the subregional SCS, unless (a) it does not comply with SB 375 (~~Government Cal. Gov.~~ Code Section 65080 *et seq.*), (b) it does not comply with federal law, or (c) it does not comply with SCAG's Subregional Framework and Guidelines.

For incorporation in the regional RTP/SCS, SCAG may adjust subregional growth totals, jurisdictional totals, and ~~land use data at the~~ sub-jurisdictional ~~growth level~~ for a number of reasons including compliance with statutory requirements, adherence with SCAG's expertly-informed growth projections and growth forecast process, compliance with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506), and assurance that SCAG's regional SCS meets the regional GHG targets. Specifically, the thresholds for SCAG to adjust subregional SCS data are as follows:

- Jurisdictional growth totals: for purposes of adhering to regional and county level growth projections
- Jurisdictional (within County) or Sub-jurisdictional land use data (within jurisdiction): for purposes of complying with the federal Clean Air Act or meeting SCAG's regional GHG targets.

The intent of this provision is to allow SCAG to maintain flexibility in preparing the regional SCS to meet federal and/or state requirements. ~~In the event that~~ If SCAG indicates the need to alter the location and distribution of population, household, and employment growth for delegated subregions, SCAG staff will work directly with delegated subregions to review any proposed revisions through a collaborative and iterative process. First, SCAG staff will meet with the subregional staff to outline the incorporation issues (jurisdictional, sub-jurisdictional, or both). The subregion will identify and propose solutions to the issue. Feedback will be sought to gauge the availability of growth capacity at the local level, and adjustments will be made to the highest extent possible based on input received, with consideration of the goal to fulfill SCAG's statutory requirements and GHG emission reduction targets. Delegated subregions will need to seek input from local jurisdictions on any potential revision to sub-jurisdictional growth estimates and projections and will need to keep records of all feedback on these figures or the base land use data for the 2028~~4~~ RTP/SCS. Delegated subregions, however, will not be required to revise their SCS to reflect any such revisions.

The development of a subregional SCS does not exempt the subregion from other regional GHG emission reduction strategies not directly related to land use included in the regional SCS. All regional measures needed

to meet the regional target will be subject to adoption by the SCAG Regional Council.

The draft regional SCS, including incorporated subregional SCSs, is subject to a public review process, potential revisions, and final adoption by the SCAG Regional Council.

SCAG will develop an MOU with each subregion to define a process and timeline whereby subregions would submit a draft subregional SCS to SCAG for review and comments, so that any inconsistencies may be identified and resolved early in the process. SCAG will also establish a conflict resolution process as part of the MOU between SCAG and the subregion to address the potential modification or adjustments that may occur during the incorporation process. This process will be the same for all delegated subregions.

(5) Modeling

SCAG currently uses an Activity Based Model (ABM) and CARB's Emission Factor (EMFAC) model for emissions purposes. SCAG will compile and disseminate performance information on the preliminary regional SCS and its components in order to facilitate regional dialogue.

(6) Regional Performance Measures.

Below is a general description of the process for developing and finalizing formal Performance Measures.

SCAG is in the process of compiling two complete lists of performance measures and monitoring: one will be used for evaluating regional-level scenarios in support of development of the 20284 RTP/SCS. The other will be used for monitoring implementation of the 20240 RTP/SCS. The monitoring of implementation may include, for example, tracking local general plan updates, specific plan adoption in Transit Priority Areas, active transportation plan adoption, and housing element compliance. Building on the foundation of the performance measures developed in support of the 20240 RTP/SCS, the 20284 RTP/SCS performance measures will also include the set of federally designated MAP-21 performance measures, as well as any other updates adopted by the SCAG Regional Council. Most update related activities for the 20284 RTP/SCS performance measures will be expected to occur between January 20262 and May 20273. These updates will be addressed through discussions with SCAG regional stakeholders, and the SCAG Policy Committees.

(7) Adoption/Submission to State

After the incorporation of subregional strategies, the Regional Council will finalize and adopt the 20284 RTP/SCS. SCAG will submit the regional SCS, including all subregional SCSs, to CARB for review as required in SB 375. The subregion will provide relevant documentation to support SCAG in complying with the CARB Evaluation Guidelines, referenced above in section IV.A(1).

(8) Funding

Funding for subregional SCS/APS activities is not currently available. Any specific parameters for future funding are speculative. While there is no potential future funding at this time, it is advisable for subregions to track and record their expenses and activities associated with these efforts.

(9) Data

SCAG will distribute data to subregions and local jurisdictions for review and input for the 20284 RTP/SCS. This involves a bottom-up approach for developing the base land use data, growth forecast, scenarios, and integrates SCAG's other efforts (e.g., plan implementation, performance monitoring) to improve local jurisdictions' competitiveness for funding that helps implement the RTP/SCS.

SCAG will work with delegated subregions during the MOU process, and before prior to the local review and input process, to outline responsibilities for generating and refining the datasets required for consideration under SB 375. It is anticipated that the delegated subregion will take a leadership role in both outreach to local jurisdictions and data development, with SCAG offering support as needed.

(10) Tools

SCAG ~~is in the process of building~~ built a comprehensive ~~Regional Data Platform (RDP)~~ to standardize regionally significant datasets, provide opportunities for local partners to update their data in real-time, and draw insights from local trends. The platform ~~will also feature~~s a data-driven collaboration hub, called the Local Data Exchange (LDX), for local jurisdictions to engage with stakeholders for individual projects, such as local and regional land use planning, active transportation planning, greenhouse gas reduction strategies, and development impact assessments. The RDP Planner's Corner houses specific resources to assist local jurisdictions with general plan updates, such as the Local General Plan Update Site template hosted on ArcGIS Hub, and a collection of training resources. The RDP also contains information about how to access StreetLight Insight, a big data transportation planning platform. SCAG is providing complimentary licenses through June 2026 and training resources to local jurisdictions and other regional partners as part of the StreetLight Insight Big Data Program. The RDP ~~and LDX are~~s intended as ~~a~~ resources for general plan updates, technical tools and resources, as well as two-way data sharing between jurisdictions and SCAG.

~~Beginning in Fall 2020, In developing the RDP, SCAG began~~ engaged with ten pilot jurisdictions to fine tune workflows, products, and data requirements ~~and made ESRI licenses available to all local jurisdictions. Since then, SCAG has developed several The first major RDP tools including, the Housing Element Parcel Tool (HELPR), the Parcel Locator, and the SoCal Atlas. was released in fall 2020 HELPR was recently updated to version 3.0 to better align with the adoption of Connect SoCal 2024 and includes updated and curated parcel-level land use data and other datasets. SCAG continues to update the RDP Apps & Maps page and Content Library with updated data and tools. More tools will continue to be rolled out through 2021 and into 2022.~~ SCAG's Local Information Services Team (LIST) ~~provides~~ aims to 1-on-1 training to local jurisdictions in the use of RDP tools, and provide data guidance, respond to data requests, and provide technical assistance.

The use of SCAG tools is not mandatory and is advisory only. Use of the tools is at the discretion of subregions and local jurisdictions. SCAG will consider providing guidance and training on additional tools based on further discussions with subregional partners.

(11) Resources and technical assistance

SCAG will assist the subregions by making available technical tools as described above. SCAG staff can participate in subregional workshops, meetings, and other processes at the request of the subregion, and pending funding and availability. Further, SCAG will prepare materials for its own process in developing the regional SCS, and will make these materials available to subregions.

D. Milestones/Schedule

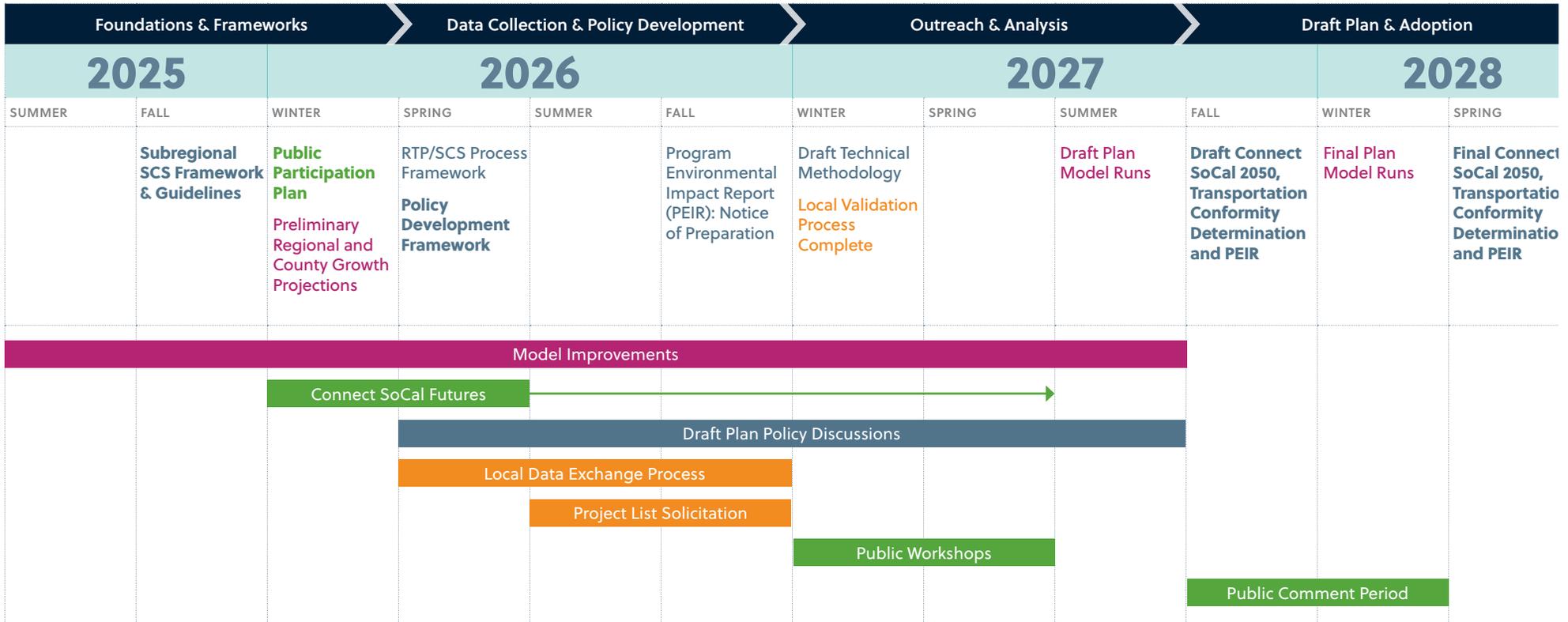
- Deadline for subregions to communicate intent to prepare a subregional SCS – ~~January 30, 2026~~ October 29, 2021
- SCAG and Subregional Council of Governments establish Memorandum of Understanding – Early 2026
- Subregional SCS development – Early 2026 through Fall 2026
- Draft dataset delivery to SCAG – Summer 2026

- Final dataset delivery to SCAG – Fall 2026~~2~~
- Draft subregional SCS to be incorporated into regional SCS – Winter 2027~~3~~
- Release Draft 2028~~4~~ RTP/SCS for public review – Fall 2027~~3~~
- Regional Council adopts 2028~~4~~ RTP/SCS – Spring 2028~~4~~

For more context on the process schedule and milestones, refer to the attached Appendix A. Further detailed milestones will be incorporated into the MOU between SCAG and the subregion.



Connect SoCal 2050 Preliminary Milestones*



Milestones Color Key:

- Plan Foundation and Elements
- Local Agency Input Process
- Modeling/Forecast
- Outreach and Engagement

Bold = Action Item

* **Draft - Subject to Change**

Attachment: 2025-11_Subregional_SCS Framework_track_changes (Connect SoCal 2050: Subregional



AGENDA ITEM 12

REPORT

Southern California Association of Governments
November 6, 2025

To: Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Pablo Gutierrez, Planning Supervisor
(213) 236-1929, gutierre@scag.ca.gov

Subject: 2027 Federal Transportation Improvement Program (FTIP) Guidelines

RECOMMENDED ACTION:

Approval of the 2027 Federal Transportation Improvement Program Guidelines.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority

EXECUTIVE SUMMARY:

SCAG is required under both federal and state laws to develop and update the Federal Transportation Improvement Program (FTIP) periodically. The FTIP is the short-range program that effectively implements the transportation component of SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), also known as Connect SoCal. The FTIP is a federally mandated four-year program of all surface transportation projects that will receive federal funding, are subject to federal approval, and/or that are regionally significant.¹ The FTIP Guidelines are updated prior to the FTIP update to ensure that all current legal, administrative, and technical requirements are met. The FTIP Guidelines serve as a tool for the county transportation commissions in developing and submitting their county Transportation Improvement Programs (TIPs) for inclusion into SCAG's regional FTIP.

SCAG staff has completed the update of the 2027 FTIP Guidelines in coordination with the county transportation commissions, the Federal Highway Administration (FHWA), the Federal Transit Administration (FTA), and the California Department of Transportation (Caltrans). The 2027 FTIP Guidelines document including the required transportation conformity analysis and modeling portion is available at SCAG Federal Transportation Improvement Program Final 2025 Program Guidelines.

The Guidelines reflect the latest federal and state statutes, including the Infrastructure Investment and Jobs Act (IIJA). Any future changes or modifications to federal or state policies that affect the SCAG region, will be brought to the attention of the Transportation Committee and the Regional Council for potential action.

BACKGROUND:

SCAG is required under both federal and state laws to develop and update the FTIP periodically. The FTIP is the short-range program that effectively implements the transportation component of the region's RTP/SCS, also known as Connect SoCal. Federal law requires that the FTIP be updated at a minimum of every four years, adopted by SCAG, and sent to the Governor for approval. Consistent with state statute, SCAG, along with the other Metropolitan Planning Organizations (MPOs) in California, update the FTIP every two years to coincide with the development of the Federal Statewide Transportation Improvement Program (FSTIP). The FTIP Guidelines are updated prior to the FTIP update by SCAG staff working in collaboration with federal funding agencies, Caltrans, the county transportation commissions, and the Transportation Conformity Working Group (TCWG) to ensure that all current legal, administrative, and technical requirements are met. These guidelines serve as a tool for the county transportation commissions in developing and submitting their county TIPs for inclusion into SCAG's FTIP.

SCAG staff, working in collaboration with federal funding agencies, Caltrans, the county transportation commissions, and the TCWG, completed its update of the 2027 FTIP Guidelines including the required transportation conformity analysis and modeling portion (which are accessible at this [SCAG Federal Transportation Improvement Program Final 2025 Program Guidelines](#)). SCAG staff met with the county transportation commissions on July 28, 2025, to review Guideline changes. SCAG received minor comments from the county transportation commissions, Caltrans, and our federal partners during the months of July and August 2025 and revised the document to reflect and address all comments received.

The FTIP Guidelines reflect the process for transportation programming in the region and serve as guide to the county transportation commissions in preparing their respective county TIPs for submittal to SCAG for incorporation into the 2027 FTIP. The following are the key updates to these Guidelines:

Added information on splitting Transportation Control Measure (TCM) projects. Any committed TCM project needing to be split due to phasing or separate contracts needs to be evaluated and approved by SCAG conformity staff prior to submitting the split projects to the FTIP or FTIP amendment. Careful consideration is needed when evaluating a request to split a committed TCM project, including consideration of the completion date and project scope for the TCM component and its subsequent split projects. For example, the completion dates for the split committed TCM projects are required to remain the same as the completion date for the original committed TCM project unless a schedule delay is approved by SCAG conformity staff.

Referenced Caltrans's changing policy on Toll Credits and Transportation Development Credits. Caltrans' policy related to the use of Toll Credits and Transportation Development Credits is currently under development and will not be finalized in time for inclusion in this version of the

Guidelines. Once the policy is approved, it will be reflected in future updates to the Guidelines. Due to the limited availability of Toll Credits and Transportation Development Credits, county transportation commissions and project lead agencies are encouraged to use local funds to meet federal match requirements.

Added information on the Highway Infrastructure Program (HIP). For federal fiscal year (FFY) 2022-23, \$3.4 billion was allocated for the HIP. Of that amount, \$1.9 billion was allocated to state Departments of Transportation. These funds must be obligated by September 30, 2026. The Coronavirus Response and Relief Supplemental Appropriations Act, 2021 (CRRSAA) appropriated an additional \$10 billion to the program. These HIP-CRRSAA funds are available for obligation through September 30, 2024, and must be expended by September 30, 2029.

For purposes of the FTIP/FSTIP financial constraint and programming, SCAG staff recommend the following:

- HIP apportionment must be displayed in the MPOs FTIP as REVENUE in the FTIP Financial Table.
- HIP apportionment can be shown as “Revenue” and “Programmed” in one FFY or be divided into multiple years.

Added new table summarizing required match for FTA funds. See page 132 of 2027 FTIP Guidelines.

Equity in the eFTIP Database. The Equity fields allow SCAG and county transportation commissions to assess how and where investments are being made across the region and if there are equity issues with the balance of transportation improvements in Disadvantaged Communities and/or Priority Equity Communities. SCAG’s Equity platform is in full compliance with Title VI of the Civil Rights Act.

Instructions for the financial plan report updated due to database functionality. The FTIP financial plan is now called the CTC Financial Constraints report in the eFTIP database. Since SCAG now tracks Surface Transportation Block Grant (STBG) program and Congestion Mitigation and Air Quality (CMAQ) Improvement program funds on a regional basis and counties no longer have their own apportionments, the financial plan process has changed.

Listing of Tribal Transportation Improvement Program and Federal Lands Highway Transportation Improvement Program projects. The Guidelines reference Caltrans’ Office of Federal Programming and Data Management Tribal Transportation Improvement Program (TTIP) and Federal Lands Highway (FLH) Transportation Improvement Program (TIP) project lists, including best practices for amending TTIP and FLH TIP Projects in the FTIP or FTIP Amendment.



The FTIP Guidelines will be modified if policies or funding programs are modified, added, and/or deleted to be consistent with applicable laws. Any changes or modifications that affect SCAG's policies will be brought to the Transportation Committee and the Regional Council for potential action.

FISCAL IMPACT:

Work associated with this item is included in the current FY 2025-26 Overall Work Program 030.0146.02 Federal Transportation Improvement Program (FTIP).



AGENDA ITEM 13

REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Javiera Cartagena, Chief Government and Public Affairs Officer
(213) 236-1980, cartagena@scag.ca.gov

Subject: S. 2651 (Scott & Warren) - ROAD to Housing Act of 2025

RECOMMENDED ACTION:

The Legislative/ Communications and Membership Committee (LCMC) recommends a “support if amended” position on S. 2651 (Scott, T. & Warren), the ROAD to Housing Act of 2025.

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:

At their meeting on October 21, 2025, members of the Legislative/ Communications and Membership Committee (LCMC) received a report on U.S. Senate Bill (S.) 2651, the Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025 (Scott, Tim, R-SC, & Warren, D-MA), which would implement a bipartisan package of 27 previously introduced bills and 13 additional provisions related to increasing housing supply, improving affordability, and streamlining federal housing programs.

Following various questions from committee members and a discussion on a provision that would pilot boosting or lowering Community Development Block Grant (CDBG) allocations for jurisdictions, based on the jurisdiction’s housing growth rate, committee members voted to forward a “support if amended” recommendation for S. 2651 to the Regional Council (RC). Further, the recommendation directs staff to work with other organizations, such as the National League of Cities and the U.S. Conference of Mayors, as well as our Congressional Delegation, to amend the bill to reduce or eliminate the CDBG reduction for cities with low housing growth rates.

BACKGROUND:

In July 2025, the Senate Banking, Housing, & Urban Affairs Committee Chair Tim Scott (R-SC) and Ranking Member Elizabeth Warren (D-MA) introduced the Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025. The ROAD to Housing Act is a comprehensive, bipartisan housing package that combines 27 previously introduced bipartisan bills to increase the nation’s housing supply, improve housing affordability, and enhance the oversight and efficiency of federal

regulators and housing programs. Overall, the bill contains 40 provisions across eight titles, which propose reforms and funding for existing programs, as well as the creation of new programs under the U.S. Department of Housing and Urban Development (HUD).

The Senate Banking Committee held a markup on the ROAD to Housing Act on July 29, 2025, which was the first bipartisan housing bill markup in more than 10 years, and subsequently passed it out of committee unanimously, by a 24-0 vote. The bill was then added to the National Defense Authorization Act (NDAA) for Fiscal Year 2026 through an amendment. While the NDAA is unrelated to housing, as it authorizes programs and policies within the Department of Defense's purview, legislation is often packaged with "must-pass" bills to speed up the legislative process. The FY 2026 NDAA passed on the Senate Floor by a vote of 77 to 20 on October 9, 2025. Since the House of Representatives has already approved its version of the FY 2026 NDAA, which does not contain language for the ROAD to Housing Act, the Senate and House Armed Services Committees will start the conference process to reach a compromise between the two versions of the bill and decide if they will retain the ROAD to Housing Act in the final version of the bill. If the Conference Committee reaches an agreement, both chambers must approve the final version.

This process will likely continue through the fall, as the Armed Services Committees will seek to strike an agreement before the December recess. However, it is unclear how this process will proceed in the short term, given the government shutdown, and House Speaker Mike Johnson (R-LA) stated that the House will remain in recess until the Senate passes a continuing resolution (CR) to end the shutdown and temporarily fund the government.

Additional information on S. 2651 is included below.

S. 2651

The ROAD to Housing Act was introduced by U.S. Senators Tim Scott (R-SC) and Elizabeth Warren (D-MA) in July 2025.

The legislation would fund existing programs, create new HUD-administered grant programs, and implement a broad array of reforms, including permit streamlining to accelerate housing production nationwide. It would accomplish those goals by implementing 27 previously introduced bipartisan bills, as well as some brand-new provisions contained in 40 sections across eight titles.

In addition to having bipartisan support in the Senate, various elected officials, housing and consumer advocacy groups, industry associations, civil rights organizations, and more, have expressed support for the bill package, including the National League of Cities, U.S. Conference of Mayors, National Association of REALTORS, American Planning Association, National Association of Home Builders, National Apartment Association, and the Bipartisan Policy Center Action, among

others. A summary of the provisions most relevant to SCAG and the Connect SoCal plan is provided below:

Title 2 – Building More in America

Section 202: Increasing Housing in Opportunity Zones

This provision would authorize the HUD Secretary to give greater weight to applications for competitive HUD grants for housing construction, modification, rehabilitation, or preservation projects located in or serving Opportunity Zones. This is a standalone provision that was not previously included in any legislation.

Sec. 207: Better Use of Intergovernmental and Local Development (BUILD) Housing Act

This provision includes language from the bipartisan Better Use of Intergovernmental and Local Development (BUILD) Housing Act (BUILD) Housing Act, initially introduced by U.S. Senators Mike Rounds (R-SD) and Andy Kim (D-NJ), which would authorize HUD to delegate and coordinate some National Environmental Policy Act (NEPA) housing reviews for its grant programs to states and localities. This provision would accomplish that goal by granting HUD standing authority to designate projects receiving funding/assistance from various programs, such as the HOME grant program, Section 202 loans for housing to support the elderly, and federal Housing Trust Fund dollars, as “special projects.” Granting “special project” status allows HUD to delegate environmental review responsibilities for a project to state governments and local jurisdictions. Various entities endorsed the BUILD Housing Act, including the Local Initiatives Support Corporation (LISC), the Mortgage Bankers Association, the National Council of State Housing Agencies, the Bipartisan Policy Center Action (BPCA), the American Planning Association (APA), the National Affordable Housing Management Association, and the National Association of Housing and Redevelopment Officials, among others.

Sec. 209: Innovation Fund

This provision would establish an Innovation Fund, a competitive grant program that would distribute \$200 million annually, totaling \$1 billion over five years, to local governments and tribes in communities that have demonstrated success in increasing housing supply. This program would provide local jurisdictions with broad flexibility in how the funds can be used, including traditional Community Development Block Grant (CDBG)-eligible activities and infrastructure projects under the Local and Regional Project Assistance Program. Specifically, eligible uses include community development and infrastructure, affordable housing, economic development, public services, planning activities, land acquisition/clearance, and homeownership assistance, among others. This program would reward jurisdictions that have already implemented reforms to boost housing production and incentivize others to adopt policies outlined in the bill that accelerate housing production, such as zoning changes, permit streamlining, and density bonuses. This is a standalone provision that was not previously included in any legislation.

Sec. 211: Build More Housing Near Transit Act (BMHNTA)

This provision includes language from the bipartisan Build More Housing Near Transit Act (BMHNTA), introduced by Representatives Blake Moore (R-UT) and Scott Peters (D-CA) and Senators Brian Schatz (D-HI) and Jim Banks (R-IN), which would amend the Capital Investment Grants (CIG) program guidelines to increase the rating of transit project applications located in areas that have implemented pro-housing policies, such as by-right zoning and reduced parking minimums, near public transit routes. The CIG program provides funding for transit capital investments, including heavy rail, commuter rail, light rail, streetcars, and bus rapid transit. This change to the CIG guidelines would encourage the construction of low- and middle-income housing in transit-rich areas, as those activities would increase the competitiveness of transit projects competing for CIG funding. Like the provision that proposes creating the Innovation Fund, this provision lists a menu of “pro-housing policies” that would boost a transit project’s rating, including reducing/eliminating parking minimums or minimum lot sizes, establishing by-right approval for multi-family housing, and eliminating or raising height limits, among others.

Over 100 entities have expressed support for this provision, including the APA, American Public Transit Association (APTA), BPCA, LISC, National Association of Home Builders, National Association of REALTORS, Abundant Housing LA, and the National Low Income Housing Coalition, among others.

Sec. 212: Revitalizing Empty Structures into Desirable Environments (RESIDE) Act

This provision includes language from the bipartisan Revitalizing Empty Structures into Desirable Environments (RESIDE) Act, introduced by Representatives Sam Liccardo (D-CA) and Maria Salazar (R-FL) and Senators Mark Warner (D-VA) and Jim Banks (R-IN), which would create a competitive discretionary pilot program within the Home Investment Partnership Program (HOME) to assist local governments with converting vacant commercial or industrial buildings into affordable housing, with priority for economically distressed areas and Opportunity Zones. This section would cap the amount of funding that can be appropriated to the HOME program at \$1.35 billion and allocate any HOME funding above the cap to the new pilot grant program. This pilot program is scheduled to sunset on October 1, 2031. This provision complements the provision in Section 502, which reauthorizes the HOME program.

Title 3 – Manufactured Housing for America

Sec. 304: PRICE Act

This provision contains language from the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Act, introduced by Representatives Suzanne Bonamici (D-OR) and Don Bacon (R-NE), as well as Senator Catherine Cortez Masto (D-NV), which would permanently reauthorize the PRICE grant program. The PRICE grant program was temporarily approved through the American Rescue Plan Act (ARPA) in 2021 to support the preservation, maintenance, and

stabilization of manufactured housing. Specifically, eligible uses include infrastructure, rehabilitation, supportive services such as relocation assistance and eviction prevention, resilience, and preserving long-term housing affordability, among others. In December 2024, HUD announced \$225 million in grant awards through the PRICE grant, with California receiving \$60.9 million, approximately 27 percent of the available funding for that cycle. However, no further cycles for the PRICE grant program are currently anticipated. The BPCA and Resident-Owned Communities (ROC) USA support the PRICE Act.

Title 5 – Program Reform

Sec. 501: Reforming Disaster Recovery Act

This provision contains language from the Reforming Disaster Recovery Act, authored by Senators Brian Schatz (D-HI) and Susan Collins (R-Maine). This provision would permanently authorize the Community Development Block Grant – Disaster Recovery (CDBG-DR) program and establish the Office of Disaster Management and Resiliency within HUD to administer it, issue program guidelines, and coordinate disaster recovery and resilience efforts. CDBG-DR, established in the 1990s in response to natural disasters, provides states, tribes, and local governments with flexible, long-term funding to recover and rebuild affordable housing and infrastructure after a disaster. This provision would expand eligible uses to include repairs, infrastructure, planning, and mitigation, ensuring that the program also supports resilience in addition to disaster recovery. It would also streamline environmental reviews, allow grantees to pre-certify before a disaster occurs, and authorize HUD to award preliminary grants of up to \$5 million before completing full damage assessments, ensuring that recovery can begin quickly. This provision is a bipartisan measure that has been introduced in previous and the current session of Congress, with eight Democratic and eight Republican cosponsors, including U.S. Senator Alex Padilla.

Sec. 502: HOME Investment Partnerships Reauthorization and Improvement Act

This provision contains language from the HOME Investment Partnerships Reauthorization and Improvement Act, introduced by Senator Catherine Cortez Masto (D-NV) and Representatives Joyce Beatty (D-OH) and John Garamendi (D-CA), which would reauthorize and modernize the HOME Investment Partnerships Program (HOME) formula grant program. The HOME program is HUD's largest federal block grant program for affordable housing production and rehabilitation. This provision also modernizes the HOME grant program by increasing the cap on administrative expenses from 10 to 15 percent and expanding eligible activities to include collaborations between housing providers and healthcare organizations to deliver supportive services, especially for homeless or at-risk populations. Additionally, HOME funds could also support down payment and home repair assistance, Community Land Trusts (CLTs), and shared equity homeownership programs, as well as improving access to these funds for nonprofit housing developers. Various organizations have expressed support for this provision, including the National Council of State Housing Agencies, the National Association of Realtors, the National Apartment Association, the

National Multifamily Housing Council, the National Community Development Association, the National Association of Local Housing Finance Agencies, the Council of State Community Development Agencies, and LISC, among others.

The bill text for S. 2651, a section-by-section breakdown for each of the 40 provisions, and the U.S. Conference of Mayors' ROAD to Housing Act of 2025 Support letter are attached to this report.

Prior Committee Action:

SCAG staff brought S. 2651, the Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025, to the LCMC meeting on October 21, 2025, with a recommendation for "support." Following staff presentations, LCMC members asked various questions, including clarification on whether the bill streamlined state environmental review, whether it would reduce local land-use authority, whether there has been any opposition, and for more background on Opportunity Zones. Staff responded to each question, stating that this bill would only streamline federal NEPA review by allowing states and local governments to use their own environmental review procedures to satisfy federal procedures, rather than conducting both reviews, but would not modify state environmental review. Next, staff clarified that the intent of the bill is not to weaken local land use authority, but to reward jurisdictions that implement pro-housing policies and demonstrate measurable increases in housing production by updating program guidelines and creating new programs. Rather than forcing jurisdictions to implement pro-housing policies, this bill would reward those that voluntarily do so, while largely leaving those that do not unaffected. Next, staff noted that there is no formal opposition to the ROAD to Housing Act as of the time of the presentation. Finally, staff provided background on the federal Qualified Opportunity Zone (QOZ) program, created during President Trump's first term through the 2017 Tax Cuts and Jobs Act, and shared which cities in the SCAG region are designated as opportunity zones.

After staff addressed those questions, the committee inquired about the U.S. Conference of Mayors' concerns related to changes to the Community Development Block Grant program, as noted in their support letter for the ROAD to Housing Act. Staff shared an update on the Conference's concerns related to Section 206 of the bill, which would create a pilot program that increases a jurisdiction's CDBG allocation by 10 percent if its housing growth rate exceeds its 10-year average, but reduces its allocation by 10 percent if the growth rate falls below that. Staff shared that the U.S. Conference of Mayors is briefing members of Congress on this issue and working to amend this portion of the bill. After sharing this update, LCMC members expressed a desire for SCAG to coordinate with the Conference of Mayors and the National League of Cities, as well as our Congressional Delegation, to amend this portion of the bill to remove or reduce the penalty.

Following the discussion noted above, the LCMC voted 13 to 1 to recommend that the RC adopt a "support if amended" position on S. 2651, the ROAD to Housing Act, with direction for staff to



engage on the CDBG issue identified by the U.S. Conference of Mayors and specifically to advocate to reduce or eliminate this section out of the bill.

FISCAL IMPACT:

Work associated with S. 2651, the ROAD to Housing Act, is in the Indirect Cost budget, Legislation 810-0120.10.

ATTACHMENT(S):

1. ROAD to Housing Act Bill Text
2. ROAD to Housing Act - Section-by-Section
3. ROAD to Housing Act - Conference of Mayors Support

Calendar No. 143

119TH CONGRESS
1ST SESSION

S. 2651

To increase the supply of affordable housing in America.

IN THE SENATE OF THE UNITED STATES

AUGUST 1, 2025

Mr. SCOTT of South Carolina, from the Committee on Banking, Housing, and Urban Affairs, reported the following original bill; which was read twice and placed on the calendar

A BILL

To increase the supply of affordable housing in America.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Renewing Opportunity
5 in the American Dream to Housing Act of 2025” or the
6 “ROAD to Housing Act of 2025”.

7 **SEC. 2. TABLE OF CONTENTS.**

8 The table of contents for this Act is as follows:

- Sec. 1. Short title.
- Sec. 2. Table of contents.

TITLE I—IMPROVING FINANCIAL LITERACY

Sec. 101. Reforms to housing counseling and financial literacy programs.

TITLE II—BUILDING MORE IN AMERICA

- Sec. 201. Rental assistance demonstration program.
 Sec. 202. Increasing housing in opportunity zones.
 Sec. 203. Housing Supply Frameworks Act.
 Sec. 204. Whole-Home Repairs Act.
 Sec. 205. Community Investment and Prosperity Act.
 Sec. 206. Build Now Act.
 Sec. 207. Better Use of Intergovernmental and Local Development (BUILD) Housing Act.
 Sec. 208. Unlocking Housing Supply Through Streamlined and Modernized Reviews Act.
 Sec. 209. Innovation Fund.
 Sec. 210. Accelerating Home Building Act.
 Sec. 211. Build More Housing Near Transit Act.
 Sec. 212. Revitalizing Empty Structures Into Desirable Environments (RE-SIDE) Act.
 Sec. 213. Housing Affordability Act.

TITLE III—MANUFACTURED HOUSING FOR AMERICA

- Sec. 301. Housing Supply Expansion Act.
 Sec. 302. Modular Housing Production Act.
 Sec. 303. Property Improvement and Manufactured Housing Loan Modernization Act.
 Sec. 304. Price Act.

TITLE IV—ACCESSING THE AMERICAN DREAM

- Sec. 401. Creating incentives for small dollar loan originators.
 Sec. 402. Small dollar mortgage points and fees.
 Sec. 403. Appraisal Industry Improvement Act.
 Sec. 404. Helping More Families Save Act.
 Sec. 405. Choice in Affordable Housing Act.

TITLE V—PROGRAM REFORM

- Sec. 501. Reforming Disaster Recovery Act.
 Sec. 502. HOME Investment Partnerships Reauthorization and Improvement Act.
 Sec. 503. Rural Housing Service Reform Act.
 Sec. 504. New Moving to Work cohort.
 Sec. 505. Reducing Homelessness Through Program Reform Act.
 Sec. 506. Incentivizing local solutions to homelessness.

TITLE VI—VETERANS AND HOUSING

- Sec. 601. VA Home Loan Awareness Act.
 Sec. 602. Veterans Affairs Loan Informed Disclosure (VALID) Act.
 Sec. 603. Housing Unhoused Disabled Veterans Act.

TITLE VII—OVERSIGHT AND ACCOUNTABILITY

- Sec. 701. Requiring annual testimony and oversight from housing regulators.

- Sec. 702. FHA reporting requirements on safety and soundness.
 Sec. 703. United States Interagency Council on Homelessness oversight.
 Sec. 704. NeighborWorks Accountability Act.
 Sec. 705. Appraisal Modernization Act.

TITLE VIII—COORDINATION, STUDIES, AND REPORTING

- Sec. 801. HUD-USDA-VA Interagency Coordination Act.
 Sec. 802. Streamlining Rural Housing Act.
 Sec. 803. Improving self-sufficiency of families in HUD-subsidized housing.

1 **TITLE I—IMPROVING FINANCIAL**
 2 **LITERACY**

3 **SEC. 101. REFORMS TO HOUSING COUNSELING AND FINAN-**
 4 **CIAL LITERACY PROGRAMS.**

5 (a) IN GENERAL.—Section 106 of the Housing and
 6 Urban Development Act of 1968 (12 U.S.C. 1701x) is
 7 amended—

8 (1) in subsection (a)(4)(C), by striking “ade-
 9 quate distribution” and all that follows through
 10 “foreclosure rates” and inserting “that the recipi-
 11 ents are geographically diverse and include organiza-
 12 tions that serve urban or rural areas”;

13 (2) in subsection (e), by adding at the end the
 14 following:

15 “(6) PERFORMANCE REVIEW.—The Secretary—

16 “(A) may conduct periodic on-site reviews;

17 and

18 “(B) shall conduct performance reviews of

19 all participating agencies that—

1 “(i) consists of a review of the partici-
 2 pating agency’s compliance with all pro-
 3 gram requirements; and

4 “(ii) may take into account the agen-
 5 cy’s aggregate counselor performance
 6 under paragraph (7)(B).

7 “(7) CONSIDERATIONS.—

8 “(A) COVERED MORTGAGE LOAN DE-
 9 FINED.—In this paragraph, the term ‘covered
 10 mortgage loan’ means any loan which is secured
 11 by a first or subordinate lien on residential real
 12 property (including individual units of con-
 13 dominiums and cooperatives) designed prin-
 14 cipally for the occupancy of between 1 and 4
 15 families that is—

16 “(i) insured by the Federal Housing
 17 Administration under title II of the Na-
 18 tional Housing Act (12 U.S.C. 1707 et
 19 seq.); or

20 “(ii) guaranteed under section 184 or
 21 184A of the Housing and Community De-
 22 velopment Act of 1992 (12 U.S.C. 1715z-
 23 13a, 1715z-13b).

24 “(B) COMPARISON.—For each counselor
 25 employed by an organization receiving assist-

1 ance under this section for pre-purchase hous-
2 ing counseling, the Secretary may consider the
3 performance of the counselor compared to the
4 default rate of all counseled borrowers of a cov-
5 ered mortgage loan in comparable markets and
6 such other factors as the Secretary determines
7 appropriate to further the purposes of this sec-
8 tion.

9 “(8) CERTIFICATION.—If, based on the com-
10 parison required under paragraph (7)(B), the Sec-
11 retary determines that a counselor lacks competence
12 to provide counseling in the areas described in sub-
13 section (e)(2) and such action will not create a sig-
14 nificant loss of capacity for housing counseling serv-
15 ices in the service area, the Secretary may—

16 “(A) require continued education coupled
17 with successful completion of a probationary pe-
18 riod;

19 “(B) require retesting if the counselor con-
20 tinues to demonstrate a lack of competence
21 under paragraph (7)(B); and

22 “(C) permanently suspend an individual
23 certification if a counselor fails to demonstrate
24 competence after not fewer than 2 retesting op-
25 portunities under subparagraph (B).”;

1 (3) in subsection (i)—

2 (A) by redesignating paragraph (3) as
3 paragraph (4); and

4 (B) by inserting after paragraph (2) the
5 following:

6 “(3) TERMINATION OF ASSISTANCE.—

7 “(A) IN GENERAL.—The Secretary may
8 deny renewal of covered assistance to an organi-
9 zation or entity receiving covered assistance if
10 the Secretary determines that the organization
11 or entity, or the individual through which the
12 organization or entity provides counseling, is
13 not in compliance with program requirements—

14 “(i) based on the performance review
15 described in subsection (e)(6); and

16 “(ii) in accordance with regulations
17 issued by the Secretary.

18 “(B) NOTICE.—The Secretary shall give
19 an organization or entity receiving covered as-
20 sistance not less than 60 days prior written no-
21 tice of any denial of renewal under this para-
22 graph, and the determination of renewal shall
23 not be finalized until the end of that notice pe-
24 riod.

1 “(C) INFORMAL CONFERENCE.—If re-
 2 requested in writing by the organization or entity
 3 within the notice period described in subpara-
 4 graph (B), the organization or entity shall be
 5 entitled to an informal conference with the Dep-
 6 uty Assistant Secretary of Housing Counseling
 7 on behalf of the Secretary at which the organi-
 8 zation or entity may present for consideration
 9 of specific factors that the organization or enti-
 10 ty believes were beyond the control of the orga-
 11 nization or entity and that caused the failure to
 12 comply with program requirements, such as a
 13 lack of lender or servicer coordination or com-
 14 munication with housing counseling agencies
 15 and individual counselors.”; and

16 (4) by adding at the end the following:

17 “(j) OFFERING FORECLOSURE MITIGATION COUN-
 18 SELING.—

19 “(1) COVERED MORTGAGE LOAN DEFINED.—In
 20 this subsection, the term ‘covered mortgage loan’
 21 means any loan which is secured by a first or subor-
 22 dinate lien on residential real property (including in-
 23 dividual units of condominiums) or stock or member-
 24 ship in a cooperative ownership housing corporation

1 designed principally for the occupancy of between 1
2 and 4 families that is—

3 “(A) insured by the Federal Housing Ad-
4 ministration under title II of the National
5 Housing Act (12 U.S.C. 1707 et seq.);

6 “(B) guaranteed under section 184 or
7 184A of the Housing and Community Develop-
8 ment Act of 1992 (12 U.S.C. 1715z–13a,
9 1715z–13b);

10 “(C) made, guaranteed, or insured by the
11 Department of Veterans Affairs; or

12 “(D) made, guaranteed, or insured by the
13 Department of Agriculture.

14 “(2) OPPORTUNITY FOR BORROWERS.—A bor-
15 rower with respect to a covered mortgage loan who
16 is 30 days or more delinquent on payments for the
17 covered mortgage loan shall be given an opportunity
18 to participate in available housing counseling.

19 “(3) COST.—If the requirements of sections
20 202(a)(3) and 205(f) of the National Housing Act
21 (12 U.S.C. 1708(a)(3), 1711(f)) are met, the fair
22 market rate cost of counseling for delinquent bor-
23 rowers described in paragraph (2) with respect to a
24 covered mortgage loan described in paragraph
25 (1)(A) shall be paid for by the Mutual Mortgage In-

1 surance Fund, as authorized under section 203(r)(4)
 2 of the National Housing Act (12 U.S.C.
 3 1709(r)(4)).”.

4 **TITLE II—BUILDING MORE IN** 5 **AMERICA**

6 **SEC. 201. RENTAL ASSISTANCE DEMONSTRATION PRO-** 7 **GRAM.**

8 The language under the heading “RENTAL ASSIST-
 9 ANCE DEMONSTRATION” in the Department of Housing
 10 and Urban Development Appropriations Act, 2012 (Public
 11 Law 112–55; 125 Stat. 673) is amended—

12 (1) in the second proviso, by striking “until
 13 September 30, 2029” and inserting “for fiscal year
 14 2012 and each fiscal year thereafter”;

15 (2) by striking the fourth proviso;

16 (3) in the twentieth proviso, as so designated
 17 before the date of enactment of this Act, by striking
 18 “or other means:” and inserting “or other means,
 19 including the adoption of a mandatory tenant lease
 20 and management plan addendum for a property with
 21 assistance converted, if not otherwise covered by an-
 22 other program, under this demonstration:”

23 (4) by striking the twenty-second proviso, as so
 24 designated before the date of enactment of this Act;

1 (5) in the twenty-seventh, thirtieth, thirty-first,
2 thirty-second, thirty-third, and thirty-fourth provisos,
3 as so designated before the date of enactment of this
4 Act, by striking “Second Component” each place the
5 term appears and inserting “First Component”; and

6 (6) by striking “vouchers to project-based
7 vouchers.” and inserting “vouchers to project-based
8 vouchers: *Provided further*, That the Secretary shall
9 annually assess and publish findings regarding the
10 impact of the conversion of assistance under the
11 First Component of the demonstration with respect
12 to the preservation and improvement of public hous-
13 ing, the amount of private sector leveraging result-
14 ing from such conversion transactions, the preva-
15 lence of pre-conversion residents remaining in or re-
16 turning to the property following conversion, and the
17 effect of such conversion on tenants, including the
18 impact of such conversion on the rights maintained
19 by tenants as enumerated in regulations and other
20 documents conferring rights upon tenants as devel-
21 oped by the Secretary, and other matters the Sec-
22 retary may determine appropriate: *Provided further*,
23 That the Secretary may take remediative action or
24 impose civil money penalties or other administrative
25 sanctions for material violations of a requirement

1 under the demonstration: *Provided further*, That
 2 nothing in the matter under this heading shall be
 3 construed to diminish, impair, or otherwise affect
 4 the rights of property owners or tenants as enumer-
 5 ated in current law and regulations: *Provided fur-*
 6 *ther*, That all property owner rights, including those
 7 related to ownership, management, and contractual
 8 obligations, shall continue to apply and be respected
 9 following a Rental Assistance Demonstration Pro-
 10 gram conversion: *Provided further*, That all tenant
 11 protections and rights established in current law and
 12 regulations shall remain fully in effect for properties
 13 converted under the Rental Assistance Demonstra-
 14 tion Program.”.

15 **SEC. 202. INCREASING HOUSING IN OPPORTUNITY ZONES.**

16 (a) COVERED GRANT DEFINED.—In this section, the
 17 term “covered grant” means any competitive grant relat-
 18 ing to the construction, modification, rehabilitation, or
 19 preservation of housing, as determined by the Secretary
 20 of Housing and Urban Development.

21 (b) PRIORITY.—When awarding a covered grant, the
 22 Secretary of Housing and Urban Development may give
 23 additional weight to applicants located in, or that pri-
 24 marily serve, a community that has been designated as

1 a qualified opportunity zone under section 1400Z-1 of the
2 Internal Revenue Code of 1986.

3 **SEC. 203. HOUSING SUPPLY FRAMEWORKS ACT.**

4 (a) FINDINGS.—Congress finds the following:

5 (1) The United States is facing a housing sup-
6 ply shortage. This housing supply shortage has re-
7 sulted in a record number of cost-burdened house-
8 holds across regions and spanning the large and
9 small cities, towns, and coastal and rural commu-
10 nities of the United States.

11 (2) Several factors contribute to the under-
12 supply of housing in the United States, particularly
13 workforce housing, including rising costs of con-
14 struction, a shortage of labor, supply chain disrup-
15 tions, and a lack of reliable funding sources.

16 (3) Regulatory barriers at the State and local
17 levels, such as zoning and land use regulations, also
18 inhibit the creation of new housing to meet local and
19 regional housing needs.

20 (4) State and local governments are proactively
21 exploring solutions for reforming regulatory barriers,
22 but additional resources, data, and models can help
23 adequately address these challenges.

24 (5) While land use regulation is the responsi-
25 bility of State and local governments, there is Fed-

1 eral support for necessary reforms, and there is an
 2 opportunity for the Federal Government to provide
 3 support and assistance to State and local govern-
 4 ments that wish to undertake necessary reforms in
 5 a manner that fits their communities' needs.

6 (6) Therefore, zoning ordinances or systems of
 7 land use regulation that have the intent or effect of
 8 restricting housing opportunities based on economic
 9 status or income without interests that are substan-
 10 tial, legitimate, nondiscriminatory and that outweigh
 11 the regional need for housing are contrary to the re-
 12 gional and national interest.

13 (b) DEFINITIONS.—In this section:

14 (1) AFFORDABLE HOUSING.—The term “afford-
 15 able housing” means housing for which the monthly
 16 payment is not more than 30 percent of the monthly
 17 income of the household.

18 (2) ASSISTANT SECRETARY.—The term “Assist-
 19 ant Secretary” means the Assistant Secretary for
 20 Policy Development and Research of the Depart-
 21 ment of Housing and Urban Development.

22 (3) LOCAL ZONING FRAMEWORK.—The term
 23 “local zoning framework” means the local zoning
 24 codes and other ordinances, procedures, and policies
 25 governing zoning and land-use at the local level.

1 (4) SECRETARY.—The term “Secretary” means
2 the Secretary of Housing and Urban Development.

3 (5) STATE ZONING FRAMEWORK.—The term
4 “State zoning framework” means the State legisla-
5 tion or State agency and department procedures, or
6 such legislation or procedures in an insular area of
7 the United States, enabling local planning and zon-
8 ing authorities and establishing and guiding related
9 policies and programs.

10 (c) GUIDELINES ON STATE AND LOCAL ZONING
11 FRAMEWORKS.—

12 (1) ESTABLISHMENT.—Not later than 3 years
13 after the date of enactment of this Act, the Assist-
14 ant Secretary shall publish documents outlining
15 guidelines and best practices to support production
16 of adequate housing to meet the needs of commu-
17 nities and provide housing opportunities for individ-
18 uals at every income level across communities with
19 respect to—

20 (A) State zoning frameworks; and

21 (B) local zoning frameworks.

22 (2) CONSULTATION; PUBLIC COMMENT.—Dur-
23 ing the 2-year period beginning on the date of enact-
24 ment of this Act, in developing the guidelines and

1 best practices required under paragraph (1), the As-
2 sistant Secretary shall—

3 (A) publish draft guidelines in the Federal
4 Register for public comment; and

5 (B) establish a task force for the purpose
6 of providing consultation to draft guidelines
7 published under subparagraph (A), the mem-
8 bers of which shall include—

9 (i) planners and architects;

10 (ii) housing developers, including af-
11 fordable and market-rate housing devel-
12 opers, manufactured housing developers,
13 and other business interests;

14 (iii) community engagement experts
15 and community members impacted by zon-
16 ing decisions;

17 (iv) public housing authorities and
18 transit authorities;

19 (v) members of local zoning and plan-
20 ning boards and local and regional trans-
21 portation planning organizations;

22 (vi) State officials responsible for
23 housing or land use, including members of
24 State zoning boards of appeals;

25 (vii) academic researchers; and

1 (viii) home builders.

2 (3) CONTENTS.—The guidelines and best prac-
3 tices required under paragraph (1) shall—

4 (A) with respect to State zoning frame-
5 works, outline potential models for updated
6 State enabling legislation or State agency and
7 department procedures;

8 (B) include recommendations regarding—

9 (i) the reduction or elimination of
10 parking minimums;

11 (ii) the increase in maximum floor
12 area ratio requirements and maximum
13 building heights and the reduction in min-
14 imum lot sizes and set-back requirements;

15 (iii) the elimination of restrictions
16 against accessory dwelling units;

17 (iv) increasing by-right uses, including
18 duplex, triplex, or quadplex buildings,
19 across cities or metropolitan areas;

20 (v) mechanisms, including proximity
21 to transit, to determine the appropriate
22 scope for rezoning and ensure development
23 that does not disproportionately burden
24 residents of economically distressed areas;

1 (vi) provisions regarding review of by-
2 right development proposals to streamline
3 review and reduce uncertainty, including—

4 (I) nondiscretionary, ministerial
5 review; and

6 (II) entitlement and design re-
7 view processes;

8 (vii) the reduction of obstacles, regu-
9 latory or otherwise, to a range of housing
10 types at all levels of affordability, including
11 manufactured and modular housing;

12 (viii) State model zoning regulations
13 for directing local reforms, including mech-
14 anisms to encourage adoption;

15 (ix) provisions to encourage transit-
16 oriented development, including increased
17 permissible units per structure and re-
18 duced minimum lot sizes near existing or
19 planned public transit stations;

20 (x) potential reforms to strengthen
21 the public engagement process;

22 (xi) reforms to protest petition stat-
23 utes;

24 (xii) the standardization, reduction, or
25 elimination of impact fees;

1 (xiii) cost effective and appropriate
2 building codes;

3 (xiv) models for community benefit
4 agreements;

5 (xv) mechanisms to preserve afford-
6 ability, limit disruption of low-income com-
7 munities, and prevent displacement of ex-
8 isting residents;

9 (xvi) with respect to State zoning
10 frameworks—

11 (I) State model codes for direct-
12 ing local reforms, including mecha-
13 nisms to encourage adoption;

14 (II) a model for a State zoning
15 appeals process, which would—

16 (aa) create a process for de-
17 velopers or builders requesting a
18 variance, conditional use, special
19 permit, zoning district change,
20 similar discretionary permit, or
21 otherwise petitioning a local zon-
22 ing or planning board for a
23 project including a State-defined
24 amount of affordable housing to
25 appeal a rejection to a State body

1 or regional body empowered by
2 the State; and

3 (bb) establish qualifications
4 for communities to be exempted
5 from the appeals process based
6 on their available stock of afford-
7 able housing; and

8 (III) streamlining of State envi-
9 ronmental review policies;

10 (xvii) with respect to local zoning
11 frameworks—

12 (I) the simplification and stand-
13 ardization of existing zoning codes;

14 (II) maximum review timelines;

15 (III) best practices for the dis-
16 position of land owned by local gov-
17 ernments for affordable housing devel-
18 opment;

19 (IV) differentiations between best
20 practices for rural, suburban, and
21 urban communities, and communities
22 with different levels of density or pop-
23 ulation distribution; and

24 (V) streamlining of local environ-
25 mental review policies; and

- 1 (xviii) other land use measures that
- 2 promote access to new housing opportuni-
- 3 ties identified by the Secretary; and
- 4 (C) consider—
 - 5 (i) the effects of adopting any rec-
 - 6 ommendation on eligibility for Federal dis-
 - 7 cretionary grants and tax credits for the
 - 8 purpose of housing or community develop-
 - 9 ment;
 - 10 (ii) coordination between infrastruc-
 - 11 ture investments and housing planning;
 - 12 (iii) local housing needs, including
 - 13 ways to set and measure housing goals and
 - 14 targets;
 - 15 (iv) a range of affordability for rental
 - 16 units, with a prioritization of units attain-
 - 17 able to extremely low-, low-, and moderate-
 - 18 income residents;
 - 19 (v) a range of affordability for home-
 - 20 ownership;
 - 21 (vi) accountability measures;
 - 22 (vii) the long-term cost to residents
 - 23 and businesses if more housing is not con-
 - 24 structed;

1 (viii) barriers to individuals seeking to
2 access affordable housing in growing com-
3 munities and communities with economic
4 opportunity;

5 (ix) with respect to State zoning
6 frameworks—

7 (I) distinctions between States
8 providing constitutional or statutory
9 home rule authority to municipalities
10 and States operating under the Dillon
11 Rule, as articulated in *Hunter v.*
12 *Pittsburgh*, 207 U.S. 161 (1907); and

13 (II) Statewide mechanisms to
14 preserve existing affordability over the
15 long term, including support for land
16 banks and community land trusts;

17 (x) public comments elicited under
18 paragraph (2)(A); and

19 (xi) other considerations, as identified
20 by the Secretary.

21 (d) ABOLISHMENT OF THE REGULATORY BARRIERS
22 CLEARINGHOUSE.—

23 (1) IN GENERAL.—The Regulatory Barriers
24 Clearinghouse established pursuant to section 1205

1 of the Housing and Community Development Act of
2 1992 (42 U.S.C. 12705d) is abolished.

3 (2) REPEAL.—Section 1205 of the Housing and
4 Community Development Act of 1992 (42 U.S.C.
5 12705d) is repealed.

6 (e) REPORTING.—

7 (1) INITIAL REPORT.—Not later than 5 years
8 after the date on which the Assistant Secretary pub-
9 lishes the guidelines and best practices for State and
10 local zoning frameworks, the Assistant Secretary
11 shall submit to Congress a report describing—

12 (A) the States that have adopted rec-
13 ommendations from the guidelines and best
14 practices, pursuant to subsection (c);

15 (B) a summary of the localities that have
16 adopted recommendations from the guidelines
17 and best practices, pursuant to subsection (c);

18 (C) a list of States that adopted a State
19 zoning framework;

20 (D) a summary of the modifications that
21 each State has made in their State zoning
22 framework;

23 (E) a general summary of the types of up-
24 dates localities have made to their local zoning
25 framework;

1 (F) of the States that have adopted a
2 State zoning framework or recommendations
3 from the guidelines and best practices, the ef-
4 fect of such adoptions; and

5 (G) a summary of recommendations that
6 were routinely not adopted by States or by lo-
7 calities.

8 (2) MONITORING.—Two years after the date
9 which the Assistant Secretary submits to Congress
10 the initial report required under paragraph (1), and
11 biennially thereafter, the Secretary shall—

12 (A) publish a report that—

13 (i) provides the latest information re-
14 garding the information described in sub-
15 paragraphs (A) through (G) of that para-
16 graph;

17 (ii) identifies, to the greatest extent
18 practicable, the adoption rates by States
19 and localities of each guideline and best
20 practice established under subsection (c);

21 (iii) requests and establishes a public
22 comment period on the guidelines and best
23 practices established under subsection (c)
24 that are routinely not adopted or adopted

1 at significantly lower rates by States and
2 localities; and

3 (iv) includes other relevant informa-
4 tion and criteria, as determined by the
5 Secretary; and

6 (B) review and consider all public feedback
7 to the report required under subparagraph (A)
8 for the purpose of improving the guidelines or
9 best practices under subsection (c) to further
10 achieve the zoning goals stated in subsection
11 (a).

12 (f) GAO REPORT ON HOUSING SUPPLY.—Not later
13 than 1 year after the date of enactment of this Act, the
14 Comptroller General of the United States shall submit to
15 the Committee on Banking, Housing, and Urban Affairs
16 of the Senate and the Committee on Financial Services
17 of the House of Representatives a report that investigates
18 barriers to housing supply, which shall include an assess-
19 ment of—

20 (1) the current state of—

21 (A) the rental and homeowner housing
22 supply shortage;

23 (B) geographic patterns of that shortage;

24 (C) shortages in housing at various levels
25 of affordability; and

1 (D) shortages in housing appropriate for
 2 seniors, families with children, and people with
 3 disabilities;

4 (2) the key drivers of the shortages described in
 5 paragraph (1);

6 (3) regulatory, administrative, or procedural
 7 barriers that exist in Federal housing programs that
 8 inhibit housing development, and policy actions that
 9 can be taken to address those barriers;

10 (4) the extent to which jurisdictions have suc-
 11 cessfully implemented zoning or other policy reforms
 12 to increase housing production and supply; and

13 (5) opportunities for increasing coordination be-
 14 tween the Department of Housing and Urban Devel-
 15 opment, the Federal Housing Finance Agency, the
 16 Department of Agriculture, the Department of the
 17 Treasury, and other agencies to address housing
 18 supply.

19 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
 20 authorized to be appropriated to the Secretary to carry
 21 out this section such sums as may be necessary for each
 22 of fiscal years 2026 through 2030.

23 (h) RULE OF CONSTRUCTION.—Nothing in this sec-
 24 tion may be construed to permit the Department of Hous-
 25 ing and Urban Development to take an adverse action

1 against or fail to provide otherwise offered actions or serv-
 2 ices for any State or locality if the State or locality de-
 3 clines to adopt a guideline or best practice under sub-
 4 section (c).

5 **SEC. 204. WHOLE-HOME REPAIRS ACT.**

6 (a) DEFINITIONS.—In this section:

7 (1) AFFORDABLE UNIT.—The term “affordable
 8 unit” means a unit for which the monthly rental
 9 payment is not more than 30 percent of the gross
 10 income of an individual earning at or below 80 per-
 11 cent of the area median income, as defined by the
 12 Secretary.

13 (2) ASSISTED UNIT.—The term “assisted unit”
 14 means a unit that undergoes repair or rehabilitation
 15 work through a whole-home repairs program admin-
 16 istered by an implementing organization under this
 17 section.

18 (3) ELIGIBLE HOMEOWNER.—The term “eligi-
 19 ble homeowner” means a homeowner—

20 (A) with a household income that—

21 (i) is not more than 80 percent of the
 22 area median income; or

23 (ii) meets the income eligibility re-
 24 quirements for receiving assistance or ben-

1 efits under a specified program, as defined
2 in paragraph (11); and

3 (B) who is—

4 (i) an owner of record as evidenced by
5 a publicly recorded deed and occupies the
6 home on which repairs are to be conducted
7 as their principal residence;

8 (ii) an owner-occupant of the manu-
9 factured home on which repairs are to be
10 conducted; or

11 (iii) an owner who can demonstrate an
12 ownership interest in the property on
13 which repairs are to be conducted, includ-
14 ing a person who has inherited an interest
15 in that property.

16 (4) ELIGIBLE LANDLORD.—The term “eligible
17 landlord” means an individual—

18 (A) who owns, as determined by the rel-
19 evant implementing organization, fewer than 10
20 eligible rental properties, with a majority of af-
21 fordable units and not more than 50 total units,
22 operated as primary residences in which a ma-
23 jority ownership interest is held by the indi-
24 vidual, the spouse of the individual, or the de-
25 pendent children of the individual, or any close-

1 ly held legal entity controlled by the individual,
 2 the spouse of the individual, or the dependent
 3 children of the individual, either individually or
 4 collectively; and

5 (B) who agrees to the provisions described
 6 in subsection (b)(3).

7 (5) ELIGIBLE RENTAL PROPERTY.—The term
 8 “eligible rental property” means a residential prop-
 9 erty that—

10 (A) is leased, or offered exclusively for
 11 lease, as a primary residence by an eligible
 12 landlord; and

13 (B) includes affordable units.

14 (6) FORGIVABLE LOAN.—The term “forgivable
 15 loan” means a loan—

16 (A) made to an eligible landlord;

17 (B) that is secured by a lien recorded
 18 against a residential property; and

19 (C) that may be forgiven by the imple-
 20 menting organization not later than the date
 21 that is 3 years after the completion of the re-
 22 pairs if the eligible landlord has maintained
 23 compliance with the loan agreement described
 24 in subsection (b)(3).

1 (7) IMPLEMENTING ORGANIZATION.—The term
2 “implementing organization”—

3 (A) means a unit of general local govern-
4 ment or a State that—

5 (i) will administer a whole-home re-
6 pairs program through an agency, depart-
7 ment, or other entity; or

8 (ii) enter into agreements with 1 or
9 more local governments, municipal authori-
10 ties, other governmental authorities, in-
11 cluding a tribally designated housing enti-
12 ty, or qualified nonprofit organizations, to
13 administer a whole-home repairs program
14 as a subrecipient; and

15 (B) does not include a redundant entity in
16 a jurisdiction already served by a grantee under
17 subsection (b).

18 (8) INDIAN TRIBE.—The term “Indian tribe”
19 has the meaning given the term in section 4 of the
20 Native American Housing Assistance and Self-De-
21 termination Act of 1996 (25 U.S.C. 4103).

22 (9) QUALIFIED NONPROFIT.—The term “quali-
23 fied nonprofit” means a nonprofit organization
24 that—

1 (A) has received funding, as a recipient or
2 subrecipient, through—

3 (i) the Community Development Block
4 Grant program under title I of the Hous-
5 ing and Community Development Act of
6 1974 (42 U.S.C. 5301 et seq.);

7 (ii) the HOME Investment Partner-
8 ships program under subtitle A of title II
9 of the Cranston-Gonzalez National Afford-
10 able Housing Act (42 U.S.C. 12741 et
11 seq.);

12 (iii) the Lead-Based Paint Hazard
13 Reduction grant program under section
14 1011 of the Residential Lead-Based Paint
15 Hazard Reduction Act of 1992 (42 U.S.C.
16 4852) or a grant under the Healthy
17 Homes Initiative administered by the Sec-
18 retary pursuant to sections 501 and 502 of
19 the Housing and Urban Development Act
20 of 1970 (12 U.S.C. 1701z-1, 1701z-2);

21 (iv) the Self-Help and Assisted Home-
22 ownership Opportunity program authorized
23 under section 11 of the Housing Oppor-
24 tunity Program Extension Act of 1996 (42
25 U.S.C. 12805 note);

1 (v) a rural housing program under
2 title V of the Housing Act of 1949 (42
3 U.S.C. 1471 et seq.); or

4 (vi) the Neighborhood Reinvestment
5 Corporation established under the Neigh-
6 borhood Reinvestment Corporation Act (42
7 U.S.C. 8101 et seq.);

8 (B) has coordinated, performed, or other-
9 wise been engaged in weatherization, lead reme-
10 diation, or home-repair work for not less than
11 2 years;

12 (C) has been certified by the Environ-
13 mental Protection Agency, or by a State au-
14 thorized by the Environmental Protection Agen-
15 cy to administer a certification program, as—

16 (i) eligible to carry out activities
17 under the lead renovation, repair and
18 painting program; or

19 (ii) a Home Certification Organization
20 under the Energy Star program estab-
21 lished by section 324A of the Energy Pol-
22 icy and Conservation Act (42 U.S.C.
23 6294a) or the WaterSense program under
24 section 324B of that Act (42 U.S.C.
25 6294b), or recognized or otherwise ap-

1 proved by the Environmental Protection
2 Agency as a Home Certification Organiza-
3 tion under either of those programs; or

4 (D) is a community development financial
5 institution, as defined in section 103 of the
6 Community Development Banking and Finan-
7 cial Institutions Act of 1994 (12 U.S.C. 4702).

8 (10) SECRETARY.—The term “Secretary”
9 means the Secretary of Housing and Urban Develop-
10 ment.

11 (11) SPECIFIED PROGRAM.—For purposes of
12 paragraph (3)(A)(ii), the term “specified program”
13 means any of the following:

14 (A) The Medicaid program established
15 under title XIX of the Social Security Act (42
16 U.S.C. 1396 et seq.).

17 (B) The State Children’s Health Insurance
18 Program established under title XXI of the So-
19 cial Security Act (42 U.S.C. 1397aa et seq.).

20 (C) The supplemental security income ben-
21 efits program established under title XVI of the
22 Social Security Act (42 U.S.C. 1381 et seq.).

23 (D) The supplemental nutrition assistance
24 program established under the Food and Nutri-
25 tion Act of 2008 (7 U.S.C. 2011 et seq.).

1 (E) The temporary assistance for needy
 2 families program established under part A of
 3 title IV of the Social Security Act (42 U.S.C.
 4 601 et seq.).

5 (12) STATE.—The term “State” means—

6 (A) each State of the United States;

7 (B) the District of Columbia;

8 (C) the Commonwealth of Puerto Rico;

9 (D) any territory or possession of the
 10 United States; and

11 (E) an Indian tribe.

12 (13) TRIBALLY DESIGNATED HOUSING ENTI-
 13 TY.—The term “tribally designated housing entity”
 14 has the meaning given the term in section 4 of the
 15 Native American Housing Assistance and Self-De-
 16 termination Act of 1996 (25 U.S.C. 4103).

17 (14) WHOLE-HOME REPAIRS.—The term
 18 “whole-home repairs” means modifications, repairs,
 19 or updates to homeowner or renter-occupied units to
 20 address—

21 (A) physical and sensory accessibility for
 22 individuals with disabilities and older adults,
 23 such as bathroom and kitchen modifications, in-
 24 stallation of grab bars and handrails, guards
 25 and guardrails, lifting devices, ramp additions

1 or repairs, sidewalk addition or repair, or door-
2 way or hallway widening;

3 (B) habitability and safety concerns, such
4 as repairs needed to ensure residential units are
5 fit for human habitation and free from defective
6 conditions or health and safety hazards; or

7 (C) energy and water efficiency, resilience,
8 and weatherization.

9 (b) PILOT PROGRAM.—

10 (1) ESTABLISHMENT.—Not later than 1 year
11 after the date of enactment of this Act, the Sec-
12 retary shall establish a pilot program to provide
13 grants to implementing organizations to administer
14 a whole-home repairs program for eligible home-
15 owners and eligible landlords.

16 (2) USE OF FUNDS.—An implementing organi-
17 zation that receives a grant under this subsection—

18 (A) shall provide grants to eligible home-
19 owners to implement whole-home repairs not
20 covered by other Federal home repair programs
21 and up to a maximum amount per unit, which
22 maximum amount should—

23 (i) reflect local construction costs and
24 the level of repairs needed in each unit;
25 and

1 (ii) be calculated and approved by the
2 Secretary;

3 (B) shall provide loans, which may be for-
4 givable, to eligible landlords to implement
5 whole-home repairs not covered by other Fed-
6 eral home repair programs for individual afford-
7 able units, public and common use areas within
8 the property, and common structural elements
9 up to a maximum amount per unit, area, or ele-
10 ment, as applicable, which maximum amount
11 should—

12 (i) reflect local construction costs; and

13 (ii) be calculated and approved by the
14 Secretary;

15 (C) shall evaluate, or provide assistance to
16 eligible homeowners and eligible landlords to
17 evaluate, whole-home repair program funds pro-
18 vided under this subsection with Federal, State,
19 and local home repair programs to provide the
20 greatest benefit to the greatest number of eligi-
21 ble landlords and eligible homeowners and avoid
22 duplication of benefits and redundancies;

23 (D) shall ensure that—

1 (i) all repairs funded or facilitated
2 through an award under this subsection
3 have been completed;

4 (ii) if repairs are not completed and
5 the plan for whole-home repairs is not up-
6 dated to reflect the new scope of work,
7 that the loan or grant is repaid on a pro-
8 rated basis based on completed work; and

9 (iii) any unused grant or loan balance
10 is returned to the implementing organiza-
11 tion, and is reused by the implementing or-
12 ganization for a new whole-home repair
13 grant or loan under this subsection;

14 (E) may use not more than 5 percent of
15 the awarded funds to carry out related func-
16 tions, including workforce training for home re-
17 pair professions, which shall be related to ef-
18 forts to increase the number of home repairs
19 performed and approved by the Secretary;

20 (F) may use not more than 10 percent of
21 the awarded funds for administrative expenses;
22 and

23 (G) shall comply with Federal accessibility
24 requirements and standards under applicable
25 Federal fair housing and civil rights laws and

1 regulations, including section 504 of the Reha-
2 bilitation Act of 1973 (29 U.S.C. 794).

3 (3) LOAN AGREEMENT.—In a loan agreement
4 with an eligible landlord under this subsection, an
5 implementing organization shall include provisions
6 establishing that the eligible landlord shall, for each
7 eligible rental property for which a loan is used to
8 fund repairs under this subsection—

9 (A) comply with Federal accessibility re-
10 quirements and standards under applicable
11 Federal fair housing and civil rights laws and
12 regulations, including section 504 of the Reha-
13 bilitation Act of 1973 (29 U.S.C. 794); and

14 (B)(i) if the landlord is renting the as-
15 sisted units available in the eligible rental prop-
16 erty to tenants receiving tenant-based rental as-
17 sistance under section 8(o) of the United States
18 Housing Act of 1937 (42 U.S.C. 1437f(o)),
19 under another tenant-based rental assistance
20 program administered by the Secretary or the
21 Secretary of Agriculture, or under a tenant-
22 based rental subsidy provided by a State or
23 local government, comply with the program re-
24 quirements under the relevant tenant-based
25 rental assistance program; or

1 (ii) if the eligible landlord is not renting to
 2 tenants receiving rental-based assistance as de-
 3 scribed in clause (i)—

4 (I)(aa) offer to extend the lease of
 5 current tenants on current terms, other
 6 than the terms described in subclause (iv)
 7 for not less than 3 years beginning after
 8 the completion of the repairs, unless the
 9 lease is terminated due to failure to pay
 10 rent, performance of an illegal act within
 11 the rental unit, or a violation of an obliga-
 12 tion of tenancy that the tenants failed to
 13 correct after notice; and

14 (bb) if the tenant of an assisted unit
 15 moves out of the assisted unit at any point
 16 in the 3-year period following the loan
 17 agreement, maintain the unit as an afford-
 18 able unit for the remainder of the 3-year
 19 period;

20 (II) provide documentation verifying
 21 that the property, upon completion of ap-
 22 proved renovations, has met all applicable
 23 State and local housing and building codes;

24 (III) attest that the landlord has no
 25 known serious violations of renter protec-

1 tions that have resulted in fines, penalties,
 2 or judgments during the preceding 10
 3 years; and

4 (IV) cap annual rent increases for
 5 each assisted unit at 5 percent of base rent
 6 or inflation, whichever is lower, for not less
 7 than 3 years beginning after the comple-
 8 tion of the repairs.

9 (4) APPLICATION.—

10 (A) IN GENERAL.—An implementing orga-
 11 nization desiring an award under this sub-
 12 section shall submit to the Secretary an applica-
 13 tion that includes—

14 (i) the geographic scope of the whole-
 15 home repairs program to be administered
 16 by the implementing organization, includ-
 17 ing the plan to address need in any rural,
 18 suburban, or urban area within a jurisdic-
 19 tion;

20 (ii) a plan for selecting subrecipients,
 21 if applicable;

22 (iii) how the implementing organiza-
 23 tion plans to execute the coordination of
 24 Federal, State, and local home repair pro-
 25 grams, including programs administered by

1 the Department of Energy or the Depart-
 2 ment of Agriculture, to increase efficiency
 3 and reduce redundancy;

4 (iv) available data on the need for af-
 5 fordable and quality housing within the ge-
 6 ographic scope of the whole-home repairs
 7 program, and any plans to preserve afford-
 8 ability through the term of the award;

9 (v) how the implementing organization
 10 plans to process and verify applications for
 11 grants from eligible homeowners and appli-
 12 cations for loans from eligible landlords;
 13 and

14 (vi) such other information as the
 15 Secretary requires to determine the ability
 16 of an applicant to carry out a program
 17 under this subsection.

18 (B) CONSIDERATIONS.—In making awards
 19 under this subsection, the Secretary shall—

20 (i) with respect to applications sub-
 21 mitted by States other than the District of
 22 Columbia and the territories of the United
 23 States, prioritize those applications with a
 24 demonstrated plan to—

1 (I) make a good faith effort to
2 implement the pilot program in every
3 jurisdiction; and

4 (II) provide non-metropolitan
5 areas, or subrecipients serving non-
6 metropolitan areas if applicable, with
7 a share of total funds commensurate
8 to their population;

9 (ii) aim to select applicants so that
10 the awardees collectively span diverse geog-
11 raphies, with an intent to understand the
12 impact of the pilot program under this
13 subsection in urban, suburban, rural, and
14 Tribal settings; and

15 (iii) not disqualify implementing orga-
16 nizations that were awarded grants under
17 the pilot program in prior application cy-
18 cles.

19 (5) PROGRAM INFORMATION.—The Secretary
20 shall make available to grant recipients under this
21 subsection information regarding existing Federal
22 programs for which grant recipients may coordinate
23 or provide assistance in coordinating applications for
24 those programs in accordance with paragraph
25 (2)(C).

1 (6) GRANT NUMBER.—In each year in which an
2 award is made under this subsection, the Secretary
3 shall award assistance to—

4 (A) not less than 2, and not more than 10,
5 implementing organizations, as application
6 numbers and funding permit; and

7 (B) not more than 1 implementing organi-
8 zation in any State.

9 (7) LOANS THAT ARE NOT FORGIVEN.—If a
10 loan made by an implementing organization under
11 paragraph (2)(B) is not forgiven, the loan repay-
12 ment funds shall be reused by the implementing or-
13 ganization for a new whole-home repair grant or
14 loan under this subsection.

15 (8) SUPPLEMENT, NOT SUPPLANT.—Amounts
16 awarded under this subsection to implementing orga-
17 nizations shall supplement, not supplant, other Fed-
18 eral, State, and local funds made available to those
19 entities.

20 (9) STREAMLINING PROGRAM DELIVERY AND
21 ENSURING EFFICIENCY.—To the extent possible, in
22 carrying out the pilot program under this subsection,
23 the Secretary shall—

24 (A) endeavor to improve efficiency of serv-
25 ice delivery, as well as the experience of and im-

1 pact on the taxpayer, by encouraging pro-
2 grammatic collaboration and information shar-
3 ing across Federal, State, and local programs
4 for home repair or improvement, including pro-
5 grams administered by the Department of the
6 Agriculture; and

7 (B) enhance collaboration and cross-agency
8 streamlining efforts that reduce the burdens of
9 multiple income verification processes and ap-
10 plications on the eligible homeowner, the eligible
11 landlord, the implementing organization, and
12 the Federal Government, including by estab-
13 lishing assistance application procedures for in-
14 come eligibility under this subsection that rec-
15 ognize income eligibility determinations for as-
16 sistance using any of the criteria under sub-
17 section (a)(3)(A) that have been used for assist-
18 ance applications during the 1-year period pre-
19 ceding the date on which an eligible homeowner
20 or eligible landlord applies for assistance under
21 this subsection.

22 (10) REPORTING REQUIREMENTS.—

23 (A) ANNUAL REPORT.—An implementing
24 organization that receives a grant under this

1 subsection shall submit to the Secretary an an-
2 nual report on initial funding that includes—

3 (i) the number of units served, includ-
4 ing reporting on both homeownership and
5 rental units, as well as accessible units;

6 (ii) the average cost per unit for
7 modifications or repairs and the nature of
8 those modifications or repairs, including
9 reporting on accessibility and both home-
10 ownership and rental units;

11 (iii) the number of applications re-
12 ceived, served, denied, or not completed,
13 disaggregated by geographic area;

14 (iv) the aggregated demographic data
15 of grant recipients, which may include data
16 on income range, urban, suburban, and
17 rural residency, age, and racial and ethnic
18 identity;

19 (v) the aggregated demographic data
20 of loan recipients, which may include data
21 on income range, urban, suburban, and
22 rural residency, age, and racial and ethnic
23 identity;

24 (vi) an affirmation that the implemen-
25 tation organization has complied with the

1 applicable regulations, including compli-
2 ance with Federal accessibility require-
3 ments;

4 (vii) in the first year of receiving a
5 grant, and as certified in subsequent re-
6 ports, a comprehensive plan to prevent
7 waste, fraud, and abuse in the administra-
8 tion of the pilot program, which shall in-
9 clude, at a minimum—

10 (I) a policy enacted and enforced
11 by the implementing organization to
12 monitor ongoing expenditures under
13 this subsection and ensure compliance
14 with applicable regulations;

15 (II) a policy enacted and en-
16 forced by the implementing organiza-
17 tion to detect and deter fraudulent ac-
18 tivity, including fraud occurring in in-
19 dividual projects and patterns of
20 fraud by parties involved in the ex-
21 penditure of funds under this sub-
22 section;

23 (III) a statement setting forth
24 any violations detected by the imple-
25 menting organization during the pre-

1 vious calendar year, including details
2 about steps taken to achieve compli-
3 ance and any remedial measures; and

4 (IV) a certification by the chief
5 executive or most senior compliance
6 officer of the organization that the or-
7 ganization maintains sufficient staff
8 and resources to effectively carry out
9 the above-mentioned policies; and

10 (viii) such other information as the

11 Secretary may require.

12 (B) REPORTING REQUIREMENT ALIGN-
13 MENT.—To limit the costs of implementing the
14 pilot program under this subsection, the Sec-
15 retary shall endeavor, to the extent possible, to
16 structure reporting requirements such that they
17 align with the data reporting requirements in
18 place for funding streams that implementing or-
19 ganizations are likely to use in partnership with
20 funding from this subsection, including the re-
21 porting requirements under—

22 (i) the Community Development Block
23 Grant program under title I of the Hous-
24 ing and Community Development Act of
25 1974 (42 U.S.C. 5301 et seq.);

1 (ii) the HOME Investment Partner-
 2 ships program under subtitle A of title II
 3 of the Cranston-Gonzalez National Afford-
 4 able Housing Act (42 U.S.C. 12741 et
 5 seq.);

6 (iii) the Weatherization Assistance
 7 Program for low-income persons estab-
 8 lished under part A of title IV of the En-
 9 ergy Conservation and Production Act (42
 10 U.S.C. 6861 et seq.); and

11 (iv) the Native American Housing As-
 12 sistance and Self-Determination Act of
 13 1996 (25 U.S.C. 4101 et seq.).

14 (C) PILOT PROGRAM PERIOD REPORTS.—

15 Not less frequently than twice during the period
 16 in which the pilot program established under
 17 this subsection operates, the Office of Inspector
 18 General of the Department of Housing and
 19 Urban Development shall complete an assess-
 20 ment of the implementation of measures to en-
 21 sure the fair and legitimate use of the pilot pro-
 22 gram.

23 (D) SUMMARY TO CONGRESS.—The Sec-
 24 retary shall submit to the Committee on Bank-
 25 ing, Housing, and Urban Affairs of the Senate

1 and the Committee on Financial Services of the
 2 House of Representatives an annual report pro-
 3 viding a summary of the data provided under
 4 subparagraphs (A) and (C) during the 1-year
 5 period preceding the report and all data pre-
 6 viously provided under those subparagraphs.

7 (11) FUNDING.—The Secretary—

8 (A) is authorized to use up to \$30,000,000
 9 of funds made available as provided in appro-
 10 priations Acts for programs administered by the
 11 Office of Lead Hazard Control and Healthy
 12 Homes to carry out the pilot program under
 13 this subsection; and

14 (B) shall submit to the Committee on Ap-
 15 propriations and the Committee on Banking,
 16 Housing, and Urban Affairs of the Senate and
 17 the Committee on Appropriations and the Com-
 18 mittee on Financial Services of the House of
 19 Representatives a report on the appropriations
 20 accounts from which the Secretary will derive
 21 the funding under subparagraph (A).

22 (12) ENVIRONMENTAL REVIEW.—A grant
 23 under this subsection shall be—

24 (A) treated as assistance for a special
 25 project for purposes of section 305(c) of the

1 Multifamily Housing Property Disposition Re-
2 form Act of 1994 (42 U.S.C. 3547); and

3 (B) subject to the regulations promulgated
4 by the Secretary to implement such section.

5 (13) TERMINATION.—The pilot program estab-
6 lished under this subsection shall terminate on Octo-
7 ber 1, 2031.

8 **SEC. 205. COMMUNITY INVESTMENT AND PROSPERITY ACT.**

9 (a) REVISED STATUTES.—The paragraph designated
10 as the “Eleventh” of section 5136 of the Revised Statutes
11 of the United States (12 U.S.C. 24) is amended, in the
12 fifth sentence, by striking “15” each place the term ap-
13 pears and inserting “20”.

14 (b) FEDERAL RESERVE ACT.—Section 9(23) of the
15 Federal Reserve Act (12 U.S.C. 338a) is amended, in the
16 fifth sentence, by striking “15” each place the term ap-
17 pears and inserting “20”.

18 **SEC. 206. BUILD NOW ACT.**

19 (a) DEFINITIONS.—In this section:

20 (1) COVERED RECIPIENT.—The term “covered
21 recipient” means a metropolitan city or urban coun-
22 ty, as those terms are defined in section 102 of the
23 Housing and Community Development Act of 1974
24 (42 U.S.C. 5302), that receives funds under section
25 106.

1 (2) CURRENT ANNUAL GROWTH RATE.—The
 2 term “current annual growth rate”, with respect to
 3 an eligible recipient and a fiscal year, means the av-
 4 erage annual percentage increase in the number of
 5 housing units in the jurisdiction of the eligible re-
 6 cipient, as calculated by the Secretary, during the
 7 period—

8 (A) beginning with the third quarter of the
 9 sixth preceding fiscal year; and

10 (B) ending with the third quarter of the
 11 preceding fiscal year.

12 (3) ELIGIBLE RECIPIENT.—The term “eligible
 13 recipient” means any covered recipient unless—

14 (A)(i) the median Small Area Fair Market
 15 Rent in the jurisdiction of the covered recipient
 16 is at or below the 60th percentile of median
 17 Small Area Fair Market Rents in the jurisdic-
 18 tions of all covered recipients; and

19 (ii) the median home value in the jurisdic-
 20 tion of the covered recipient is below the me-
 21 dian home value for the United States;

22 (B) the annual natural rental vacancy rate
 23 in the jurisdiction of the covered recipient is
 24 greater than the national annual natural rental

1 vacancy rate for the most recent year available,
2 as published by the Bureau of the Census;

3 (C) during the 1-year period preceding the
4 date on which the Secretary allocates funds
5 under section 106, the jurisdiction of the cov-
6 ered recipient has been the subject of a major
7 disaster or emergency declaration under section
8 401 or 501, respectively, of the Robert T. Staf-
9 ford Disaster Relief and Emergency Assistance
10 Act (42 U.S.C. 5170, 5191); or

11 (D) the covered recipient lacks the legal
12 authority to enact or update zoning and permit-
13 ting ordinances.

14 (4) EXTREMELY HIGH-GROWTH RECIPIENT.—
15 The term “extremely high-growth recipient” means
16 an eligible recipient for which the current annual
17 growth rate is at or above 4 percent.

18 (5) HOUSING GROWTH IMPROVEMENT RATE.—
19 The term “housing growth improvement rate”, with
20 respect to an eligible recipient and a fiscal year,
21 means the quotient of—

22 (A) the current annual growth rate of the
23 eligible recipient; and

24 (B) the prior annual growth rate of the eli-
25 gible recipient.

1 (6) PRIOR ANNUAL GROWTH RATE.—The term
 2 “prior annual growth rate”, with respect to an eligi-
 3 ble recipient and a fiscal year, means the average
 4 annual percentage increase in the number of housing
 5 units in the jurisdiction of the eligible recipient, as
 6 calculated by the Secretary, during the period—

7 (A) beginning with the third quarter of the
 8 11th preceding fiscal year; and

9 (B) ending with the third quarter of the
 10 sixth preceding fiscal year.

11 (7) SECRETARY.—The term “Secretary” means
 12 the Secretary of Housing and Urban Development.

13 (8) SECTION 106.—The term “section 106”
 14 means section 106 of the Housing and Community
 15 Development Act of 1974 (42 U.S.C. 5306).

16 (b) ADJUSTMENTS TO COMMUNITY DEVELOPMENT
 17 BLOCK GRANT ALLOCATIONS.—

18 (1) IN GENERAL.—In allocating amounts to an
 19 eligible recipient under section 106 for a fiscal year,
 20 the Secretary shall adjust the allocation based on
 21 the housing growth improvement rate of the eligible
 22 recipient, in accordance with paragraph (2) of this
 23 subsection.

24 (2) ADJUSTMENTS.—

1 (A) HOUSING GROWTH IMPROVEMENT
2 RATE AT OR ABOVE MEDIAN; EXTREMELY
3 HIGH-GROWTH RECIPIENTS.—

4 (i) IN GENERAL.—If, with respect to a
5 fiscal year for which the allocation under
6 section 106 is being determined, the hous-
7 ing growth improvement rate for an eligi-
8 ble recipient is at or above the median
9 housing growth improvement rate for all
10 eligible recipients other than extremely
11 high-growth recipients, or if an eligible re-
12 cipient is an extremely high-growth recipi-
13 ent, the Secretary shall allocate to the eli-
14 gible recipient for that fiscal year, in addi-
15 tion to the amount that would otherwise be
16 allocated to the eligible recipient under sec-
17 tion 106, a bonus amount, as determined
18 under clause (ii) of this subparagraph.

19 (ii) BONUS AMOUNT.—For purposes
20 of clause (i), the bonus amount for an eli-
21 gible recipient for a fiscal year shall be
22 equal to the product of—

23 (I) the aggregate amount by
24 which allocations to eligible recipients

1 are decreased under subparagraph (B)
 2 for that fiscal year; and

3 (II) the quotient of—

4 (aa) the number of housing
 5 units, as of the third quarter of
 6 the preceding fiscal year, in the
 7 jurisdiction of the eligible recipi-
 8 ent, as calculated by the Sec-
 9 retary; and

10 (bb) the number of housing
 11 units, as of the third quarter of
 12 the preceding fiscal year, in the
 13 jurisdictions of all eligible recipi-
 14 ents that receive a bonus amount
 15 under this paragraph, as cal-
 16 culated by the Secretary.

17 (B) HOUSING GROWTH IMPROVEMENT
 18 RATE BELOW MEDIAN.—If, with respect to a
 19 fiscal year for which the allocation under sec-
 20 tion 106 is being determined, the housing
 21 growth improvement rate for an eligible recipi-
 22 ent is below the median housing growth im-
 23 provement rate for all eligible recipients other
 24 than high-growth outliers, the Secretary shall
 25 decrease the amount that would otherwise be al-

1 located to the eligible recipient under section
2 106 for that fiscal year by 10 percent.

3 (c) CALCULATION OF HOUSING UNITS.—

4 (1) HOUSING AND URBAN DEVELOPMENT RE-
5 QUIREMENTS.—In calculating the number of housing
6 units in the jurisdiction of an eligible recipient under
7 any provision of this section, the Secretary shall—

8 (A) use the Current Address Count Listing
9 Files and other data products, as needed, of the
10 Bureau of the Census tabulated from the Mas-
11 ter Address File; and

12 (B) make calculations at the block level,
13 using boundaries that reflect the most current
14 boundaries.

15 (2) CENSUS BUREAU AND POSTAL SERVICE RE-
16 QUIREMENTS.—The Bureau of the Census and the
17 United States Postal Service shall provide any rel-
18 evant data to the Secretary upon request to assist
19 the Secretary in making a calculation described in
20 paragraph (1).

21 (3) ADJUSTMENT OF CALCULATION PERIODS.—
22 The Secretary may adjust the calculation periods
23 under subparagraphs (A) and (B) of subsection
24 (a)(2), subparagraphs (A) and (B) of subsection
25 (a)(6), and items (aa) and (bb) of subsection

1 (b)(2)(A)(ii)(II) by not more than 2 months to
 2 achieve alignment with the data provided by the Bu-
 3 reau of the Census.

4 (d) ANNUAL REPORT ON HOUSING GROWTH IM-
 5 PROVEMENT RATE.—Before allocating funds under sec-
 6 tion 106 for a fiscal year, the Secretary shall publish a
 7 report that—

8 (1) includes the housing growth improvement
 9 rate for each eligible recipient; and

10 (2) lists, for the most recent fiscal year for
 11 which allocations were made under section 106—

12 (A) the eligible recipients that received a
 13 bonus amount under subsection (b)(2)(A); and

14 (B) the eligible recipients for which the al-
 15 location under section 106 was decreased under
 16 subsection (b)(2)(B) of this section.

17 (e) NOTIFICATION; IMPLEMENTATION DATES.—

18 (1) NOTIFICATION.—

19 (A) IN GENERAL.—Not later than 60 days
 20 after the date of enactment of this Act, the Sec-
 21 retary shall notify each eligible recipient of the
 22 recipient's housing growth improvement rate
 23 and whether that housing growth improvement
 24 rate is above, at, or below the median housing
 25 growth improvement rate for all eligible recipi-

1 ents other than extremely high-growth recipi-
2 ents.

3 (B) GUIDANCE.—As part of the notifica-
4 tion under subparagraph (A), the Secretary
5 shall share guidance, including resources devel-
6 oped by the Department of Housing and Urban
7 Development, on best practices and rec-
8 ommendations on policies to reduce regulatory
9 barriers to housing and increase housing sup-
10 ply.

11 (2) IMPLEMENTATION DATES.—Subsection (b)
12 shall take effect beginning with the second full fiscal
13 year after the date of enactment of this Act and re-
14 main in effect through fiscal year 2042.

15 **SEC. 207. BETTER USE OF INTERGOVERNMENTAL AND**
16 **LOCAL DEVELOPMENT (BUILD) HOUSING**
17 **ACT.**

18 (a) DESIGNATION OF ENVIRONMENTAL REVIEW
19 PROCEDURE.—The Department of Housing and Urban
20 Development Act (42 U.S.C. 3531 et seq.) is amended by
21 inserting after section 12 (42 U.S.C. 3537a) the following:

22 **“SEC. 13. DESIGNATION OF ENVIRONMENTAL REVIEW PRO-**
23 **CEDURE.**

24 “(a) IN GENERAL.—Except as provided in subsection
25 (b), the Secretary may, for purposes of environmental re-

1 view, decision making, and action pursuant to the Na-
 2 tional Environmental Policy Act of 1969 (42 U.S.C. 4321
 3 et seq.), and other provisions of law that further the pur-
 4 poses of such Act, designate the treatment of assistance
 5 administered by the Secretary as funds for a special
 6 project for purposes of section 305(c) of the Multifamily
 7 Housing Property Disposition Reform Act of 1994 (42
 8 U.S.C. 3547).

9 “(b) EXCEPTION.—The designation described in sub-
 10 section (a) shall not apply to assistance for which a proce-
 11 dure for carrying out the responsibilities of the Secretary
 12 under the National Environmental Policy Act of 1969 (42
 13 U.S.C. 4321 et seq.), and other provisions of law that fur-
 14 ther the purposes of such Act, is otherwise specified in
 15 law.”.

16 (b) TRIBAL ASSUMPTION OF ENVIRONMENTAL RE-
 17 VIEW OBLIGATIONS.—Section 305(c) of the Multifamily
 18 Housing Property Disposition Reform Act of 1994 (42
 19 U.S.C. 3547) is amended—

20 (1) by striking “State or unit of general local
 21 government” each place it appears and inserting
 22 “State, Indian tribe, or unit of general local govern-
 23 ment”;

24 (2) in paragraph (1)(C), in the heading, by
 25 striking “STATE OR UNIT OF GENERAL LOCAL GOV-

1 ERNMENT” and inserting “STATE, INDIAN TRIBE, OR
2 UNIT OF GENERAL LOCAL GOVERNMENT”; and

3 (3) by adding at the end the following:

4 “(5) DEFINITION OF INDIAN TRIBE.—For pur-
5 poses of this subsection, the term ‘Indian tribe’
6 means a federally recognized tribe, as defined in sec-
7 tion 4(13)(B) of the Native American Housing As-
8 sistance and Self-Determination Act of 1996 (25
9 U.S.C. 4103(13)(B)).”.

10 **SEC. 208. UNLOCKING HOUSING SUPPLY THROUGH**
11 **STREAMLINED AND MODERNIZED REVIEWS**
12 **ACT.**

13 (a) DEFINITIONS.—In this section:

14 (1) INFILL PROJECT.—The term “infill project”
15 means a project that—

16 (A) occurs within the geographic limits of
17 a municipality;

18 (B) is adequately served by existing utili-
19 ties and public services as required under appli-
20 cable law;

21 (C) is located on a site of previously dis-
22 turbed land of not more than 5 acres and sub-
23 stantially surrounded by residential or commer-
24 cial development;

1 (D) will repurpose a vacant or underuti-
 2 lized parcel of land, or a dilapidated or aban-
 3 doned structure; and

4 (E) will serve a residential or commercial
 5 purpose.

6 (2) SECRETARY.—The term “Secretary” means
 7 the Secretary of Housing and Urban Development.

8 (b) NEPA STREAMLINING FOR HUD HOUSING-RE-
 9 LATED ACTIVITIES.—

10 (1) IN GENERAL.—The Secretary shall, in ac-
 11 cordance with section 553 of title 5, United States
 12 Code, and section 103 of the National Environ-
 13 mental Policy Act of 1969 (42 U.S.C. 4333), expand
 14 and reclassify housing-related activities under the
 15 necessary administrative regulations as follows:

16 (A) The following housing-related activities
 17 shall be subject to regulations equivalent or
 18 substantially similar to the regulations entitled
 19 “exempt activities” as set forth in section 58.34
 20 of title 24, Code of Federal Regulations, as in
 21 effect on January 1, 2025:

22 (i) Tenant-based rental assistance.

23 (ii) Supportive services, including
 24 health care, housing services, permanent
 25 housing placement, day care, nutritional

1 services, short-term payments for rent,
2 mortgage, or utility costs, and assistance
3 in gaining access to Federal Government
4 and State and local government benefits
5 and services.

6 (iii) Operating costs, including main-
7 tenance, security, operation, utilities, fur-
8 nishings, equipment, supplies, staff train-
9 ing, and recruitment and other incidental
10 costs.

11 (iv) Economic development activities,
12 including equipment purchases, inventory
13 financing, interest subsidies, operating ex-
14 penses, and similar costs not associated
15 with construction or expansion of existing
16 operations.

17 (v) Activities to assist homebuyers to
18 purchase existing dwelling units or dwell-
19 ing units under construction, including
20 closing costs and down payment assistance,
21 interest rate buydowns, and similar activi-
22 ties that result in the transfer of title.

23 (vi) Affordable housing pre-develop-
24 ment costs related to obtaining site op-
25 tions, project financing, administrative

1 costs and fees for loan commitment, zoning
 2 approvals, and other related activities that
 3 do not have a physical impact.

4 (vii) Approval of supplemental assist-
 5 ance, including insurance or guarantee, to
 6 a project previously approved by the Sec-
 7 retary.

8 (viii) Emergency homeowner or renter
 9 assistance for HVAC, hot water heaters,
 10 and other necessary uses of existing utili-
 11 ties required under applicable law.

12 (B) The following housing-related activities
 13 shall be subject to regulations equivalent or
 14 substantially similar to the regulations entitled,
 15 (i) “categorical exclusions not subject to section
 16 58.5” and (ii) “categorical exclusions not sub-
 17 ject to the Federal laws and authorities cited in
 18 sections 50.4” in section 58.35(b) and section
 19 50.19, respectively of title 24, Code of Federal
 20 Regulations, as in effect on January 1, 2025, if
 21 such activities do not materially alter environ-
 22 mental conditions and do not materially exceed
 23 the original scope of the project:

24 (i) Acquisition, repair, improvement,
 25 reconstruction, or rehabilitation of public

1 facilities and improvements (other than
2 buildings) if the facilities and improve-
3 ments are in place and will be retained in
4 the same use without change in size or ca-
5 pacity of more than 20 percent, including
6 replacement of water or sewer lines, recon-
7 struction of curbs and sidewalks, and re-
8 paving of streets.

9 (ii) Rehabilitation of 1-to-4 unit resi-
10 dential buildings, and existing housing-re-
11 lated infrastructure, such as repairs or re-
12 habilitation of existing wells, septic, or
13 utility lines that connect to that housing.

14 (iii) New construction, development,
15 demolition, acquisition, or disposition on
16 up to 4 scattered site existing dwelling
17 units where there is a maximum of 4 units
18 on any 1 site.

19 (iv) Acquisitions (including leasing) or
20 disposition of, or equity loans on an exist-
21 ing structure, or acquisition (including
22 leasing) of vacant land if the structure or
23 land acquired, financed, or disposed of will
24 be retained for the same use.

1 (C) The following housing-related activities
2 shall be subject to regulations equivalent or
3 substantially similar to the regulations entitled,
4 (i) “categorical exclusions subject to section
5 58.5” and (ii) “categorical exclusions subject to
6 the Federal laws and authorities cited in sec-
7 tions 50.4” in section 58.35(a) and section
8 50.20, respectively, of title 24, Code of Federal
9 Regulations, as in effect on January 1, 2025, if
10 such activities do not materially alter environ-
11 mental conditions and do not materially exceed
12 the original scope of the project:

13 (i) Acquisitions of open space or resi-
14 dential property, where such property will
15 be retained for the same use or will be con-
16 verted to open space to help residents relo-
17 cate out of an area designated as a high-
18 risk area by the Secretary.

19 (ii) Conversion of existing office build-
20 ings into residential development, subject
21 to—

22 (I) a maximum number of units
23 to be determined by the Secretary;
24 and

1 (II) a limitation on the change in
2 building size of not more than 20 per-
3 cent.

4 (iii) New construction, development,
5 demolition, acquisition, or disposition on 5
6 to 15 dwelling units where there is a max-
7 imum of fifteen units on any 1 site. The
8 units can be 15 1-unit buildings or 1 15-
9 unit building, or any combination in be-
10 tween.

11 (iv) New construction, development,
12 demolition, acquisition, or disposition on
13 15 or more housing units developed on
14 scattered sites when there are not more
15 than 15 housing units on any 1 site, and
16 the sites are more than a set number of
17 feet apart as determined by the Secretary.

18 (v) Rehabilitation of buildings and im-
19 provements in the case of a building for
20 residential use with 5 to 15 units, if the
21 density is not increased beyond 15 units
22 and the land use is not changed.

23 (vi) Infill projects consisting of new
24 construction, rehabilitation, or development
25 of residential housing units.

1 (vii) The voluntary acquisition of
2 properties—

3 (I) located in a—

4 (aa) floodway;

5 (bb) floodplain; or

6 (cc) other area, clearly delin-
7 eated by the grantee; and

8 (II) that have been impacted by a
9 predictable environmental threat to
10 the safety and well-being of program
11 beneficiaries caused or exacerbated by
12 a federally declared disaster.

13 (c) REPORT.—The Secretary shall submit to the
14 Committee on Banking, Housing, and Urban Affairs of
15 the Senate and the Committee on Financial Services of
16 the House of Representatives an annual report during the
17 5-year period beginning on the date that is 2 years after
18 the date of enactment of this Act that provides a summary
19 of findings of reductions in review times and administra-
20 tive cost reduction, with a particular focus on the afford-
21 able housing sector, as a result of the actions set forth
22 in this section, and any recommendations of the Secretary
23 for future congressional action with respect to revising
24 categorical exclusions or exemptions under title 24, Code
25 of Federal Regulations.

1 **SEC. 209. INNOVATION FUND.**

2 (a) DEFINITIONS.—In this section:

3 (1) ATTAINABLE HOUSING.—The term “attain-
4 able housing” means housing that—

5 (A) serves—

6 (i) a majority of households with in-
7 come not greater than 80 percent of area
8 median income; and

9 (ii) households with income not great-
10 er than 100 percent of area median in-
11 come; or

12 (B) serves—

13 (i) a majority of households with in-
14 come not greater than 60 percent of area
15 median income; and

16 (ii) households with income not great-
17 er than 120 percent of area median in-
18 come.

19 (2) ELIGIBLE ENTITY.—The term “eligible enti-
20 ty” means—

21 (A) a metropolitan city or urban county, as
22 those terms are defined in section 102 of the
23 Housing and Community Development Act of
24 1974 (42 U.S.C. 5302), that has demonstrated
25 an objective improvement in housing supply
26 growth, as determined by the Secretary, whose

1 methodology for determining such growth is
2 published in the Federal Register to allow for
3 public comment not less than 90 days before
4 date on which the notice of funding opportunity
5 is made available; or

6 (B) a unit of general local government or
7 Indian tribe, as those terms are defined in sec-
8 tion 102 of the Housing and Community Devel-
9 opment Act of 1974 (42 U.S.C. 5302), that has
10 demonstrated an objective improvement in
11 housing supply growth, as determined by the
12 Secretary, whose methodology for determining
13 such improvement is published in the Federal
14 Register to allow for public comment not less
15 than 90 days before the date on which the no-
16 tice of funding opportunity is made available.

17 (3) SECRETARY.—The term “Secretary” means
18 the Secretary of Housing and Urban Development.

19 (b) ESTABLISHMENT OF A GRANT PROGRAM.—

20 (1) ESTABLISHMENT.—Not later than 1 year
21 after the date of enactment of this Act, the Sec-
22 retary shall establish a program to award grants on
23 a competitive basis to eligible entities that have in-
24 creased their local housing supply.

1 (2) LIST OF ELIGIBLE ENTITIES.—The Sec-
2 retary shall make a list of eligible entities publicly
3 available on the website of the Department of Hous-
4 ing and Urban Development.

5 (3) ELIGIBLE PURPOSES.—An eligible entity re-
6 ceiving a grant under this section may use funds
7 to—

8 (A) carry out any of the activities de-
9 scribed in section 105 of the Housing and Com-
10 munity Development Act of 1974 (42 U.S.C.
11 5305);

12 (B) carry out any of the activities per-
13 mitted under the Local and Regional Project
14 Assistance Program established under section
15 6702 of title 49, United States Code;

16 (C) serve as matching funds under a State
17 revolving fund program related to a clean water
18 or drinking water program administered by the
19 Environmental Protection Agency in which the
20 eligible entity is the grantee under that pro-
21 gram, unless otherwise determined by the Sec-
22 retary; and

23 (D) carry out initiatives of the eligible enti-
24 ty that facilitate the expansion of the supply of
25 attainable housing and that supplement initia-

1 tives the eligible entity has carried out, or is in
 2 the process of carrying out, as specified in the
 3 application submitted under paragraph (4).

4 (4) APPLICATION.—

5 (A) IN GENERAL.—An eligible entity seek-
 6 ing a grant under this section shall submit to
 7 the Secretary an application that provides—

8 (i) a description of each purpose for
 9 which the eligible entity will use the grant,
 10 and an attestation that the grant will be
 11 used only for 1 or more eligible purposes
 12 described in paragraph (3);

13 (ii) data on characteristics of in-
 14 creased housing supply during the 3-year
 15 period ending on the date on which the ap-
 16 plication is submitted, which may include
 17 whether such housing—

18 (I) serves households at a range
 19 of income levels; and

20 (II) has improved the quality and
 21 affordability of housing in the juris-
 22 diction of the eligible entity;

23 (iii) a description of how each eligible
 24 purpose described in clause (i) may ad-
 25 dress a community need or advance an ob-

1 jective, or an aspect of an objective, in-
 2 cluded in the comprehensive housing af-
 3 fordability strategy and community devel-
 4 opment plan of the eligible entity under
 5 part 91 of title 24, Code of Federal Regu-
 6 lations, or any successor regulation (com-
 7 monly referred to as a “consolidated
 8 plan”); and

9 (iv) a description of how the eligible
 10 entity has carried out, or is in the process
 11 of carrying out, initiatives that facilitate
 12 the expansion of the supply of housing.

13 (B) INITIATIVES.—Initiatives that meet
 14 the criteria described in paragraph (3)(D) in-
 15 clude—

16 (i) increasing by-right uses, including
 17 duplex, triplex, quadplex, and multifamily
 18 buildings, in areas of opportunity;

19 (ii) revising or eliminating off-street
 20 parking requirements to reduce the cost of
 21 housing production;

22 (iii) revising minimum lot size require-
 23 ments, floor area ratio requirements, set-
 24 back requirements, building heights, and

- 1 bans or limits on construction to allow for
2 denser and more affordable development;
- 3 (iv) instituting incentives to promote
4 dense development;
- 5 (v) passing zoning overlays or other
6 ordinances that enable the development of
7 mixed-income housing;
- 8 (vi) streamlining regulatory require-
9 ments and shortening processes, increasing
10 code enforcement and permitting capacity,
11 reforming zoning codes, or other initiatives
12 that reduce barriers to increasing housing
13 supply and affordability;
- 14 (vii) eliminating restrictions against
15 accessory dwelling units and expanding
16 their by-right use;
- 17 (viii) using local tax incentives or pub-
18 lic financing to promote development of at-
19 tainable housing;
- 20 (ix) streamlining environmental regu-
21 lations;
- 22 (x) eliminating unnecessary manufac-
23 tured-housing regulations and restrictions;

1 (xi) minimizing the impact of over-
2 burdensome energy and water efficiency
3 standards on housing costs; and

4 (xii) other activities that reduce cost
5 of construction, as determined by the Sec-
6 retary.

7 (5) GRANTS.—

8 (A) IN GENERAL.—The Secretary shall
9 make not fewer than 25 grants on an annual
10 basis (unless amounts appropriated to provide
11 grant amounts consistent with subsection (b)
12 are insufficient, in which case fewer grants may
13 be awarded), with strong consideration of dif-
14 ferent geographical areas and a relatively even
15 spread of rural, suburban, and urban commu-
16 nities.

17 (B) LIMITATIONS ON AWARDS.—No grant
18 awarded under this paragraph may be—

19 (i) more than \$10,000,000; or

20 (ii) less than \$250,000.

21 (C) PRIORITY.—When awarding grants
22 under this paragraph, the Secretary shall give
23 priority to an eligible entity that has—

24 (i) demonstrated the use of innovative
25 policies, interventions, or programs for in-

1 creasing housing supply, including adop-
 2 tion of any of the frameworks developed
 3 under section 203; and

4 (ii) demonstrated a marked improve-
 5 ment in housing supply growth.

6 (c) RULES OF CONSTRUCTION.—Nothing in this sec-
 7 tion shall be construed—

8 (1) to authorize the Secretary to mandate, su-
 9 persede, or preempt any local zoning or land use pol-
 10 icy; or

11 (2) to affect the requirements of section
 12 105(c)(1) of the Cranston-Gonzalez National Afford-
 13 able Housing Act (42 U.S.C. 12705(c)(1)).

14 (d) AUTHORIZATION OF APPROPRIATIONS.—

15 (1) IN GENERAL.—There is authorized to be
 16 appropriated to carry out this section \$200,000,000
 17 for each of fiscal years 2027 through 2031.

18 (2) ADJUSTMENT.—The amount authorized to
 19 be appropriated under paragraph (1) shall be ad-
 20 justed for inflation based on the Consumer Price
 21 Index.

22 **SEC. 210. ACCELERATING HOME BUILDING ACT.**

23 (a) DEFINITIONS.—In this section:

24 (1) AFFORDABLE HOUSING.—The term “afford-
 25 able housing” means housing for which the total

1 monthly housing cost payment is not more than 30
 2 percent of the monthly household income for a
 3 household earning not more than 80 percent of the
 4 area median income.

5 (2) COVERED STRUCTURE.—The term “covered
 6 structure” means—

7 (A) a low-rise or mid-rise structure with
 8 not more than 25 dwelling units; and

9 (B) includes—

10 (i) an accessory dwelling unit;

11 (ii) infill development;

12 (iii) a duplex;

13 (iv) a triplex;

14 (v) a fourplex;

15 (vi) a cottage court;

16 (vii) a courtyard building;

17 (viii) a townhouse;

18 (ix) a multiplex; and

19 (x) any other structure with not less
 20 than 2 dwelling units that the Secretary
 21 considers appropriate.

22 (3) ELIGIBLE ENTITY.—The term “eligible enti-
 23 ty” means—

24 (A) a unit of general local government, as
 25 defined in section 102(a) of the Housing and

1 Community Development Act of 1974 (42
2 U.S.C. 5302(a));

3 (B) a municipal membership organization;
4 and

5 (C) an Indian tribe, as defined in section
6 102(a) of the Housing and Community Devel-
7 opment Act of 1974 (42 U.S.C. 5302(a)).

8 (4) HIGH OPPORTUNITY AREA.—The term
9 “high opportunity area” has the meaning given the
10 term in section 1282.1 of title 12, Code of Federal
11 Regulations, or any successor regulation.

12 (5) INFILL DEVELOPMENT.—The term “infill
13 development” means residential development on
14 small parcels in previously established areas for re-
15 placement by new or refurbished housing that uti-
16 lizes existing utilities and infrastructure.

17 (6) MIXED-INCOME HOUSING.—The term
18 “mixed-income housing” means a housing develop-
19 ment that is comprised of housing units that pro-
20 mote differing levels of affordability in the commu-
21 nity.

22 (7) PRE-REVIEWED DESIGNS.—The term “pre-
23 reviewed designs”, also known as pattern books,
24 means sets of construction plans that are assessed
25 and approved by localities for compliance with local

1 building and permitting standards to streamline and
 2 expedite approval pathways for housing construction.

3 (8) RURAL AREA.—The term “rural area”
 4 means any area other than a city or town that has
 5 a population of less than 50,000 inhabitants.

6 (9) SECRETARY.—The term “Secretary” means
 7 the Secretary of Housing and Urban Development.

8 (b) AUTHORITY.—The Secretary may award grants
 9 to eligible entities to select pre-reviewed designs of covered
 10 structures of mixed-income housing for use in the jurisdic-
 11 tion of the eligible entity.

12 (c) CONSIDERATIONS.—In reviewing applications
 13 submitted by eligible entities for a grant under this sec-
 14 tion, the Secretary shall consider—

15 (1) the need for affordable housing by the eligi-
 16 ble entity;

17 (2) the presence of high opportunity areas in
 18 the jurisdiction of the eligible entity;

19 (3) coordination between the eligible entity and
 20 a State agency; and

21 (4) coordination between the eligible entity and
 22 State, local, and regional transportation planning
 23 authorities.

24 (d) SET-ASIDE FOR RURAL AREAS.—Of the amount
 25 made available in each fiscal year for grants under this

1 section, the Secretary shall ensure that not less than 10
2 percent shall be used for grants to eligible entities that
3 are located in rural areas.

4 (e) REPORTS.—The Secretary shall require eligible
5 entities receiving grants under this section to report on—

6 (1) the impacts of the activities carried out
7 using the grant amounts in improving the produc-
8 tion and supply of affordable housing;

9 (2) the pre-reviewed designs selected using the
10 grant amounts in their communities;

11 (3) the number of permits issued for housing
12 development utilizing pre-reviewed designs; and

13 (4) the number of housing units produced in
14 developments utilizing the pre-reviewed designs.

15 (f) AVAILABILITY OF INFORMATION.—The Secretary
16 shall—

17 (1) to the extent possible, encourage localities
18 to make publicly available through a website infor-
19 mation on the pre-reviewed designs selected and sub-
20 mitted to the Secretary by eligible entities receiving
21 grants under this section, including information on
22 the benefits of use of those designs; and

23 (2) collect, identify, and disseminate best prac-
24 tices regarding such designs and make such informa-

1 tion publicly available on the website of the Depart-
2 ment of Housing and Urban Development.

3 (g) DESIGN ADOPTION AND REPAYMENT.—The Sec-
4 retary may require an eligible entity to return to the Sec-
5 retary any grant funds received under this section if the
6 selected pre-reviewed designs submitted under this section
7 have not been adopted during the 5-year period following
8 receipt of the grant, unless that period is extended by the
9 Secretary.

10 (h) AUTHORIZATION OF APPROPRIATIONS.—

11 (1) IN GENERAL.—There is authorized to be
12 appropriated to the Secretary such sums as are nec-
13 essary to carry out this section.

14 (2) TECHNICAL ASSISTANCE.—The Secretary
15 may set aside not more than 5 percent of amounts
16 appropriated under paragraph (1) in a fiscal year to
17 provide technical assistance to grant recipients
18 under this section and pre-grant technical assistance
19 for prospective applicants.

20 **SEC. 211. BUILD MORE HOUSING NEAR TRANSIT ACT.**

21 Section 5309 of title 49, United States Code, is
22 amended—

23 (1) in subsection (a)—

24 (A) by redesignating paragraph (6) as
25 paragraph (7); and

1 (B) by inserting after paragraph (5) the
 2 following:

3 “(6) PRO-HOUSING POLICY.—The term ‘pro-
 4 housing policy’—

5 “(A) means any adopted State or local pol-
 6 icy that will remove regulatory barriers to the
 7 construction or preservation of housing units,
 8 including affordable housing units; and

9 “(B) shall include any adopted State or
 10 local policy that—

11 “(i) reduces or eliminates parking
 12 minimums;

13 “(ii) establishes a by-right approval
 14 process for housing under which land use
 15 development approval is limited to deter-
 16 mining that the development meets objec-
 17 tive zoning and design standards that—

18 “(I) involve no subjective judg-
 19 ment by a public official;

20 “(II) are uniformly verifiable by
 21 reference to an external and uniform
 22 benchmark or criterion available to
 23 both the land use developer and the
 24 public official prior to submission; and

1 “(III) include only such stand-
2 ards as are published and adopted by
3 ordinance or resolution by a jurisdic-
4 tion before submission of a develop-
5 ment application;

6 “(iii) reduces or eliminates minimum
7 lot sizes;

8 “(iv) eliminates or raises residential
9 property height limits or increases the
10 number of dwelling units permitted to be
11 constructed under a by-right approval
12 process; or

13 “(v) carries out other policies as de-
14 termined by the Secretary, in consultation
15 with the Secretary of Housing and Urban
16 Development.”;

17 (2) in subsection (g)(2), by adding at the end
18 the following:

19 “(D) ELIGIBILITY FOR ADJUSTMENT OF
20 RATING FOR PROJECT JUSTIFICATION CRITERIA
21 FOR PRO-HOUSING POLICIES; CONSIDER-
22 ATIONS.—In evaluating and rating a project as
23 a whole for project justification under subpara-
24 graph (A), the Secretary—

1 “(i) may increase 1 point on the 5-
 2 point scale (high, medium-high, medium,
 3 medium-low, or low) the rating of a project
 4 if the applicant submits documented evi-
 5 dence of pro-housing policies for areas ac-
 6 cessible to transit facilities along the
 7 project route; and

8 “(ii) should consider whether the pro-
 9 housing policies documented by the appli-
 10 cant will result, through new production
 11 and preservation, in an amount of housing
 12 units, including housing units affordable
 13 below the area median income, that is ap-
 14 propriate to expected housing demand in
 15 the project area.

16 “(E) CONSULTATION.—In developing the
 17 evaluation process that could lead to the in-
 18 creased rating described in subparagraph
 19 (D)(i), the Secretary shall consult with the Sec-
 20 retary of Housing and Urban Development.”;

21 (3) in subsection (h)(6), by adding at the end
 22 the following:

23 “(C) ELIGIBILITY FOR ADJUSTMENT OF
 24 RATING FOR PROJECT JUSTIFICATION CRITERIA
 25 FOR PRO-HOUSING POLICIES; CONSIDER-

1 ATIONS.—In evaluating and rating the benefits
 2 of a project under subparagraph (A), the Sec-
 3 retary—

4 “(i) may increase the rating of a
 5 project if the applicant submits docu-
 6 mented evidence of pro-housing policies for
 7 areas accessible to transit facilities along
 8 the project route; and

9 “(ii) should consider whether the pro-
 10 housing policies documented by the appli-
 11 cant will result, through new production
 12 and preservation, in an amount of housing
 13 units, including housing units affordable
 14 below the area median income, that is ap-
 15 propriate to expected housing demand in
 16 the project area.

17 “(D) CONSULTATION.—In developing the
 18 evaluation process that could lead to the in-
 19 creased rating described in subparagraph (C)(i),
 20 the Secretary shall consult with the Secretary
 21 of Housing and Urban Development.”; and

22 (4) in subsection (o)—

23 (A) in paragraph (1)—

24 (i) in subparagraph (B), by striking
 25 “and” at the end;

1 (ii) in subparagraph (C), by striking
2 the period at the end and inserting “;
3 and”; and

4 (iii) by adding at the end the fol-
5 lowing:

6 “(D) information concerning projects for
7 which the applicant submitted pro-housing poli-
8 cies under subsection (g)(2)(D) or subsection
9 (h)(6) and received an adjustment of rating for
10 project justification.”.

11 **SEC. 212. REVITALIZING EMPTY STRUCTURES INTO DESIR-**
12 **ABLE ENVIRONMENTS (RESIDE) ACT.**

13 (a) DEFINITIONS.—In this section:

14 (1) ATTAINABLE HOUSING.—The term “attain-
15 able housing” means housing that—

16 (A) serves households earning not more
17 than 100 percent of the area median income, if
18 a majority of the housing units are affordable
19 to households earning not more than 80 percent
20 of the area median income; or

21 (B) serves households earning not more
22 than 120 percent of the area median income, if
23 the majority of the housing units are affordable
24 to households earning not more than 60 percent
25 of the area median income.

1 (2) CONVERTED HOUSING UNIT.—The term
2 “converted housing unit” means a housing unit that
3 is created using a covered grant.

4 (3) COVERED GRANT.—The term “covered
5 grant” means a grant awarded under the Pilot Pro-
6 gram.

7 (4) ELIGIBLE ENTITY.—The term “eligible enti-
8 ty” means a participating jurisdiction, as defined in
9 section 104 of the Cranston-Gonzalez National Af-
10 fordable Housing Act (42 U.S.C. 12704).

11 (5) HOME INVESTMENT PARTNERSHIPS PRO-
12 GRAM.—The term “HOME Investment Partnerships
13 Program” means the program under subtitle A of
14 title II of the Cranston-Gonzalez National Afford-
15 able Housing Act (42 U.S.C. 12741 et seq.).

16 (6) PILOT PROGRAM.—The term “Pilot Pro-
17 gram” means the Blighted Building to Housing
18 Conversion Program carried out under subsection
19 (b).

20 (7) SECRETARY.—The term “Secretary” means
21 the Secretary of Housing and Urban Development.

22 (8) VACANT AND ABANDONED BUILDING.—The
23 term “vacant and abandoned building” means a
24 property—

1 (A) that was constructed for use as a
2 warehouse, factory, mall, strip mall, or hotel, or
3 for another industrial or commercial use; and

4 (B)(i) with respect to which—

5 (I) a code enforcement inspection has
6 determined that the property is not safe;
7 and

8 (II) not less than 90 days have
9 elapsed since the owner was notified of the
10 deficiencies in the property and the owner
11 has taken no corrective action; or

12 (ii) that is subject to a court-ordered re-
13 ceivership or nuisance abatement related to
14 abandonment pursuant to State or local law or
15 otherwise meets the definition of an abandoned
16 property under State law.

17 (b) GRANT PROGRAM.—For each of fiscal years 2027
18 through 2031, if the amounts made available to carry out
19 the HOME Investment Partnerships Program exceed
20 \$1,350,000,000, the Secretary may use not more than
21 \$100,000,000 of the excess amounts to carry out a pilot
22 program, to be known as the “Blighted Building to Hous-
23 ing Conversion Program”, under which the Secretary
24 awards grants on a competitive basis to eligible entities

1 to convert vacant and abandoned buildings into attainable
2 housing.

3 (c) AMOUNT OF GRANT.—

4 (1) IN GENERAL.—For any fiscal year for
5 which \$100,000,000 is available to carry out the
6 Pilot Program pursuant to subsection (b), the
7 amount of a covered grant shall be not less than
8 \$1,000,000 and not more than \$10,000,000.

9 (2) FISCAL YEARS WITH LOWER FUNDING.—

10 For any fiscal year for which less than
11 \$100,000,000 is available to carry out the Pilot Pro-
12 gram pursuant to subsection (b), the Secretary shall
13 seek to maximize the number of covered grants
14 awarded.

15 (d) RELATION TO HOME INVESTMENT PARTNER-
16 SHIPS PROGRAM FORMULA ALLOCATION.—A covered
17 grant awarded to an eligible entity shall be in addition
18 to, and shall not affect, the formula allocation for the eligi-
19 ble entity under the HOME Investment Partnerships Pro-
20 gram.

21 (e) PRIORITY.—In awarding covered grants, the Sec-
22 retary shall give priority to an eligible entity that—

23 (1) will use the covered grant in a community
24 that is experiencing economic distress;

1 (2) will use the covered grant in a qualified op-
 2 portunity zone (as defined in section 1400Z–1(a) of
 3 the Internal Revenue Code of 1986);

4 (3) will use the covered grant to construct hous-
 5 ing that will serve a need identified in the com-
 6 prehensive housing affordability strategy and com-
 7 munity development plan of the eligible entity under
 8 part 91 of title 24, Code of Federal Regulations, or
 9 any successor regulation (commonly referred to as a
 10 “consolidated plan”); or

11 (4) has enacted ordinances to reduce regulatory
 12 barriers to conversion of vacant and abandoned
 13 buildings to housing, which shall not include any al-
 14 teration of an ordinance that governs safety and
 15 habitability.

16 (f) USE OF FUNDS.—An eligible entity may use a
 17 covered grant for—

18 (1) property acquisition;

19 (2) demolition;

20 (3) health hazard remediation;

21 (4) site preparation;

22 (5) construction, renovation, or rehabilitation;

23 or

24 (6) the establishment, maintenance, or expan-
 25 sion of community land trusts.

1 (g) APPLICABILITY OF HOME REQUIREMENTS.—

2 The requirements for rental, sale, and resale of housing
3 under the HOME Investment Partnerships Program shall
4 apply to rental, sale, and resale of converted housing units
5 under the Pilot Program.

6 (h) WAIVER AUTHORITY.—In administering covered
7 grants, the Secretary may waive, or specify alternative re-
8 quirements for, any statute or regulation that the Sec-
9 retary administers in connection with the obligation by the
10 Secretary or the use by eligible entities of covered grant
11 funds (except for requirements related to fair housing,
12 nondiscrimination, labor standards, or the environment)
13 if the Secretary makes a public finding that good cause
14 exists for the waiver or alternative requirement.

15 (i) STUDY; REPORT.—Not later than 180 days after
16 the termination of the Pilot Program, the Secretary shall
17 study and submit a report to Congress on the impact of
18 the Pilot Program on—

19 (1) improving the tax base of local commu-
20 nities;

21 (2) increasing access to affordable housing, es-
22 pecially for elderly individuals, disabled individuals,
23 and veterans;

24 (3) increasing homeownership; and

25 (4) removing blight.

1 **SEC. 213. HOUSING AFFORDABILITY ACT.**

2 (a) MULTIFAMILY LOAN LIMIT STUDY.—The Com-
3 missioner of the Federal Housing Administration, in con-
4 sultation with the Secretary of the Department of Housing
5 and Urban Development, shall conduct a study to assess—

6 (1) whether current multifamily loan limits for
7 each multifamily mortgage insurance program are
8 set at appropriate amounts, including to cover the
9 cost of land and construction;

10 (2) whether the Commissioner has sufficient au-
11 thority to set loan limits for each multifamily mort-
12 gage insurance program at appropriate amounts, in-
13 cluding to cover the cost of land and construction;

14 (3) the potential impacts of altering the calcula-
15 tion of annual adjustments under section 206A of
16 the National Housing Act (12 U.S.C. 1712a) using
17 the percentage change in the Consumer Price Index
18 for All Urban Consumers to instead use the percent-
19 age change in the Price Deflator Index of Multi-
20 family Residential Units Under Construction re-
21 leased by the Bureau of the Census from March of
22 the previous year to March of the year in which the
23 adjustment is made, or a combination thereof, in-
24 cluding—

25 (A) the impact on the General Insurance
26 and Special Risk Insurance Fund;

1 (B) the availability of multifamily purchase
2 and construction lending;

3 (C) the impact on prices, including rental
4 prices, within the multifamily housing market;
5 and

6 (D) the impact on housing supply.

7 (b) REPORT.—The Commissioner of the Federal
8 Housing Administration shall submit a report to Congress
9 within 180 days of enactment of this Act summarizing its
10 findings under the study in subsection (a).

11 (c) RULEMAKING.—The Secretary of Housing and
12 Urban Development may, in consultation with the Com-
13 missioner of the Federal Housing Administration, conduct
14 notice and comment rulemaking to increase multifamily
15 loan limits in a manner that would not exceed the fol-
16 lowing:

17 (1) With respect to insurance under section 207
18 of the National Housing Act (12 U.S.C. 1713)—

19 (A) for projects that do not consist of ele-
20 vator-type structures—

21 (i) \$83,655 per family unit without a
22 bedroom;

23 (ii) \$92,664 per family unit with one
24 bedroom;

1 (iii) \$110,682 per family unit with
2 two bedrooms;

3 (iv) \$136,422 per family unit with
4 three bedrooms; and

5 (v) \$154,440 per family unit with four
6 or more bedrooms; and

7 (B) for projects that consist of elevator-
8 type structures—

9 (i) \$96,525 per family unit without a
10 bedroom;

11 (ii) \$108,108 per family unit with one
12 bedroom;

13 (iii) \$132,561 per family unit with
14 two bedrooms;

15 (iv) \$166,023 per family unit with
16 three bedrooms; and

17 (v) \$187,721.50 per family unit with
18 four or more bedrooms.

19 (2) With respect to insurance under section 213
20 of the National Housing Act (12 U.S.C. 1715e)—

21 (A) for projects that do not consist of ele-
22 vator-type structures—

23 (i) \$90,665.50 per family unit without
24 a bedroom;

1 (ii) \$104,524 per family unit with one
2 bedroom;

3 (iii) \$126,060 per family unit with
4 two bedrooms;

5 (iv) \$161,354.50 per family unit with
6 three bedrooms; and

7 (v) \$179,757.50 per family unit with
8 four or more bedrooms; and

9 (B) for projects that consist of elevator-
10 type structures—

11 (i) \$96,525 per family unit without a
12 bedroom;

13 (ii) \$109,362 per family unit with one
14 bedroom;

15 (iii) \$132,981 per family unit with
16 two bedrooms;

17 (iv) \$172,033.50 per family unit with
18 three bedrooms; and

19 (v) \$188,839 per family unit with four
20 or more bedrooms.

21 (3) With respect to insurance under section 220
22 of the National Housing Act (12 U.S.C. 1715k)—

23 (A) for projects that do not consist of ele-
24 vator-type structures—

1 (i) \$83,655 per family unit without a
2 bedroom;

3 (ii) \$92,664 per family unit with one
4 bedroom;

5 (iii) \$110,682 per family unit with
6 two bedrooms;

7 (iv) \$136,422 per family unit with
8 three bedrooms; and

9 (v) \$154,440 per family unit with four
10 or more bedrooms; and

11 (B) for projects that consist of elevator-
12 type structures—

13 (i) \$96,525 per family unit without a
14 bedroom;

15 (ii) \$108,108 per family unit with one
16 bedroom;

17 (iii) \$132,561 per family unit with
18 two bedrooms;

19 (iv) \$161,023 per family unit with
20 three bedrooms; and

21 (v) \$187,721.50 per family unit with
22 four or more bedrooms.

23 (4) With respect to insurance under section 221
24 of the National Housing Act (12 U.S.C. 1715l)—

1 (A) for projects that do not consist of ele-
2 vator-type structures—

3 (i) \$83,254.50 per family unit without
4 a bedroom;

5 (ii) \$94,498.50 per family unit with
6 one bedroom;

7 (iii) \$114,224 per family unit with
8 two bedrooms;

9 (iv) \$143,372 per family unit with
10 three bedrooms; and

11 (v) \$162,461 per family unit with four
12 or more bedrooms; and

13 (B) for projects that consist of elevator-
14 type structures—

15 (i) \$89,927 per family unit without a
16 bedroom;

17 (ii) \$103,090 per family unit with one
18 bedroom;

19 (iii) \$125,354 per family unit with
20 two bedrooms;

21 (iv) \$162,162 per family unit with
22 three bedrooms; and

23 (v) \$178,008.50 per family unit with
24 four or more bedrooms.

1 (5) With respect to insurance under section 231
2 of the National Housing Act (12 U.S.C. 1715v)—

3 (A) for projects that do not consist of ele-
4 vator-type structures—

5 (i) \$83,254.50 per family unit without
6 a bedroom;

7 (ii) \$94,498.50 per family unit with
8 one bedroom;

9 (iii) \$114,224 per family unit with
10 two bedrooms;

11 (iv) \$143,372 per family unit with
12 three bedrooms; and

13 (v) \$162,461 per family unit with four
14 or more bedrooms; and

15 (B) for projects that consist of elevator-
16 type structures—

17 (i) \$89,927 per family unit without a
18 bedroom;

19 (ii) \$103,090 per family unit with one
20 bedroom;

21 (iii) \$125,354 per family unit with
22 two bedrooms;

23 (iv) \$162,162 per family unit with
24 three bedrooms; and

1 (v) \$178,008.50 per family unit with
2 four or more bedrooms.

3 (6) With respect to insurance under section 234
4 of the National Housing Act (12 U.S.C. 1715y)—

5 (A) for projects that do not consist of ele-
6 vator-type structures—

7 (i) \$92,505.50 per family unit without
8 a bedroom;

9 (ii) \$106,658 per family unit with one
10 bedroom;

11 (iii) \$128,631.50 per family unit with
12 two bedrooms;

13 (iv) \$164,648 per family unit with
14 three bedrooms; and

15 (v) \$183,425 per family unit with four
16 or more bedrooms; and

17 (B) for projects that consist of elevator-
18 type structures—

19 (i) \$97,350 per family unit without a
20 bedroom;

21 (ii) \$111,593 per family unit with one
22 bedroom;

23 (iii) \$135,696 per family unit with
24 two bedrooms;

1 (iv) \$175,544.50 per family unit with
2 three bedrooms; and

3 (v) \$192,693.50 per family unit with
4 four or more bedrooms.

5 (d) **RULE OF CONSTRUCTION.**—Nothing in this sec-
6 tion or the amendment made by this section shall be con-
7 strued to limit the authority of the Secretary of Housing
8 and Urban Development to revise the statutory exceptions
9 for high-cost percentage and high-cost areas annual index-
10 ing.

11 **TITLE III—MANUFACTURED**
12 **HOUSING FOR AMERICA**

13 **SEC. 301. HOUSING SUPPLY EXPANSION ACT.**

14 (a) **IN GENERAL.**—Section 603(6) of the National
15 Manufactured Housing Construction and Safety Stand-
16 ards Act of 1974 (42 U.S.C. 5402(6)) is amended by
17 striking “on a permanent chassis” and inserting “with or
18 without a permanent chassis”.

19 (b) **MANUFACTURED HOME CERTIFICATIONS.**—Sec-
20 tion 604 of the National Manufactured Housing Construc-
21 tion and Safety Standards Act of 1974 (42 U.S.C. 5403)
22 is amended by adding at the end the following:

23 “(i) **MANUFACTURED HOME CERTIFICATIONS.**—

24 “(1) **IN GENERAL.**—

1 “(A) INITIAL CERTIFICATION.—Subject to
2 subparagraph (B), not later than 1 year after
3 the date of enactment of the Renewing Oppor-
4 tunity in the American Dream to Housing Act
5 of 2025, a State shall submit to the Secretary
6 an initial certification that the laws and regula-
7 tions of the State—

8 “(i) treat any manufactured home in
9 parity with a manufactured home (as de-
10 fined and regulated by the State); and

11 “(ii) subject a manufactured home
12 without a permanent chassis to the same
13 laws and regulations of the State as a
14 manufactured home built on a permanent
15 chassis, including with respect to financ-
16 ing, title, insurance, manufacture, sale,
17 taxes, transportation, installation, and
18 other areas as the Secretary determines,
19 after consultation with and approval by the
20 consensus committee, are necessary to give
21 effect to the purpose of this section.

22 “(B) STATE PLAN SUBMISSION.—Any
23 State plan submitted under subparagraph (C)
24 shall contain the required State certification
25 under subparagraph (A) and, if contained

1 therein, no additional or State certification
2 under subparagraph (A) or paragraph (3).

3 “(C) EXTENDED DEADLINE.—With respect
4 to a State with a legislature that meets bienni-
5 ally, the deadline for the submission of the ini-
6 tial certification required under subparagraph
7 (A) shall be 2 years after the date of enactment
8 of the Renewing Opportunity in the American
9 Dream to Housing Act of 2025.

10 “(D) LATE CERTIFICATION.—

11 “(i) NO WAIVER.—The Secretary may
12 not waive the prohibition described in
13 paragraph (5)(B) with respect to a certifi-
14 cation submitted after the deadline under
15 subparagraph (A) or paragraph (3) unless
16 the Secretary approves the late certifi-
17 cation.

18 “(ii) RULE OF CONSTRUCTION.—

19 Nothing in this subsection shall be con-
20 strued to prevent a State from submitting
21 the initial certification required under sub-
22 paragraph (A) after the required deadline
23 under that subparagraph.

24 “(2) FORM OF STATE CERTIFICATION NOT PRE-
25 SENTED IN A STATE PLAN.—The initial certification

1 required under paragraph (1)(A), if not submitted
2 with a State plan under paragraph (1)(B), shall con-
3 tain, in a form prescribed by the Secretary, an attes-
4 tation by an official that the State has taken the
5 steps necessary to ensure the veracity of the certifi-
6 cation required under paragraph (1)(A), including,
7 as necessary, by—

8 “(A) amending the definition of ‘manufac-
9 tured home’ in the laws and regulations of the
10 State; and

11 “(B) directing State agencies to amend the
12 definition of ‘manufactured home’ in regula-
13 tions.

14 “(3) ANNUAL RECERTIFICATION.—Not later
15 than a date to be determined by the Secretary each
16 year, a State shall submit to the Secretary an addi-
17 tional certification that—

18 “(A) confirms the accuracy of the initial
19 certification submitted under subparagraph (A)
20 or (B) of paragraph (1); and

21 “(B) certifies that any new laws or regula-
22 tions enacted or adopted by the State since the
23 date of the previous certification does not
24 change the veracity of the initial certification
25 submitted under paragraph (1)(A).

1 “(4) LIST.—The Secretary shall publish and
2 maintain in the Federal Register and on the website
3 of the Department of Housing and Urban Develop-
4 ment a list of States that are up-to-date with the
5 submission of initial and subsequent certifications
6 required under this subsection.

7 “(5) PROHIBITION.—

8 “(A) DEFINITION.—In this paragraph, the
9 term ‘covered manufactured home’ means a
10 home that is—

11 “(i) not considered a manufactured
12 home under the laws and regulations of a
13 State because the home is constructed
14 without a permanent chassis;

15 “(ii) considered a manufactured home
16 under the definition of the term in section
17 603; and

18 “(iii) constructed after the date of en-
19 actment of the Renewing Opportunity in
20 the American Dream to Housing Act of
21 2025.

22 “(B) BUILDING, INSTALLATION, AND
23 SALE.—If a State does not submit a certifi-
24 cation under paragraph (1)(A) or (3) by the

1 date on which those certifications are required
 2 to be submitted—

3 “(i) with respect to a State in which
 4 the State administers the installation of
 5 manufactured homes, the State shall pro-
 6 hibit the manufacture, installation, or sale
 7 of a covered manufactured home within the
 8 State; and

9 “(ii) with respect to a State in which
 10 the Secretary administers the installation
 11 of manufactured homes, the State and the
 12 Secretary shall prohibit the manufacture,
 13 installation, or sale of a covered manufac-
 14 tured home within the State.”.

15 (c) OTHER FEDERAL LAWS REGULATING MANUFAC-
 16 TURED HOMES.—The Secretary of Housing and Urban
 17 Development may coordinate with the heads of other Fed-
 18 eral agencies to ensure that Federal agencies treat a man-
 19 ufactured home (as defined in Federal laws and regula-
 20 tions other than section 603 of the National Manufactured
 21 Housing Construction and Safety Standards Act of 1974
 22 (42 U.S.C. 5402)) in the same manner as a manufactured
 23 home (as defined in section 603 of the National Manufac-
 24 tured Housing Construction and Safety Standards Act of
 25 1974 (42 U.S.C. 5402), as amended by this Act).

1 (d) ASSISTANCE TO STATES.—Section 609 of the Na-
 2 tional Manufactured Housing Construction and Safety
 3 Standards Act of 1974 (42 U.S.C. 5408) is amended—

4 (1) in paragraph (1), by striking “and” at the
 5 end;

6 (2) in paragraph (2), by striking the period at
 7 the end and inserting “; and”; and

8 (3) by adding at the end the following:

9 “(3) model guidance to support the submission
 10 of the certification required under section 604(i).”.

11 (e) PREEMPTION.—Nothing in this section or the
 12 amendments made by this section shall be construed as
 13 limiting the scope of Federal preemption under section
 14 604(d) of the National Manufactured Housing Construc-
 15 tion and Safety Standards Act of 1974 (42 U.S.C.
 16 5403(d)).

17 **SEC. 302. MODULAR HOUSING PRODUCTION ACT.**

18 (a) DEFINITIONS.—In this section:

19 (1) MANUFACTURED HOME.—The term “manu-
 20 factured home” has the meaning given the term in
 21 section 603 of the National Manufactured Housing
 22 Construction and Safety Standards Act of 1974 (42
 23 U.S.C. 5402).

24 (2) MODULAR HOME.—The term “modular
 25 home” means a home that is constructed in a fac-

1 tory in 1 or more modules, each of which meet appli-
 2 cable State and local building codes of the area in
 3 which the home will be located, and that are trans-
 4 ported to the home building site, installed on foun-
 5 dations, and completed.

6 (3) SECRETARY.—The term “Secretary” means
 7 the Secretary of Housing and Urban Development.

8 (b) FHA CONSTRUCTION FINANCING PROGRAMS.—

9 (1) IN GENERAL.—The Secretary shall conduct
 10 a review of Federal Housing Administration con-
 11 struction financing programs to identify barriers to
 12 the use of modular home methods.

13 (2) REQUIREMENTS.—In conducting the review
 14 under paragraph (1), the Secretary shall—

15 (A) identify and evaluate regulatory and
 16 programmatic features that restrict participa-
 17 tion in construction financing programs by
 18 modular home developers, including construc-
 19 tion draw schedules; and

20 (B) identify administrative measures au-
 21 thorized under section 525 of the National
 22 Housing Act (12 U.S.C. 1735f–3) to facilitate
 23 program utilization by modular home devel-
 24 opers.

1 (3) REPORT.—Not later than 1 year after the
2 date of enactment of this Act, the Secretary shall
3 publish a report that describes the results of the re-
4 view conducted under paragraph (1), which shall in-
5 clude a description of programmatic and policy
6 changes that the Secretary recommends to reduce or
7 eliminate identified barriers to the use of modular
8 home methods in Federal Housing Administration
9 construction financing programs.

10 (4) RULEMAKING.—

11 (A) IN GENERAL.—Not later than 120
12 days after the date on which the Secretary pub-
13 lishes the report under paragraph (3), the Sec-
14 retary shall initiate a rulemaking to examine an
15 alternative draw schedule for construction fi-
16 nancing loans provided to modular and manu-
17 factured home developers, which shall include
18 the ability for interested stakeholders to provide
19 robust public comment.

20 (B) DETERMINATION.—Following the pe-
21 riod for public comment under subparagraph
22 (A), the Secretary shall—

23 (i) issue a final rule regarding an al-
24 ternative draw schedule described in sub-
25 paragraph (A); or

1 (ii) provide an explanation as to why
2 the rule shall not become final.

3 (c) STANDARDIZED UNIFORM COMMERCIAL CODE
4 FOR MODULAR HOMES.—

5 (1) AWARD.—The Secretary may award a grant
6 to study the design and feasibility of a standardized
7 uniform commercial code for modular homes, which
8 shall evaluate—

9 (A) the utility of a standardized coding
10 system for serializing and securing modules,
11 streamlining design and construction, and im-
12 proving modular home innovation; and

13 (B) a means to coordinate a standardized
14 code with financing incentives.

15 (2) AUTHORIZATION OF APPROPRIATIONS.—
16 There is authorized to be appropriated such funds as
17 may be necessary to carry out paragraph (1).

18 **SEC. 303. PROPERTY IMPROVEMENT AND MANUFACTURED**

19 **HOUSING LOAN MODERNIZATION ACT.**

20 (a) NATIONAL HOUSING ACT AMENDMENTS.—

21 (1) IN GENERAL.—Section 2 of the National
22 Housing Act (12 U.S.C. 1703) is amended—

23 (A) in subsection (a), by inserting “con-
24 struction of additional or accessory dwelling

1 units, as defined by the Secretary,” after “en-
2 energy conserving improvements,”; and

3 (B) in subsection (b)—

4 (i) in paragraph (1)—

5 (I) by striking subparagraph (A)

6 and inserting the following:

7 “(A) \$75,000 if made for the purpose of financ-
8 ing alterations, repairs and improvements upon or in
9 connection with an existing single-family structure,
10 including a manufactured home;”;

11 (II) in subparagraph (B)—

12 (aa) by striking “\$60,000”

13 and inserting “\$150,000”;

14 (bb) by striking “\$12,000”

15 and inserting “\$37,500”; and

16 (cc) by striking “an apart-
17 ment house or”;

18 (III) by striking subparagraphs

19 (C) and (D) and inserting the fol-
20 lowing:

21 “(C)(i) \$106,405 if made for the purpose of fi-
22 nancing the purchase of a single-section manufac-
23 tured home; and

1 “(H) such principal amount as the Secretary
2 may prescribe if made for the purpose of financing
3 the construction of an accessory dwelling unit.”;

4 (ii) in the matter immediately pre-
5 ceding paragraph (2)—

6 (I) by striking “regulation” and
7 inserting “notice”;

8 (II) by striking “increase” and
9 inserting “set”;

10 (III) by striking “(A)(ii), (C),
11 (D), and (E)” and inserting “(A)
12 through (H)”;

13 (IV) by inserting “, or as nec-
14 essary to achieve the goals of the Fed-
15 eral Housing Administration, periodi-
16 cally reset the dollar amount limita-
17 tions in subparagraphs (A) through
18 (H) based on justification and meth-
19 odology set forth in advance by regu-
20 lation” before the period at the end;
21 and

22 (V) by adjusting the margins ap-
23 propriately;

24 (iii) in paragraph (3), by striking “ex-
25 ceeds—” and all that follows through the

1 period at the end and inserting “exceeds
2 such period of time as determined by the
3 Secretary, not to exceed 30 years.”;

4 (iv) by striking paragraph (9) and in-
5 serting the following:

6 “(9) ANNUAL INDEXING OF CERTAIN DOLLAR
7 AMOUNT LIMITATIONS.—The Secretary shall develop
8 or choose 1 or more methods of indexing in order to
9 annually set the loan limits established in paragraph
10 (1), based on data the Secretary determines is ap-
11 propriate for purposes of this section.”; and

12 (v) in paragraph (11), by striking
13 “lease—” and all that follows through the
14 period at the end and inserting “lease
15 meets the terms and conditions established
16 by the Secretary”.

17 (2) DEADLINE FOR DEVELOPMENT OR CHOICE
18 OF NEW INDEX; INTERIM INDEX.—

19 (A) DEADLINE FOR DEVELOPMENT OR
20 CHOICE OF NEW INDEX.—Not later than 1 year
21 after the date of enactment of this Act, the Sec-
22 retary of Housing and Urban Development
23 shall develop or choose 1 or more methods of
24 indexing as required under section 2(b)(9) of
25 the National Housing Act (12 U.S.C.

1 1703(b)(9)), as amended by paragraph (1) of
 2 this subsection.

3 (B) INTERIM INDEX.—During the period
 4 beginning on the date of enactment of this Act
 5 and ending on the date on which the Secretary
 6 of Housing and Urban Development develops or
 7 chooses 1 or more methods of indexing as re-
 8 quired under section 2(b)(9) of the National
 9 Housing Act (12 U.S.C. 1703(b)(9)), as
 10 amended by paragraph (1) of this subsection,
 11 the method of indexing established by the Sec-
 12 retary under that subsection before the date of
 13 enactment of this Act shall apply.

14 (b) HUD STUDY OF OFF-SITE CONSTRUCTION.—

15 (1) DEFINITIONS.—In this subsection:

16 (A) OFF-SITE CONSTRUCTION HOUSING.—
 17 The term “off-site construction housing” in-
 18 cludes manufactured homes and modular
 19 homes.

20 (B) MANUFACTURED HOME.—The term
 21 “manufactured home” means any home con-
 22 structed in accordance with the construction
 23 and safety standards established under the Na-
 24 tional Manufactured Housing Construction and

1 Safety Standards Act of 1974 (42 U.S.C. 5401
2 et seq.).

3 (C) MODULAR HOME.—The term “modular
4 home” means a home that is constructed in a
5 factory in 1 or more modules, each of which
6 meet applicable State and local building codes
7 of the area in which the home will be located,
8 and that are transported to the home building
9 site, installed on foundations, and completed.

10 (2) STUDY.—The Secretary of Housing and
11 Urban Development shall conduct a study and sub-
12 mit to Congress a report on the cost effectiveness of
13 off-site construction housing, that includes—

14 (A) an analysis of the advantages of the
15 impact of centralization in a factory and trans-
16 portation to a construction site on cost, preci-
17 sion, and materials waste;

18 (B) the extent to which off-site construc-
19 tion housing meets housing quality standards
20 under the National Standards for the Physical
21 Inspection of Real Estate, or other standards as
22 the Secretary may prescribe, compared to the
23 extent for site-built homes, for such standards;

24 (C) the expected replacement and mainte-
25 nance costs over the first 40 years of life of off-

1 site construction homes compared to those costs
2 for site-built homes; and

3 (D) opportunities for use beyond single-
4 family housing, such as applications in acces-
5 sory dwelling units, two- to four-unit housing,
6 and large multifamily housing.

7 **SEC. 304. PRICE ACT.**

8 Title I of the Housing and Community Development
9 Act of 1974 (42 U.S.C. 5301 et seq.) is amended—

10 (1) in section 105(a) (42 U.S.C. 5305(a)), in
11 the matter preceding paragraph (1), by striking
12 “Activities” and inserting “Unless otherwise author-
13 ized under section 123, activities”; and

14 (2) by adding at the end the following:

15 **“SEC. 123. PRESERVATION AND REINVESTMENT FOR COM-
16 MUNITY ENHANCEMENT.**

17 “(a) DEFINITIONS.—In this section:

18 “(1) COMMUNITY DEVELOPMENT FINANCIAL IN-
19 STITUTION.—The term ‘community development fi-
20 nancial institution’ means an institution that has
21 been certified as a community development financial
22 institution (as defined in section 103 of the Riegle
23 Community Development and Regulatory Improve-
24 ment Act of 1994 (12 U.S.C. 4702)) by the Sec-
25 retary of the Treasury.

1 “(2) ELIGIBLE MANUFACTURED HOUSING COM-
 2 MUNITY.—The term ‘eligible manufactured housing
 3 community’ means a manufactured housing commu-
 4 nity that—

5 “(A) is affordable to low- and moderate-in-
 6 come persons, as determined by the Secretary,
 7 but not more than 120 percent of the area me-
 8 dian income; and

9 “(B)(i) is owned by the residents of the
 10 manufactured housing community through a
 11 resident-controlled entity such as a resident-
 12 owned cooperative; or

13 “(ii) will be maintained as such a commu-
 14 nity, and remain affordable for low- and mod-
 15 erate-income persons, to the maximum extent
 16 practicable and for the longest period feasible.

17 “(3) ELIGIBLE RECIPIENT.—The term ‘eligible
 18 recipient’ means—

19 “(A) an eligible manufactured housing
 20 community;

21 “(B) a unit of general local government;

22 “(C) a housing authority;

23 “(D) a resident-owned community;

24 “(E) a resident-owned cooperative;

1 “(F) a nonprofit entity with housing exper-
2 tise or a consortia of such entities;

3 “(G) a community development financial
4 institution;

5 “(H) an Indian tribe;

6 “(I) a tribally designated housing entity;

7 “(J) a State; or

8 “(K) any other entity that is—

9 “(i) an owner-operator of an eligible
10 manufactured housing community; and

11 “(ii) working with an eligible manu-
12 factured housing community.

13 “(4) INDIAN TRIBE.—The term ‘Indian tribe’
14 has the meaning given the term ‘Indian tribe’ in sec-
15 tion 4 of the Native American Housing Assistance
16 and Self-Determination Act of 1996 (25 U.S.C.
17 4103).

18 “(5) MANUFACTURED HOUSING COMMUNITY.—
19 The term ‘manufactured housing community’
20 means—

21 “(A) any community, court, park, or other
22 land under unified ownership developed and ac-
23 commodating or equipped to accommodate the
24 placement of manufactured homes, where—

1 “(i) spaces within such community are
 2 or will be primarily used for residential oc-
 3 cupancy;

4 “(ii) all homes within the community
 5 are used for permanent occupancy; and

6 “(iii) a majority of such occupied
 7 spaces within the community are occupied
 8 by manufactured homes, which may in-
 9 clude homes constructed prior to enact-
 10 ment of the Manufactured Home Construc-
 11 tion and Safety Standards; or

12 “(B) any community that meets the defini-
 13 tion of manufactured housing community used
 14 for programs similar to the program under this
 15 section.

16 “(6) RESIDENT HEALTH, SAFETY, AND ACCES-
 17 SIBILITY ACTIVITIES.—The term ‘resident health,
 18 safety, and accessibility activities’ means the recon-
 19 struction, repair, or replacement of manufactured
 20 housing and manufactured housing communities
 21 to—

22 “(A) protect the health and safety of resi-
 23 dents;

24 “(B) address weatherization and reduce
 25 utility costs; or

1 “(C) address accessibility needs for resi-
2 dents with disabilities.

3 “(7) TRIBALLY DESIGNATED HOUSING ENTI-
4 TY.—The term ‘tribally designated housing entity’
5 has the meaning given the term in section 4 of the
6 Native American Housing Assistance and Self-De-
7 termination Act of 1996 (25 U.S.C. 4103).

8 “(b) ESTABLISHMENT.—The Secretary shall, by no-
9 tice, carry out a competitive grant program to award
10 funds to eligible recipients to carry out eligible projects
11 for development of or improvements in eligible manufac-
12 tured housing communities.

13 “(c) ELIGIBLE PROJECTS.—

14 “(1) IN GENERAL.—Amounts from grants
15 under this section may be used for—

16 “(A) community infrastructure, facilities,
17 utilities, and other land improvements in or
18 serving an eligible manufactured housing com-
19 munity;

20 “(B) reconstruction or repair existing
21 housing within an eligible manufactured hous-
22 ing community;

23 “(C) replacement of homes within an eligi-
24 ble manufactured housing community;

25 “(D) planning;

1 “(E) resident health, safety, and accessi-
2 bility activities in homes in an eligible manufac-
3 tured housing community;

4 “(F) land and site acquisition and infra-
5 structure for expansion or construction of an el-
6 igible manufactured housing community;

7 “(G) resident and community services, in-
8 cluding relocation assistance, eviction preven-
9 tion, and down payment assistance; and

10 “(H) any other activity that—

11 “(i) is approved by the Secretary con-
12 sistent with the requirements under this
13 section;

14 “(ii) improves the overall living condi-
15 tions of an eligible manufactured housing
16 community, which may include the addi-
17 tion or enhancement of shared spaces such
18 as community centers, recreational areas,
19 or other facilities that support resident
20 well-being and community engagement;
21 and

22 “(iii) is necessary to protect the
23 health and safety of the residents of the el-
24 igible manufactured housing community

1 and the long-term affordability and sus-
2 tainability of the community.

3 “(2) REPLACEMENT.—For purposes of sub-
4 paragraphs (B) and (C) of paragraph (1), grants
5 under this section—

6 “(A) may not be used for rehabilitation or
7 modernization of units that were built before
8 June 15, 1976; and

9 “(B) may only be used for disposition and
10 replacement of units described in subparagraph
11 (A), provided that any replacement housing
12 complies with the Manufactured Home Con-
13 struction and Safety Standards or is another al-
14 lowed home, as determined by the Secretary.

15 “(d) PRIORITY.—In awarding grants under this sec-
16 tion, the Secretary shall prioritize applicants that will
17 carry out activities that primarily benefit low- and mod-
18 erate-income residents and preserve long-term housing af-
19 fordability for residents of eligible manufactured housing
20 communities.

21 “(e) WAIVERS.—The Secretary may waive or specify
22 alternative requirements for any provision of law or regu-
23 lation that the Secretary administers in connection with
24 use of amounts made available under this section other
25 than requirements related to fair housing, nondiscrimina-

1 tion, labor standards, and the environment, upon a finding
 2 that the waiver or alternative requirement is not incon-
 3 sistent with the overall purposes of this section and that
 4 the waiver or alternative requirement is necessary to facili-
 5 tate the use of amounts made available under this section.

6 “(f) IMPLEMENTATION.—

7 “(1) IN GENERAL.—Any grant made under this
 8 section shall be made pursuant to criteria for selec-
 9 tion of recipients of such grants that the Secretary
 10 shall by regulation establish and publish together
 11 with any notification of availability of amounts
 12 under this section.

13 “(2) SET ASIDE OF GRANT AMOUNTS.—The
 14 Secretary may set aside amounts provided under
 15 this section for grants to Indian tribes and tribally
 16 designated housing entities.

17 “(g) AUTHORIZATION OF APPROPRIATIONS.—There
 18 is authorized to be appropriated to the Secretary such
 19 sums as may be necessary to carry out this section.”.

20 **TITLE IV—ACCESSING THE**
 21 **AMERICAN DREAM**

22 **SEC. 401. CREATING INCENTIVES FOR SMALL DOLLAR**
 23 **LOAN ORIGINATORS.**

24 (a) DEFINITIONS.—In this section:

1 (1) DIRECTOR.—The term “Director” means
2 the Director of the Bureau of Consumer Financial
3 Protection.

4 (2) SMALL DOLLAR MORTGAGE.—The term
5 “small dollar mortgage” means a mortgage loan
6 having an original principal obligation of not more
7 than \$100,000 that is—

8 (A) secured by real property designed for
9 the occupancy of between 1 and 4 families; and

10 (B)(i) insured by the Federal Housing Ad-
11 ministration under title II of the National
12 Housing Act (12 U.S.C. 1707 et seq.);

13 (ii) made, guaranteed, or insured by the
14 Department of Veterans Affairs;

15 (iii) made, guaranteed, or insured by the
16 Department of Agriculture; or

17 (iv) eligible to be purchased or securitized
18 by the Federal Home Loan Mortgage Corpora-
19 tion or the Federal National Mortgage Associa-
20 tion.

21 (b) REQUIREMENT REGARDING LOAN ORIGINATOR
22 COMPENSATION PRACTICES.—Not later than 270 days
23 after the date of enactment of this Act, the Director shall
24 submit to the Committee on Banking, Housing, and
25 Urban Affairs of the Senate and the Committee on Finan-

1 cial Services of the House of Representatives a report on
2 loan originator compensation practices throughout the res-
3 idential mortgage market, including the relative frequency
4 of loan originators being compensated—

5 (1) with a salary;

6 (2) with a commission reflecting a fixed per-
7 centage of the amount of credit extended;

8 (3) with a commission based on a factor other
9 than a fixed percentage of the amount of credit ex-
10 tended;

11 (4) with a combination of salary and commis-
12 sion;

13 (5) on a loan volume basis;

14 (6) with a commission reflecting a percentage of
15 the amount of credit extended, for which a minimum
16 or maximum compensation amount is set; and

17 (7) by any other mechanism that the Director
18 may find to be a practice for compensating mortgage
19 loan originators, including any mechanism that pro-
20 vides a loan originator with compensation in such a
21 way that the loan originator does not necessarily re-
22 ceive a lower level of compensation for originating a
23 small dollar mortgage than the loan originator would
24 receive for originating a mortgage loan that is not
25 a small dollar mortgage.

1 (c) CONTENTS.—The report required under sub-
 2 section (b) shall include—

3 (1) data and other analysis regarding the effect
 4 of the approaches to loan originator compensation
 5 described in subsection (b) on the availability of
 6 small dollar mortgage loans; and

7 (2) analysis and discussion regarding other po-
 8 tential barriers to small dollar mortgage lending.

9 (d) RULEMAKING.—Following the issuance of the re-
 10 port required under subsection (b), the Director may issue
 11 regulations to clarify the forms of compensation a lender
 12 may use to compensate a loan originator that—

13 (1) are permissible pursuant to section 129B(c)
 14 of the Truth in Lending Act (15 U.S.C. 1639b(c));
 15 and

16 (2) would result in the loan originator receiving
 17 compensation for originating a small dollar mortgage
 18 that is not less than the compensation the loan origi-
 19 nator would receive for originating a mortgage loan
 20 that is not a small dollar mortgage.

21 **SEC. 402. SMALL DOLLAR MORTGAGE POINTS AND FEES.**

22 (a) SMALL DOLLAR MORTGAGE DEFINED.—In this
 23 section, the term “small dollar mortgage” means a mort-
 24 gage with an original principal obligation of less than
 25 \$100,000.

1 (b) AMENDMENTS.—

2 (1) IN GENERAL.—Not later than 270 days
 3 after the date of enactment of this Act, the Director
 4 of the Bureau of Consumer Financial Protection, in
 5 consultation with the Secretary of Housing and
 6 Urban Development and the Director of the Federal
 7 Housing Finance Agency, shall evaluate the impact
 8 of the existing thresholds under section 1026.43 of
 9 title 12, Code of Federal Regulations, on small dol-
 10 lar mortgage originations.

11 (2) RULEMAKING.—Following the evaluation re-
 12 quired under paragraph (1), the Director of the Bu-
 13 reau of Consumer Financial Protection may initiate
 14 rulemaking to amend the limitations with respect to
 15 points and fees under section 1026.43 of title 12,
 16 Code of Federal Regulations, or any successor regu-
 17 lation, to encourage additional lending for small dol-
 18 lar mortgages.

19 **SEC. 403. APPRAISAL INDUSTRY IMPROVEMENT ACT.**

20 (a) APPRAISAL STANDARDS.—

21 (1) CERTIFICATION OR LICENSING.—

22 (A) IN GENERAL.—Section 202(g)(5) of
 23 the National Housing Act (12 U.S.C.
 24 1708(g)(5)) is amended—

1 (i) by moving the paragraph two ems
2 to the left; and

3 (ii) by striking subparagraphs (A) and
4 (B) and inserting the following:

5 “(A) be certified or licensed by the State in
6 which the property to be appraised is located, except
7 that a Federal employee who has as their primary
8 duty conducting appraisal-related activities and who
9 chooses to become a State-licensed or certified real
10 estate appraiser need only to be licensed or certified
11 in 1 State or territory to perform appraisals on
12 mortgages insured by the Federal Housing Adminis-
13 tration in all States and territories;

14 “(B) meet the requirements under the com-
15 petency rule set forth in the Uniform Standards of
16 Professional Appraisal Practice before accepting an
17 assignment; and

18 “(C) have demonstrated verifiable education in
19 the appraisal requirements established by the Fed-
20 eral Housing Administration under this subsection,
21 which shall include the completion of a course or
22 seminar that educates appraisers on those appraisal
23 requirements, which shall be provided by—

24 “(i) the Federal Housing Administration;

25 or

1 “(ii) a third party, so long as the course is
2 approved by the Secretary or a State appraiser
3 certifying or licensing agency.”.

4 (B) APPLICATION.—Subparagraph (C) of
5 section 202(g)(5) of the National Housing Act
6 (12 U.S.C. 1708(g)(5)), as added by subpara-
7 graph (A), shall not apply with respect to any
8 certified appraiser approved by the Federal
9 Housing Administration to conduct appraisals
10 on property securing a mortgage to be insured
11 by the Federal Housing Administration on or
12 before the effective date under paragraph
13 (3)(C).

14 (2) COMPLIANCE WITH VERIFIABLE EDUCATION
15 AND COMPETENCY REQUIREMENTS.—On and after
16 the effective date under paragraph (3)(C), no ap-
17 praiser may conduct an appraisal on a property se-
18 curing a mortgage to be insured by the Federal
19 Housing Administration unless—

20 (A) the appraiser is in compliance with the
21 requirements under subparagraphs (A) and (B)
22 of section 202(g)(5) of such Act (12 U.S.C.
23 1708(g)(5)), as amended by paragraph (1); and

24 (B) if the appraiser was not approved by
25 the Federal Housing Administration to conduct

1 appraisals on mortgages insured by the Federal
2 Housing Administration before the date on
3 which the mortgagee letter or guidance take ef-
4 fect under paragraph (3)(C), the appraiser is in
5 compliance with subparagraph (C) of such sec-
6 tion 202(g)(5).

7 (3) IMPLEMENTATION.—Not later than the 240
8 days after the date of enactment of this Act, the
9 Secretary of Housing and Urban Development shall
10 issue a mortgagee letter or guidance that shall—

11 (A) implement the amendments made by
12 paragraph (1);

13 (B) clearly set forth all of the specific re-
14 quirements under section 202(g)(5) of the Na-
15 tional Housing Act (12 U.S.C. 1708(g)(5)), as
16 amended by paragraph (1), for approval to con-
17 duct appraisals on property secured by a mort-
18 gage to be insured by the Federal Housing Ad-
19 ministration, which shall include—

20 (i) providing that, before the effective
21 date of the mortgagee letter or guidance,
22 compliance with the requirements under
23 subparagraphs (A), (B), and (C) of such
24 section 202(g)(5), as amended by para-
25 graph (1), shall be considered to fulfill the

1 requirements under such subparagraphs;
2 and

3 (ii) providing a method for appraisers
4 to demonstrate such prior compliance; and

5 (C) take effect not later than the date that
6 is 180 days after the date on which the Sec-
7 retary issues the mortgagee letter or guidance.

8 (b) ANNUAL REGISTRY FEES FOR APPRAISAL MAN-
9 AGEMENT COMPANIES.—Section 1109(a) of the Financial
10 Institutions Reform, Recovery, and Enforcement Act of
11 1989 (12 U.S.C. 3338(a)) is amended, in the matter fol-
12 lowing clause (ii) of paragraph (4)(B), by adding at the
13 end the following: “Subject to the approval of the Council,
14 the Appraisal Subcommittee may adjust fees established
15 under clause (i) or (ii) to carry out its functions under
16 this Act.”.

17 (c) STATE CREDENTIALLED TRAINEES.—

18 (1) MAINTENANCE ON NATIONAL REGISTRY.—
19 Section 1103(a) of the Financial Institutions Re-
20 form, Recovery, and Enforcement Act of 1989 (12
21 U.S.C. 3332(a)) is amended—

22 (A) in paragraph (3)—

23 (i) by inserting “and State
24 credentialed trainee appraisers” after “li-
25 censed appraisers”; and

1 (ii) by striking “and” at the end;

2 (B) by striking paragraph (4);

3 (C) by redesignating paragraphs (5) and

4 (6) as paragraphs (4) and (5), respectively; and

5 (D) in paragraph (4), as so redesignated—

6 (i) by striking “year. The report shall
7 also detail” and inserting “year, details”;

8 (ii) by striking “provide” and insert-
9 ing “provides”; and

10 (iii) by striking the period at the end
11 and inserting “; and”.

12 (2) ANNUAL REGISTRY FEES.—

13 (A) IN GENERAL.—Section 1109 of the Fi-
14 nancial Institutions Reform, Recovery, and En-
15 forcement Act of 1989 (12 U.S.C. 3338) is
16 amended—

17 (i) in the section heading, by striking
18 “**OR LICENSED**” and inserting “, **LI-**
19 **CENSED, AND CREDENTIALLED TRAIN-**
20 **EE**”; and

21 (ii) in subsection (a)—

22 (I) in paragraph (1), by inserting
23 “, and in the case of a State with a
24 supervisory or trainee program, a ros-
25 ter listing individuals who have re-

1 ceived a State trainee credential”
2 after “this title”; and

3 (II) by striking paragraph (2)
4 and inserting the following:

5 “(2) transmit reports on the issuance and re-
6 newal of licenses, certifications, credentials, sanc-
7 tions, and disciplinary actions, including license, cre-
8 dential, and certification revocations, on a timely
9 basis to the national registry of the Appraisal Sub-
10 committee;”.

11 (B) RULE OF CONSTRUCTION.—Nothing in
12 the amendments made by subparagraph (A)
13 shall require a State to establish or operate a
14 program for State credentialed trainee apprais-
15 ers, as defined in paragraph (12) of section
16 1121 of the Financial Institutions Reform, Re-
17 covery, and Enforcement Act of 1989, as added
18 by paragraph (4) of this subsection.

19 (3) TRANSACTIONS REQUIRING THE SERVICES
20 OF A STATE CERTIFIED APPRAISER.—Section 1113
21 of the Financial Institutions Reform, Recovery, and
22 Enforcement Act of 1989 (12 U.S.C. 3342) is
23 amended—

1 (A) by striking “In determining” and in-
 2 serting “(a) IN GENERAL.—In determining”;
 3 and

4 (B) by adding at the end the following:

5 “(b) USE OF STATE CREDENTIALLED TRAINEE AP-
 6 PRAISERS.—In performing an appraisal under this sec-
 7 tion, a State certified appraiser may use the assistance
 8 of a State credentialed trainee appraiser or an unlicensed
 9 trainee appraiser, except that a State certified appraiser
 10 assisted by a trainee shall be liable for final work.”.

11 (4) DEFINITION.—Section 1121 of the Finan-
 12 cial Institutions Reform, Recovery, and Enforcement
 13 Act of 1989 (12 U.S.C. 3350) is amended by adding
 14 at the end the following:

15 “(12) STATE CREDENTIALLED TRAINEE AP-
 16 PRAISER.—The term ‘State credentialed trainee ap-
 17 praiser’ means an individual who—

18 “(A) meets the minimum criteria estab-
 19 lished by the Appraiser Qualification Board for
 20 a trainee appraiser credential; and

21 “(B) is credentialed by a State appraiser
 22 certifying and licensing agency.”.

23 (d) GRANTS FOR WORKFORCE AND TRAINING.—Sec-
 24 tion 1109(b) of the Financial Institutions Reform, Recov-

1 ery, and Enforcement Act of 1989 (12 U.S.C. 3338(b))
2 is amended—

3 (1) in paragraph (5)(B), by striking “and” at
4 the end;

5 (2) in paragraph (6), by striking the period at
6 the end and inserting “; and”; and

7 (3) by adding at the end the following:

8 “(7) to make grants to State appraiser certi-
9 fying and licensing agencies, nonprofit organizations,
10 and institutions of higher education to support the
11 carrying out of education and training activities or
12 other activities related to addressing appraiser in-
13 dustry workforce needs, including recruiting and re-
14 taining workforce talent, such as through scholar-
15 ship assistance and career pipeline development.”.

16 (e) APPRAISAL SUBCOMMITTEE.—Section 1011 of
17 the Federal Financial Institutions Examination Council
18 Act of 1978 (12 U.S.C. 3310) is amended, in the first
19 sentence, by inserting “the Department of Veterans Af-
20 fairs, the Rural Housing Service of the Department of Ag-
21 riculture, the Department of Housing and Urban Develop-
22 ment,” after “Financial Protection,”.

1 **SEC. 404. HELPING MORE FAMILIES SAVE ACT.**

2 Section 23 of the United States Housing Act of 1937
3 (42 U.S.C. 1437u) is amended by adding at the end the
4 following:

5 “(p) ESCROW EXPANSION PILOT PROGRAM.—

6 “(1) DEFINITIONS.—In this subsection:

7 “(A) COVERED FAMILY.—The term ‘cov-
8 ered family’ means a family that receives assist-
9 ance under section 8 or 9 of this Act and is en-
10 rolled in the pilot program.

11 “(B) ELIGIBLE ENTITY.—The term ‘eligi-
12 ble entity’ means an entity described in sub-
13 section (c)(2).

14 “(C) PILOT PROGRAM.—The term ‘pilot
15 program’ means the pilot program established
16 under paragraph (2).

17 “(D) WELFARE ASSISTANCE.—The term
18 ‘welfare assistance’ has the meaning given the
19 term in section 984.103 of title 24, Code of
20 Federal Regulations, or any successor regula-
21 tion.

22 “(2) ESTABLISHMENT.—The Secretary shall es-
23 tablish a pilot program under which the Secretary
24 shall select not more than 25 eligible entities to es-
25 tablish and manage escrow accounts for not more

1 than 5,000 covered families, in accordance with this
2 subsection.

3 “(3) ESCROW ACCOUNTS.—

4 “(A) IN GENERAL.—An eligible entity se-
5 lected to participate in the pilot program—

6 “(i) shall establish an interest-bearing
7 escrow account and place into the account
8 an amount equal to any increase in the
9 amount of rent paid by each covered family
10 in accordance with the provisions of section
11 3, 8(o), or 8(y), as applicable, that is at-
12 tributable to increases in earned income by
13 the covered families during the participa-
14 tion of each covered family in the pilot pro-
15 gram; and

16 “(ii) notwithstanding any other provi-
17 sion of law, may use funds it controls
18 under section 8 or 9 for purposes of mak-
19 ing the escrow deposit for covered families
20 assisted under, or residing in units assisted
21 under, section 8 or 9, respectively, pro-
22 vided such funds are offset by the increase
23 in the amount of rent paid by the covered
24 family.

1 “(B) INCOME LIMITATION.—An eligible en-
2 tity may not escrow any amounts for any cov-
3 ered family whose adjusted income exceeds 80
4 percent of the area median income at the time
5 of enrollment.

6 “(C) WITHDRAWALS.—A covered family
7 shall be able to withdraw funds, including inter-
8 est earned, from an escrow account established
9 by an eligible entity under the pilot program—

10 “(i) after the covered family ceases to
11 receive welfare assistance; and

12 “(ii)(I) not earlier than the date that
13 is 5 years after the date on which the eligi-
14 ble entity establishes the escrow account
15 under this subsection;

16 “(II) not later than the date that is 7
17 years after the date on which the eligible
18 entity establishes the escrow account under
19 this subsection, if the covered family choos-
20 es to continue to participate in the pilot
21 program after the date that is 5 years
22 after the date on which the eligible entity
23 establishes the escrow account;

24 “(III) on the date the covered family
25 ceases to receive housing assistance under

1 section 8 or 9, if such date is earlier than
 2 5 years after the date on which the eligible
 3 entity establishes the escrow account;

4 “(IV) earlier than 5 years after the
 5 date on which the eligible entity establishes
 6 the escrow account, if the covered family is
 7 using the funds to advance a self-suffi-
 8 ciency goal as approved by the eligible enti-
 9 ty; or

10 “(V) under other circumstances in
 11 which the Secretary determines an exemp-
 12 tion for good cause is warranted.

13 “(D) INTERIM RECERTIFICATION.—For
 14 purposes of the pilot program, a covered family
 15 may recertify the income of the covered family
 16 multiple times per year, as determined by the
 17 Secretary, and not fewer than once per year.

18 “(E) CONTRACT OR PLAN.—A covered
 19 family is not required to complete a standard
 20 contract of participation or an individual train-
 21 ing and services plan in order to participate in
 22 the pilot program.

23 “(4) EFFECT OF INCREASES IN FAMILY IN-
 24 COME.—Any increase in the earned income of a cov-
 25 ered family during the enrollment of the family in

1 the pilot program may not be considered as income
 2 or a resource for purposes of eligibility of the family
 3 for other benefits, or amount of benefits payable to
 4 the family, under any program administered by the
 5 Secretary.

6 “(5) APPLICATION.—

7 “(A) IN GENERAL.—An eligible entity
 8 seeking to participate in the pilot program shall
 9 submit to the Secretary an application—

10 “(i) at such time, in such manner,
 11 and containing such information as the
 12 Secretary may require by notice; and

13 “(ii) that includes the number of pro-
 14 posed covered families to be served by the
 15 eligible entity under this subsection.

16 “(B) GEOGRAPHIC AND ENTITY VARI-
 17 ETY.—The Secretary shall ensure that eligible
 18 entities selected to participate in the pilot pro-
 19 gram—

20 “(i) are located across various States
 21 and in both urban and rural areas; and

22 “(ii) vary by size and type, including
 23 both public housing agencies and private
 24 owners of projects receiving project-based
 25 rental assistance under section 8.

1 “(6) NOTIFICATION AND OPT-OUT.—An eligible
2 entity participating in the pilot program shall—

3 “(A) notify covered families of their enroll-
4 ment in the pilot program;

5 “(B) provide covered families with a de-
6 tailed description of the pilot program, includ-
7 ing how the pilot program will impact their rent
8 and finances;

9 “(C) inform covered families that the fami-
10 lies cannot simultaneously participate in the
11 pilot program and the Family Self-Sufficiency
12 program under this section; and

13 “(D) provide covered families with the abil-
14 ity to elect not to participate in the pilot pro-
15 gram—

16 “(i) not less than 2 weeks before the
17 date on which the escrow account is estab-
18 lished under paragraph (3); and

19 “(ii) at any point during the duration
20 of the pilot program.

21 “(7) MAXIMUM RENTS.—During the term of
22 participation by a covered family in the pilot pro-
23 gram, the amount of rent paid by the covered family
24 shall be calculated under the rental provisions of sec-
25 tion 3 or 8(o), as applicable.

1 “(8) PILOT PROGRAM TIMELINE.—

2 “(A) AWARDS.—Not later than 18 months
3 after the date of enactment of this subsection,
4 the Secretary shall select the eligible entities to
5 participate in the pilot program.

6 “(B) ESTABLISHMENT AND TERM OF AC-
7 COUNTS.—An eligible entity selected to partici-
8 pate in the pilot program shall—

9 “(i) not later than 6 months after se-
10 lection, establish escrow accounts under
11 paragraph (3) for covered families; and

12 “(ii) maintain those escrow accounts
13 for not less than 5 years, or until the date
14 the family ceases to receive assistance
15 under section 8 or 9, and, at the discretion
16 of the covered family, not more than 7
17 years after the date on which the escrow
18 account is established.

19 “(9) NONPARTICIPATION AND HOUSING ASSIST-
20 ANCE.—

21 “(A) IN GENERAL.—Assistance under sec-
22 tion 8 or 9 for a family that elects not to par-
23 ticipate in the pilot program shall not be de-
24 layed or denied by reason of such election.

1 “(B) NO TERMINATION.—Housing assist-
2 ance may not be terminated as a consequence
3 of participating, or not participating, in the
4 pilot program under this subsection for any pe-
5 riod of time.

6 “(10) STUDY.—Not later than 8 years after the
7 date the Secretary selects eligible entities to partici-
8 pate in the pilot program under this subsection, the
9 Secretary shall conduct a study and submit to the
10 Committee on Banking, Housing, and Urban Affairs
11 of the Senate and the Committee on Financial Serv-
12 ices of the House of Representatives a report on out-
13 comes for covered families under the pilot program,
14 which shall evaluate the effectiveness of the pilot
15 program in assisting families to achieve economic
16 independence and self-sufficiency, and the impact
17 coaching and supportive services, or the lack thereof,
18 had on individual incomes.

19 “(11) WAIVERS.—To allow selected eligible en-
20 tities to effectively administer the pilot program and
21 make the required escrow account deposits under
22 this subsection, the Secretary may waive require-
23 ments under this section.

1 “(12) TERMINATION.—The pilot program under
2 this subsection shall terminate on the date that is 10
3 years after the date of enactment of this subsection.

4 “(13) AUTHORIZATION OF APPROPRIATIONS.—

5 “(A) IN GENERAL.—There is authorized to
6 be appropriated to the Secretary for fiscal year
7 2026 such sums as may be necessary—

8 “(i) for technical assistance related to
9 implementation of the pilot program; and

10 “(ii) to carry out an evaluation of the
11 pilot program under paragraph (10).

12 “(B) AVAILABILITY.—Any amounts appro-
13 priated under this subsection shall remain avail-
14 able until expended.”.

15 **SEC. 405. CHOICE IN AFFORDABLE HOUSING ACT.**

16 (a) SATISFACTION OF INSPECTION REQUIREMENTS
17 THROUGH PARTICIPATION IN OTHER HOUSING PRO-
18 GRAMS.—Section 8(o)(8) of the United States Housing
19 Act of 1937 (42 U.S.C. 1437f(o)(8)), as amended by sec-
20 tion 101(a) of the Housing Opportunity Through Mod-
21 ernization Act of 2016 (Public Law 114–201; 130 Stat.
22 783), is amended by adding at the end the following:

23 “(I) SATISFACTION OF INSPECTION RE-
24 QUIREMENTS THROUGH PARTICIPATION IN
25 OTHER HOUSING PROGRAMS.—

1 “(i) LOW-INCOME HOUSING TAX
2 CREDIT-FINANCED BUILDINGS.—A dwell-
3 ing unit shall be deemed to meet the in-
4 spection requirements under this para-
5 graph if—

6 “(I) the dwelling unit is in a
7 building, the acquisition, rehabilita-
8 tion, or construction of which was fi-
9 nanced by a person who received a
10 low-income housing tax credit under
11 section 42 of the Internal Revenue
12 Code of 1986 in exchange for that fi-
13 nancing;

14 “(II) the dwelling unit was phys-
15 ically inspected and passed inspection
16 as part of the low-income housing tax
17 credit program described in subclause
18 (I) during the preceding 12-month pe-
19 riod; and

20 “(III) the applicable public hous-
21 ing agency is able to obtain the re-
22 sults of the inspection described in
23 subclause (II).

24 “(ii) HOME INVESTMENT PARTNER-
25 SHIPS PROGRAM.—A dwelling shall be

1 deemed to meet the inspection require-
2 ments under this paragraph if—

3 “(I) the dwelling unit is assisted
4 under the HOME Investment Part-
5 nerships Program under title II of the
6 Cranston-Gonzalez National Afford-
7 able Housing Act (42 U.S.C. 12721 et
8 seq.);

9 “(II) the dwelling unit was phys-
10 ically inspected and passed inspection
11 as part of the program described in
12 subclause (I) during the preceding 12-
13 month period; and

14 “(III) the applicable public hous-
15 ing agency is able to obtain the re-
16 sults of the inspection described in
17 subclause (II).

18 “(iii) RURAL HOUSING SERVICE.—A
19 dwelling unit shall be deemed to meet the
20 inspection requirements under this para-
21 graph if—

22 “(I) the dwelling unit is assisted
23 by the Rural Housing Service of the
24 Department of Agriculture;

1 “(II) the dwelling unit was phys-
 2 ically inspected and passed inspection
 3 in connection with the assistance de-
 4 scribed in subclause (I) during the
 5 preceding 12-month period; and

6 “(III) the applicable public hous-
 7 ing agency is able to obtain the re-
 8 sults of the inspection described in
 9 subclause (II).

10 “(iv) REMOTE OR VIDEO INSPEC-
 11 TIONS.—When complying with inspection
 12 requirements for a housing unit located in
 13 a rural or small area using assistance
 14 under this subtitle, the Secretary may
 15 allow a grantee to conduct a remote or
 16 video inspection of a unit.

17 “(v) RULE OF CONSTRUCTION.—
 18 Nothing in clause (i), (ii), (iii), or (iv) shall
 19 be construed to affect the operation of a
 20 housing program described in, or author-
 21 ized under a provision of law described in,
 22 that clause.”.

23 (b) PRE-APPROVAL OF UNITS.—Section 8(o)(8)(A) of
 24 the United States Housing Act of 1937 (42 U.S.C.

1 1437f(o)(8)(A)) is amended by adding at the end the fol-
2 lowing:

3 “(iv) INITIAL INSPECTION PRIOR TO
4 LEASE AGREEMENT.—

5 “(I) DEFINITION.—In this
6 clause, the term ‘new landlord’ means
7 an owner of a dwelling unit who has
8 not previously entered into a housing
9 assistance payment contract with a
10 public housing agency under this sub-
11 section for any dwelling unit.

12 “(II) EARLY INSPECTION.—Upon
13 the request of a new landlord, a public
14 housing agency may inspect the dwell-
15 ing unit owned by the new landlord to
16 determine whether the unit meets the
17 housing quality standards under sub-
18 paragraph (B) before the unit is se-
19 lected by a tenant assisted under this
20 subsection.

21 “(III) EFFECT.—An inspection
22 conducted under subclause (II) that
23 determines that the dwelling unit
24 meets the housing quality standards
25 under subparagraph (B) shall satisfy

1 this subparagraph and subparagraph
 2 (C) if the new landlord enters into a
 3 lease agreement with a tenant assisted
 4 under this subsection not later than
 5 60 days after the date of the inspec-
 6 tion.

7 “(IV) INFORMATION WHEN FAM-
 8 ILY IS SELECTED.—When a public
 9 housing agency selects a family to
 10 participate in the tenant-based assist-
 11 ance program under this subsection,
 12 the public housing agency shall in-
 13 clude in the information provided to
 14 the family a list of dwelling units that
 15 have been inspected under subclause
 16 (II) and determined to meet the hous-
 17 ing quality standards under subpara-
 18 graph (B).”.

19 **TITLE V—PROGRAM REFORM**

20 **SEC. 501. REFORMING DISASTER RECOVERY ACT.**

21 (a) DEFINITIONS.—In this section:

22 (1) DEPARTMENT.—The term “Department”
 23 means the Department of Housing and Urban De-
 24 velopment.

1 (2) FUND.—The term “Fund” means the
2 Long-Term Disaster Recovery Fund established
3 under subsection (c).

4 (3) SECRETARY.—The term “Secretary” means
5 the Secretary of Housing and Urban Development.

6 (b) DUTIES OF THE DEPARTMENT OF HOUSING AND
7 URBAN DEVELOPMENT.—

8 (1) IN GENERAL.—The offices and officers of
9 the Department shall be responsible for—

10 (A) leading and coordinating the disaster-
11 related responsibilities of the Department under
12 the National Response Framework, the Na-
13 tional Disaster Recovery Framework, and the
14 National Mitigation Framework;

15 (B) coordinating and administering pro-
16 grams, policies, and activities of the Depart-
17 ment related to disaster relief, long-term recov-
18 ery, resiliency, and mitigation, including dis-
19 aster recovery assistance under title I of the
20 Housing and Community Development Act of
21 1974 (42 U.S.C. 5301 et seq.);

22 (C) supporting disaster-impacted commu-
23 nities as those communities specifically assess,
24 plan for, and address the housing stock and
25 housing needs in the transition from emergency

1 shelters and interim housing to permanent
2 housing of those displaced, especially among
3 vulnerable populations and extremely low-, low-
4 , and moderate-income households;

5 (D) collaborating with the Federal Emer-
6 gency Management Agency and the Small Busi-
7 ness Administration and across the Department
8 to align disaster-related regulations and poli-
9 cies, including incorporation of consensus-based
10 codes and standards and insurance purchase re-
11 quirements, and ensuring coordination and re-
12 ducing duplication among other Federal dis-
13 aster recovery programs;

14 (E) promoting best practices in mitigation
15 and resilient land use planning;

16 (F) coordinating technical assistance, in-
17 cluding mitigation, resiliency, and recovery
18 training and information on all relevant legal
19 and regulatory requirements, to entities that re-
20 ceive disaster recovery assistance under title I
21 of the Housing and Community Development
22 Act of 1974 (42 U.S.C. 5301 et seq.) that dem-
23 onstrate capacity constraints; and

24 (G) supporting State, Tribal, and local
25 governments in developing, coordinating, and

1 maintaining their capacity for disaster resilience
 2 and recovery and developing pre-disaster recovery
 3 and hazard mitigation plans, in coordination
 4 with the Federal Emergency Management
 5 Agency and other Federal agencies.

6 (2) ESTABLISHMENT OF THE OFFICE OF DIS-
 7 ASTER MANAGEMENT AND RESILIENCY.—Section 4
 8 of the Department of Housing and Urban Develop-
 9 ment Act (42 U.S.C. 3533) is amended by adding at
 10 the end the following:

11 “(i) OFFICE OF DISASTER MANAGEMENT AND RE-
 12 SILIENCY.—

13 “(1) ESTABLISHMENT.—There is established,
 14 in the Office of the Secretary, the Office of Disaster
 15 Management and Resiliency.

16 “(2) DUTIES.—The Office of Disaster Manage-
 17 ment and Resiliency shall—

18 “(A) be responsible for oversight and co-
 19 ordination of all departmental disaster pre-
 20 paredness and response responsibilities; and

21 “(B) coordinate with the Federal Emer-
 22 gency Management Agency, the Small Business
 23 Administration, and the Office of Community
 24 Planning and Development and other offices of
 25 the Department in supporting recovery and re-

1 silience activities to provide a comprehensive
2 approach in working with communities.”.

3 (c) LONG-TERM DISASTER RECOVERY FUND.—

4 (1) ESTABLISHMENT.—There is established in
5 the Treasury of the United States an account to be
6 known as the Long-Term Disaster Recovery Fund.

7 (2) DEPOSITS, TRANSFERS, AND CREDIT.—

8 (A) IN GENERAL.—The Fund shall consist
9 of amounts appropriated, transferred, and cred-
10 ited to the Fund.

11 (B) TRANSFERS.—The following may be
12 transferred to the Fund:

13 (i) Amounts made available through
14 section 106(c)(4) of the Housing and Com-
15 munity Development Act of 1974 (42
16 U.S.C. 5306(c)(4)) as a result of actions
17 taken under section 104(e), 111, or 124(j)
18 of such Act.

19 (ii) Any unobligated balances available
20 until expended remaining or subsequently
21 recaptured from amounts appropriated for
22 any disaster and related purposes under
23 the heading “Community Development
24 Fund” in any Act prior to the establish-
25 ment of the Fund.

1 (C) USE OF TRANSFERRED AMOUNTS.—
2 Amounts transferred to the Fund shall be used
3 for the eligible uses described in paragraph (3).

4 (3) ELIGIBLE USES OF FUND.—

5 (A) IN GENERAL.—Amounts in the Fund
6 shall be available—

7 (i) to provide assistance in the form of
8 grants under section 124 of the Housing
9 and Community Development Act of 1974,
10 as added by subsection (d); and

11 (ii) for activities of the Department
12 that support the provision of such assist-
13 ance, including necessary salaries and ex-
14 penses, information technology, and capac-
15 ity building, technical assistance, and pre-
16 disaster readiness.

17 (B) SET ASIDE.—Of each amount appro-
18 priated for or transferred to the Fund, 3 per-
19 cent shall be made available for activities de-
20 scribed in subparagraph (A)(ii), which shall be
21 in addition to other amounts made available for
22 those activities.

23 (C) TRANSFER OF FUNDS.—With respect
24 to amounts made available for use in accord-
25 ance with subparagraph (B)—

1 (i) amounts may be transferred to the
 2 account under the heading for “Program
 3 Offices—Salaries and Expenses—Commu-
 4 nity Planning and Development”, or any
 5 successor account, for the Department to
 6 carry out activities described in paragraph
 7 (1)(B); and

8 (ii) amounts may be used for the ac-
 9 tivities described in subparagraph (A)(ii)
 10 and for the administrative costs of admin-
 11 istering any funds appropriated to the De-
 12 partment under the heading “Community
 13 Planning and Development—Community
 14 Development Fund” for any major disaster
 15 declared under section 401 of the Robert
 16 T. Stafford Disaster Relief and Emergency
 17 Assistance Act (42 U.S.C. 5170) in any
 18 Act before the establishment of the Fund.

19 (D) INSPECTOR GENERAL.—

20 (i) IN GENERAL.—Not less than one-
 21 tenth of 1 percent of each series of awards
 22 the Secretary makes from the Fund shall
 23 be transferred to the account under the
 24 heading “Office of Inspector General” for
 25 the Department of Housing and Urban

1 Development to support audit activities
 2 and to investigate grantee noncompliance
 3 with program requirements and waste,
 4 fraud, and abuse as a result of appropria-
 5 tions made available through the Fund.

6 (ii) AVAILABILITY.—Funding under
 7 clause (i) shall not be made available to
 8 the Office of Inspector General until 90
 9 days after the date on which the grantee
 10 plan or supplemental plan for the grantee
 11 is approved by the Secretary under sub-
 12 section (e) or (f)(3)(C) of section 124 of
 13 the Housing and Community Development
 14 Act of 1974, as added by subsection (d), is
 15 approved by the Secretary.

16 (4) INTERCHANGEABILITY OF PRIOR ADMINIS-
 17 TRATIVE AMOUNTS.—Any amounts appropriated in
 18 any Act prior to the establishment of the Fund and
 19 transferred to the account under the heading “Pro-
 20 gram Offices—Salaries and Expenses—Community
 21 Planning and Development”, or any predecessor ac-
 22 count, for the Department for the costs of admin-
 23 istering funds appropriated to the Department under
 24 the heading “Community Planning and Develop-
 25 ment—Community Development Fund” for any

1 major disaster declared under section 401 of the
2 Robert T. Stafford Disaster Relief and Emergency
3 Assistance Act (42 U.S.C. 5170) shall be available
4 for the costs of administering any such funds pro-
5 vided by any prior or future Act, notwithstanding
6 the purposes for which those amounts were appro-
7 priated and in addition to any amount provided for
8 the same purposes in other appropriations Acts.

9 (5) AVAILABILITY OF AMOUNTS.—Amounts ap-
10 propriated, transferred, and credited to the Fund
11 shall remain available until expended.

12 (6) FORMULA ALLOCATION.—Use of amounts
13 in the Fund for grants shall be made by formula al-
14 location in accordance with the requirements of sec-
15 tion 124(a) of the Housing and Community Develop-
16 ment Act of 1974, as added by subsection (d).

17 (7) AUTHORIZATION OF APPROPRIATIONS.—
18 There are authorized to be appropriated to the Fund
19 such sums as may be necessary to respond to cur-
20 rent or future major disasters declared under section
21 401 of the Robert T. Stafford Disaster Relief and
22 Emergency Assistance Act (42 U.S.C. 5179) for
23 grants under section 124 of the Housing and Com-
24 munity Development Act of 1974, as added by sub-
25 section (d).

1 (d) ESTABLISHMENT OF CDBG DISASTER RECOV-
 2 ERY PROGRAM.—Title I of the Housing and Community
 3 Development Act of 1974 (42 U.S.C. 5301 et seq.), as
 4 amended by this Act, is amended—

5 (1) in section 102(a) (42 U.S.C. 5302(a))—

6 (A) in paragraph (20)—

7 (i) by redesignating subparagraph (B)
 8 as subparagraph (C);

9 (ii) in subparagraph (C), as so reded-
 10 icated, by inserting “or (B)” after “sub-
 11 paragraph (A)”;

12 (iii) by inserting after subparagraph
 13 (A) the following:

14 “(B) The term ‘persons of extremely low in-
 15 come’ means families and individuals whose income
 16 levels do not exceed household income levels deter-
 17 mined by the Secretary under section 3(b)(2) of the
 18 United States Housing Act of 1937 (42 U.S.C.
 19 1437a(b)(2)(C)), except that the Secretary may pro-
 20 vide alternative definitions for the Commonwealth of
 21 Puerto Rico, Guam, the Commonwealth of the
 22 Northern Mariana Islands, the United States Virgin
 23 Islands, and American Samoa.”;

24 (B) by adding at the end the following:

1 “(25) The term ‘major disaster’ has the mean-
 2 ing given the term in section 102 of the Robert T.
 3 Stafford Disaster Relief and Emergency Assistance
 4 Act (42 U.S.C. 5122).”;

5 (2) in section 106(c)(4) (42 U.S.C.
 6 5306(c)(4))—

7 (A) in subparagraph (A)—

8 (i) by striking “declared by the Presi-
 9 dent under the Robert T. Stafford Disaster
 10 Relief and Emergency Assistance Act”;

11 (ii) inserting “States for use in non-
 12 entitlement areas and to” before “metro-
 13 politan cities”; and

14 (iii) inserting “major” after “affected
 15 by the”;

16 (B) in subparagraph (C)—

17 (i) by striking “metropolitan city or”
 18 and inserting “State, metropolitan city,
 19 or”;

20 (ii) by striking “city or county” and
 21 inserting “State, city, or county”; and

22 (iii) by inserting “major” before “dis-
 23 aster”;

1 (C) in subparagraph (D), by striking “metropolitan cities and” and inserting “States, metropolitan cities, and”;

2 (D) in subparagraph (F)—

3 (i) by striking “metropolitan city or” and inserting “State, metropolitan city, or”; and

4 (ii) by inserting “major” before “disaster”; and

5 (E) in subparagraph (G), by striking “metropolitan city or” and inserting “State, metropolitan city, or”;

6 (3) in section 122 (42 U.S.C. 5321), by striking “disaster under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act” and inserting “major disaster”; and

7 (4) by adding at the end the following:

8 **“SEC. 124. COMMUNITY DEVELOPMENT BLOCK GRANT DIS-**

9 **ASTER RECOVERY PROGRAM.**

10 **“(a) AUTHORIZATION, FORMULA, AND ALLOCA-**
11 **TION.—**

12 **“(1) AUTHORIZATION.—**The Secretary is authorized to make community development block grant disaster recovery grants from the Long-Term Disaster Recovery Fund established under section

1 501(c) of the Renewing Opportunity in the Amer-
2 ican Dream to Housing Act of 2025 (hereinafter re-
3 ferred to as the ‘Fund’) for necessary expenses for
4 activities authorized under subsection (f)(1) related
5 to disaster relief, long-term recovery, restoration of
6 housing and infrastructure, economic revitalization,
7 and mitigation in the most impacted and distressed
8 areas resulting from a catastrophic major disaster.

9 “(2) GRANT AWARDS.—Grants shall be awarded
10 under this section to States, units of general local
11 government, and Indian tribes based on capacity and
12 the concentration of damage, as determined by the
13 Secretary, to support the efficient and effective ad-
14 ministration of funds.

15 “(3) SECTION 106 ALLOCATIONS.—Grants
16 under this section shall not be considered relevant to
17 the formula allocations made pursuant to section
18 106.

19 “(4) FEDERAL REGISTER NOTICE.—

20 “(A) IN GENERAL.—Not later than 30
21 days after the date of enactment of this section,
22 the Secretary shall issue a notice in the Federal
23 Register containing the latest formula allocation
24 methodologies used to determine the total esti-
25 mate of unmet needs related to housing, eco-

1 nomic revitalization, and infrastructure in the
2 most impacted and distressed areas resulting
3 from a catastrophic major disaster.

4 “(B) PUBLIC COMMENT.—If the Secretary
5 has not already requested public comment on
6 the formula described in the notice required by
7 subparagraph (A), the Secretary shall solicit
8 public comments on—

9 “(i) the methodologies described in
10 subparagraph (A) and seek alternative
11 methods for formula allocation within a
12 similar total amount of funding;

13 “(ii) the impact of formula methodolo-
14 gies on rural areas and Tribal areas;

15 “(iii) adjustments to improve tar-
16 geting to the most serious needs;

17 “(iv) objective criteria for grantee ca-
18 pacity and concentration of damage to in-
19 form grantee determinations and minimum
20 allocation thresholds; and

21 “(v) research and data to inform an
22 additional amount to be provided for miti-
23 gation depending on type of disaster, which
24 shall be up to 18 percent of the total esti-
25 mate of unmet needs.

1 “(5) REGULATIONS.—

2 “(A) IN GENERAL.—The Secretary shall,
3 by regulation, establish a formula to allocate as-
4 sistance from the Fund to the most impacted
5 and distressed areas resulting from a cata-
6 strophic major disaster.

7 “(B) FORMULA REQUIREMENTS.—The for-
8 mula established under subparagraph (A)
9 shall—

10 “(i) set forth criteria to determine
11 that a major disaster is catastrophic, which
12 criteria shall consider the presence of a
13 high concentration of damaged housing or
14 businesses that individual, State, Tribal,
15 and local resources could not reasonably be
16 expected to address without additional
17 Federal assistance or other nationally en-
18 compassing data that the Secretary deter-
19 mines are adequate to assess relative im-
20 pact and distress across geographic areas;

21 “(ii) include a methodology for identi-
22 fying most impacted and distressed areas,
23 which shall consider unmet serious needs
24 related to housing, economic revitalization,
25 and infrastructure;

1 “(iii) include an allocation calculation
2 that considers the unmet serious needs re-
3 sulting from the catastrophic major dis-
4 aster and an additional amount up to 18
5 percent for activities to reduce risks of loss
6 resulting from other natural disasters in
7 the most impacted and distressed area, pri-
8 marily for the benefit of low- and mod-
9 erate-income persons, with particular focus
10 on activities that reduce repetitive loss of
11 property and critical infrastructure; and

12 “(iv) establish objective criteria for
13 periodic review and updates to the formula
14 to reflect changes in available data.

15 “(C) MINIMUM ALLOCATION THRESH-
16 OLD.—The Secretary shall, by regulation, es-
17 tablish a minimum allocation threshold.

18 “(D) INTERIM ALLOCATION.—Until such
19 time that the Secretary issues final regulations
20 under this paragraph, the Secretary shall—

21 “(i) allocate assistance from the Fund
22 using the formula allocation methodology
23 published in accordance with paragraph
24 (4); and

1 “(ii) include an additional amount for
2 mitigation of up to 18 percent of the total
3 estimate of unmet need.

4 “(6) ALLOCATION OF FUNDS.—

5 “(A) IN GENERAL.—The Secretary shall—

6 “(i) except as provided in clause (ii),
7 not later than 90 days after the President
8 declares a major disaster, use best avail-
9 able data to determine whether the major
10 disaster is catastrophic and qualifies for
11 assistance under the formula described in
12 paragraph (4) or (5), unless data is insuf-
13 ficient to make this determination; and

14 “(ii) if the best available data is insuf-
15 ficient to make the determination required
16 under clause (i) within the 90-day period
17 described in that clause, the Secretary
18 shall determine whether the major disaster
19 qualifies when sufficient data becomes
20 available, but in no case shall the Sec-
21 retary make the determination later than
22 120 days after the declaration of the major
23 disaster.

24 “(B) ANNOUNCEMENT OF ALLOCATION.—

25 If amounts are available in the Fund at the

1 time the Secretary determines that the major
2 disaster is catastrophic and qualifies for assist-
3 ance under the formula described in paragraph
4 (4) or (5), the Secretary shall immediately an-
5 nounce an allocation for a grant under this sec-
6 tion.

7 “(C) ADDITIONAL AMOUNTS.—If addi-
8 tional amounts are appropriated to the Fund
9 after amounts are allocated under subpara-
10 graph (B), the Secretary shall announce an al-
11 location or additional allocation (if a prior allo-
12 cation under subparagraph (B) was less than
13 the formula calculation) within 15 days of any
14 such appropriation.

15 “(7) PRELIMINARY FUNDING.—

16 “(A) IN GENERAL.—To speed recovery, the
17 Secretary is authorized to allocate and award
18 preliminary grants from the Fund before mak-
19 ing a determination under paragraph (6)(A) if
20 the Secretary projects, based on a preliminary
21 assessment of impact and distress, that a major
22 disaster is catastrophic and would likely qualify
23 for funding under the formula described in
24 paragraph (4) or (5).

25 “(B) AMOUNT.—

1 “(i) MAXIMUM.—The Secretary may
2 award preliminary funding under subpara-
3 graph (A) in an amount that is not more
4 than \$5,000,000.

5 “(ii) SLIDING SCALE.—The Secretary
6 shall, by regulation, establish a sliding
7 scale for preliminary funding awarded
8 under subparagraph (A) based on the size
9 of the preliminary assessment of impact
10 and distress.

11 “(C) USE OF FUNDS.—The uses of pre-
12 liminary funding awarded under subparagraph
13 (A) shall be limited to eligible activities that—

14 “(i) in the determination of the Sec-
15 retary, will support faster recovery, im-
16 prove the ability of the grantee to assess
17 unmet recovery needs, plan for the preven-
18 tion of improper payments, and reduce
19 fraud, waste, and abuse; and

20 “(ii) may include evaluating the in-
21 terim housing, permanent housing, and
22 supportive service needs of the disaster im-
23 pacted community, with special attention
24 to vulnerable populations, such as homeless
25 and low- to moderate-income households,

1 to inform the grantee action plan required
2 under subsection (c).

3 “(D) CONSIDERATION OF FUNDING.—Pre-
4 liminary funding awarded under subparagraph
5 (A)—

6 “(i) is not subject to the certification
7 requirements of subsection (h)(1); and

8 “(ii) shall not be considered when cal-
9 culating the amount of the grant used for
10 administrative costs, technical assistance,
11 and planning activities that are subject to
12 the requirements under subsection (f)(2).

13 “(E) WAIVER.—To expedite the use of
14 preliminary funding for activities described in
15 this paragraph, the Secretary may waive or
16 specify alternative requirements to the require-
17 ments of this section in accordance with sub-
18 section (i).

19 “(F) AMENDED AWARD.—

20 “(i) IN GENERAL.—An award for pre-
21 liminary funding under subparagraph (A)
22 may be amended to add any subsequent
23 amount awarded because of a determina-
24 tion by the Secretary that a major disaster

1 is catastrophic and qualifies for assistance
2 under the formula.

3 “(ii) APPLICABILITY.—Notwith-
4 standing subparagraph (D), amounts pro-
5 vided by an amendment under clause (i)
6 are subject to the requirements under sub-
7 sections (f)(1) and (h)(1) and other re-
8 quirements on grant funds under this sec-
9 tion.

10 “(G) TECHNICAL ASSISTANCE.—Concur-
11 rent with the allocation of any preliminary
12 funding awarded under this paragraph, the Sec-
13 retary shall assign or provide technical assist-
14 ance to the recipient of the grant.

15 “(b) INTERCHANGEABILITY.—

16 “(1) IN GENERAL.—The Secretary is authorized
17 to approve the use of grants under this section to be
18 used interchangeably and without limitation for the
19 same activities in the most impacted and distressed
20 areas resulting from a declaration of another cata-
21 strophic major disaster that qualifies for assistance
22 under the formula established under paragraph (4)
23 or (5) of subsection (a) or a major disaster for
24 which the Secretary allocated funds made available

1 under the heading ‘Community Development Fund’
2 in any Act prior to the establishment of the Fund.

3 “(2) REQUIREMENTS.—The Secretary shall es-
4 tablish requirements to expedite the use of grants
5 under this section for the purpose described in para-
6 graph (1).

7 “(3) EMERGENCY DESIGNATION.—Amounts
8 repurposed pursuant to this subsection that were
9 previously designated by Congress as an emergency
10 requirement pursuant to the Balanced Budget and
11 Emergency Deficit Control Act of 1985 or a concur-
12 rent resolution on the budget are designated by the
13 Congress as being for an emergency requirement
14 pursuant to section 4001(a)(1) of S. Con. Res. 14
15 (117th Congress), the concurrent resolution on the
16 budget for fiscal year 2022, and to legislation estab-
17 lishing fiscal year 2026 budget enforcement in the
18 House of Representatives.

19 “(c) GRANTEE PLANS.—

20 “(1) REQUIREMENT.—Not later than 90 days
21 after the date on which the Secretary announces a
22 grant allocation under this section, unless an exten-
23 sion is granted by the Secretary, the grantee shall
24 submit to the Secretary a plan for approval describ-
25 ing—

1 “(A) the activities the grantee will carry
2 out with the grant under this section;

3 “(B) the criteria of the grantee for award-
4 ing assistance and selecting activities;

5 “(C) how the use of the grant under this
6 section will address disaster relief, long-term re-
7 covery, restoration of housing and infrastruc-
8 ture, economic revitalization, and mitigation in
9 the most impacted and distressed areas;

10 “(D) how the use of the grant funds for
11 mitigation is consistent with hazard mitigation
12 plans submitted to the Federal Emergency
13 Management Agency under section 322 of the
14 Robert T. Stafford Disaster Relief and Emer-
15 gency Assistance Act (42 U.S.C. 5165);

16 “(E) the estimated amount proposed to be
17 used for activities that will benefit persons of
18 low and moderate income;

19 “(F) how the use of grant funds will repair
20 and replace existing housing stock for vulner-
21 able populations, including low- to moderate-in-
22 come households;

23 “(G) how the grantee will address the pri-
24 orities described in paragraph (5);

1 “(H) how uses of funds are proportional to
2 unmet needs, as required under paragraph (6);

3 “(I) for State grantees that plan to dis-
4 tribute grant amounts to units of general local
5 government, a description of the method of dis-
6 tribution; and

7 “(J) such other information as may be de-
8 termined by the Secretary in regulation.

9 “(2) PUBLIC CONSULTATION.—To permit pub-
10 lic examination and appraisal of the plan described
11 in paragraph (1), to enhance the public account-
12 ability of grantee, and to facilitate coordination of
13 activities with different levels of government, when
14 developing the plan or substantial amendments pro-
15 posed to the plan required under paragraph (1), a
16 grantee shall—

17 “(A) publish the plan before adoption;

18 “(B) provide citizens, affected units of
19 general local government, and other interested
20 parties with reasonable notice of, and oppor-
21 tunity to comment on, the plan, with a public
22 comment period of not less than 14 days;

23 “(C) consider comments received before
24 submission to the Secretary;

1 “(D) follow a citizen participation plan for
2 disaster assistance adopted by the grantee that,
3 at a minimum, provides for participation of
4 residents of the most impacted and distressed
5 area affected by the major disaster that re-
6 sulted in the grant under this section and other
7 considerations established by the Secretary; and

8 “(E) undertake any consultation with in-
9 terested parties as may be determined by the
10 Secretary in regulation.

11 “(3) APPROVAL.—The Secretary shall—

12 “(A) by regulation, specify criteria for the
13 approval, partial approval, or disapproval of a
14 plan submitted under paragraph (1), including
15 approval of substantial amendments to the
16 plan;

17 “(B) review a plan submitted under para-
18 graph (1) upon receipt of the plan;

19 “(C) allow a grantee to revise and resub-
20 mit a plan or substantial amendment to a plan
21 under paragraph (1) that the Secretary dis-
22 approves;

23 “(D) by regulation, specify criteria for
24 when the grantee shall be required to provide
25 the required revisions to a disapproved plan or

1 substantial amendment under paragraph (1) for
 2 public comment prior to resubmission of the
 3 plan or substantial amendment to the Sec-
 4 retary; and

5 “(E) approve, partially approve, or dis-
 6 approve a plan or substantial amendment under
 7 paragraph (1) not later than 60 days after the
 8 date on which the plan or substantial amend-
 9 ment is received by the Secretary.

10 “(4) LOW- AND MODERATE-INCOME OVERALL
 11 BENEFIT.—

12 “(A) USE OF FUNDS.—Not less than 70
 13 percent of a grant made under this section shall
 14 be used for activities that benefit persons of low
 15 and moderate income unless the Secretary—

16 “(i) specifically finds that—

17 “(I) there is compelling need to
 18 reduce the percentage for the grant;
 19 and

20 “(II) the housing needs of low-
 21 and moderate-income persons have
 22 been addressed; and

23 “(ii) issues a waiver and alternative
 24 requirement specific to the grant pursuant
 25 to subsection (i) to lower the percentage.

1 “(B) REGULATIONS.—The Secretary shall,
2 by regulation, establish protocols that reflect
3 the required use of funds under subparagraph
4 (A), including persons with extremely and very
5 low incomes.

6 “(5) PRIORITIZATION.—The grantee shall
7 prioritize activities that—

8 “(A) assist persons with extremely low-,
9 low-, and moderate-incomes and other vulner-
10 able populations to better recover from and
11 withstand future disasters;

12 “(B) address housing needs arising from a
13 disaster, or those needs present prior to a dis-
14 aster, including the needs of both renters and
15 homeowners;

16 “(C) prolong the life of housing and infra-
17 structure;

18 “(D) use cost-effective means of preventing
19 harm to people and property and incorporate
20 protective features and redundancies; and

21 “(E) other measures that will assure the
22 continuation of critical services during future
23 disasters.

24 “(6) PROPORTIONAL ALLOCATION.—For each
25 specific disaster, a grantee under this section shall

1 allocate grant funds proportional to unmet needs be-
 2 tween housing activities for renters and homeowners,
 3 economic revitalization, and infrastructure unless the
 4 Secretary specifically finds that—

5 “(A) there is a compelling need for a dis-
 6 proportional allocation among those unmet
 7 needs; and

8 “(B) the disproportional allocation de-
 9 scribed in subparagraph (A) is not inconsistent
 10 with the requirements under paragraph (4).

11 “(7) DISASTER RISK MITIGATION.—

12 “(A) DEFINITION.—In this paragraph, the
 13 term ‘hazard-prone areas’—

14 “(i) means areas identified by the
 15 Secretary, in consultation with the Admin-
 16 istrator of the Federal Emergency Man-
 17 agement Agency, at risk from natural haz-
 18 ards that threaten property damage or
 19 health, safety, and welfare, such as floods,
 20 wildfires (including Wildland-Urban Inter-
 21 face areas), earthquakes, lava inundation,
 22 tornados, and high winds; and

23 “(ii) includes areas having special
 24 flood hazards as identified under the Flood
 25 Disaster Protection Act of 1973 (42

1 U.S.C. 4002 et seq.) or the National Flood
2 Insurance Act of 1968 (42 U.S.C. 4001 et
3 seq.).

4 “(B) HAZARD-PRONE AREAS.—The Sec-
5 retary, in consultation with the Administrator
6 of the Federal Emergency Management Agency,
7 shall establish minimum construction standards,
8 insurance purchase requirements, and other re-
9 quirements for the use of grant funds in haz-
10 ard-prone areas.

11 “(C) SPECIAL FLOOD HAZARDS.—

12 “(i) IN GENERAL.—For the areas de-
13 scribed in subparagraph (A)(ii), the insur-
14 ance purchase requirements established
15 under subparagraph (B) shall meet or ex-
16 ceed the requirements under section 102(a)
17 of the Flood Disaster Protection Act of
18 1973 (42 U.S.C. 4012a(a)).

19 “(ii) TREATMENT AS FINANCIAL AS-
20 SISTANCE.—All grants under this section
21 shall be treated as financial assistance for
22 purposes of section 3(a)(3) of the Flood
23 Disaster Protection Act of 1973 (42
24 U.S.C. 4003(a)(3)).

1 “(D) CONSIDERATION OF FUTURE
2 RISKS.—The Secretary may consider future
3 risks to protecting property and health, safety,
4 and general welfare, and the likelihood of those
5 risks, when making the determination of or
6 modification to hazard-prone areas under this
7 paragraph.

8 “(8) RELOCATION.—

9 “(A) IN GENERAL.—The Uniform Reloca-
10 tion Assistance and Real Property Acquisition
11 Policies Act of 1970 (42 U.S.C. 4601 et seq.)
12 shall apply to activities assisted under this sec-
13 tion to the extent determined by the Secretary
14 in regulation, or as provided in waivers or alter-
15 native requirements authorized in accordance
16 with subsection (i).

17 “(B) POLICY.—Each grantee under this
18 section shall establish a relocation assistance
19 policy that—

20 “(i) minimizes displacement and de-
21 scribes the benefits available to persons
22 displaced as a direct result of acquisition,
23 rehabilitation, or demolition in connection
24 with an activity that is assisted by a grant
25 under this section; and

1 “(ii) includes any appeal rights or
2 other requirements that the Secretary es-
3 tablishes by regulation.

4 “(d) CERTIFICATIONS.—Any grant under this section
5 shall be made only if the grantee certifies to the satisfac-
6 tion of the Secretary that—

7 “(1) the grantee is in full compliance with the
8 requirements under subsection (c)(2);

9 “(2) for grants other than grants to Indian
10 tribes, the grant will be conducted and administered
11 in conformity with the Civil Rights Act of 1964 (42
12 U.S.C. 2000a et seq.) and the Fair Housing Act (42
13 U.S.C. 3601 et seq.);

14 “(3) the projected use of funds has been devel-
15 oped so as to give maximum feasible priority to ac-
16 tivities that will benefit recipients described in sub-
17 section (c)(4)(A) and activities described in sub-
18 section (c)(5), and may also include activities that
19 are designed to aid in the prevention or elimination
20 of slum and blight to support disaster recovery, meet
21 other community development needs having a par-
22 ticular urgency because existing conditions pose a
23 serious and immediate threat to the health or wel-
24 fare of the community where other financial re-
25 sources are not available to meet such needs, and al-

1 leviate future threats to human populations, critical
2 natural resources, and property that an analysis of
3 hazards shows are likely to result from natural dis-
4 asters in the future;

5 “(4) the grant funds shall principally benefit
6 persons of low- and moderate-income as described in
7 subsection (c)(4)(A);

8 “(5) for grants other than grants to Indian
9 tribes, within 24 months of receiving a grant or at
10 the time of its 3- or 5-year update, whichever is
11 sooner, the grantee will review and make modifica-
12 tions to its non-disaster housing and community de-
13 velopment plans and strategies required by sub-
14 sections (c) and (m) of section 104 to reflect the dis-
15 aster recovery needs identified by the grantee and
16 consistency with the plan under subsection (c)(1);

17 “(6) the grantee will not attempt to recover any
18 capital costs of public improvements assisted in
19 whole or part under this section by assessing any
20 amount against properties owned and occupied by
21 persons of low and moderate income, including any
22 fee charged or assessment made as a condition of
23 obtaining access to such public improvements, un-
24 less—

1 “(A) funds received under this section are
 2 used to pay the proportion of such fee or as-
 3 sessment that relates to the capital costs of
 4 such public improvements that are financed
 5 from revenue sources other than under this
 6 chapter; or

7 “(B) for purposes of assessing any amount
 8 against properties owned and occupied by per-
 9 sons of moderate income, the grantee certifies
 10 to the Secretary that the grantee lacks suffi-
 11 cient funds received under this section to com-
 12 ply with the requirements of subparagraph (A);

13 “(7) the grantee will comply with the other pro-
 14 visions of this title that apply to assistance under
 15 this section and with other applicable laws;

16 “(8) the grantee will follow a relocation assist-
 17 ance policy that includes any minimum requirements
 18 identified by the Secretary; and

19 “(9) the grantee will adhere to construction
 20 standards, insurance purchase requirements, and
 21 other requirements for development in hazard-prone
 22 areas described in subsection (c)(7).

23 “(e) PERFORMANCE REVIEWS AND REPORTING.—

24 “(1) IN GENERAL.—The Secretary shall, on not
 25 less frequently than an annual basis until the close-

1 out of a particular grant allocation, make such re-
 2 views and audits as may be necessary or appropriate
 3 to determine whether a grantee under this section
 4 has—

5 “(A) carried out activities using grant
 6 funds in a timely manner;

7 “(B) met the performance targets estab-
 8 lished by paragraph (2);

9 “(C) carried out activities using grant
 10 funds in accordance with the requirements of
 11 this section, the other provisions of this title
 12 that apply to assistance under this section, and
 13 other applicable laws; and

14 “(D) a continuing capacity to carry out ac-
 15 tivities in a timely manner.

16 “(2) PERFORMANCE TARGETS.—The Secretary
 17 shall develop and make publicly available critical
 18 performance targets for review, which shall include
 19 spending thresholds for each year from the date on
 20 which funds are obligated by the Secretary to the
 21 grantee until such time all funds have been ex-
 22 pended.

23 “(3) FAILURE TO MEET TARGETS.—

24 “(A) SUSPENSION.—If a grantee under
 25 this section fails to meet 1 or more critical per-

1 performance targets under paragraph (2), the Sec-
 2 retary may temporarily suspend the grant.

3 “(B) PERFORMANCE IMPROVEMENT
 4 PLAN.—If the Secretary suspends a grant
 5 under subparagraph (A), the Secretary shall
 6 provide to the grantee a performance improve-
 7 ment plan with the specific requirements needed
 8 to lift the suspension within a defined time pe-
 9 riod.

10 “(C) REPORT.—If a grantee fails to meet
 11 the spending thresholds established under para-
 12 graph (2), the grantee shall submit to the Sec-
 13 retary, the appropriate committees of Congress,
 14 and each member of Congress who represents a
 15 district or State of the grantee a written report
 16 identifying technical capacity, funding, or other
 17 Federal or State impediments affecting the abil-
 18 ity of the grantee to meet the spending thresh-
 19 olds.

20 “(4) COLLECTION OF INFORMATION AND RE-
 21 PORTING.—

22 “(A) REQUIREMENT TO REPORT.—A
 23 grantee under this section shall provide to the
 24 Secretary such information as the Secretary

1 may determine necessary for adequate oversight
2 of the grant program under this section.

3 “(B) PUBLIC AVAILABILITY.—Subject to
4 subparagraph (D), the Secretary shall make in-
5 formation submitted under subparagraph (A)
6 available to the public and to the Inspector
7 General for the Department of Housing and
8 Urban Development.

9 “(C) SUMMARY STATUS REPORTS.—To in-
10 crease transparency and accountability of the
11 grant program under this section the Secretary
12 shall, on not less frequently than an annual
13 basis, post on a public facing dashboard sum-
14 mary status reports for all active grants under
15 this section that includes—

16 “(i) the status of funds by activity;

17 “(ii) the percentages of funds allo-
18 cated and expended to benefit low- and
19 moderate-income communities;

20 “(iii) performance targets, spending
21 thresholds, and accomplishments; and

22 “(iv) other information the Secretary
23 determines to be relevant for transparency.

24 “(D) CONSIDERATIONS.—In carrying out
25 this paragraph, the Secretary shall take such

1 actions as may be necessary to ensure that per-
 2 sonally identifiable information regarding appli-
 3 cants for assistance provided from funds made
 4 available under this section is not made publicly
 5 available.

6 “(E) RESEARCH PARTNERSHIPS.—

7 “(i) IN GENERAL.—The Secretary
 8 may, upon a formal request from research-
 9 ers, make disaggregated information avail-
 10 able to the requestor that is specific and
 11 relevant to the research being conducted,
 12 and for the purposes of researching pro-
 13 gram impact and efficacy.

14 “(ii) PRIVACY PROTECTIONS.—In
 15 making information available under clause
 16 (i), the Secretary shall protect personally
 17 identifiable information as required under
 18 section 552a of title 5, United States Code
 19 (commonly known as the ‘Privacy Act of
 20 1974’).

21 “(f) ELIGIBLE ACTIVITIES.—

22 “(1) IN GENERAL.—Activities assisted under
 23 this section—

24 “(A) may include activities permitted
 25 under section 105 or other activities permitted

1 by the Secretary by waiver or alternative re-
2 quirement pursuant to subsection (i); and

3 “(B) shall be related to disaster relief,
4 long-term recovery, restoration of housing and
5 infrastructure, economic revitalization, and
6 mitigation in the most impacted and distressed
7 areas resulting from the major disaster for
8 which the grant was awarded.

9 “(2) PROHIBITION.—Grant funds under this
10 section may not be used for costs reimbursable by,
11 or for which funds have been made available by, the
12 Federal Emergency Management Agency, or the
13 United States Army Corps of Engineers.

14 “(3) ADMINISTRATIVE COSTS, TECHNICAL AS-
15 SISTANCE AND PLANNING.—

16 “(A) IN GENERAL.—The Secretary shall
17 establish in regulation the maximum grant
18 amounts a grantee may use for administrative
19 costs, technical assistance and planning activi-
20 ties, taking into consideration size of grant,
21 complexity of recovery, and other factors as de-
22 termined by the Secretary, but not to exceed 8
23 percent for administration and 20 percent in
24 total.

1 “(B) AVAILABILITY.—Amounts available
2 for administrative costs for a grant under this
3 section shall be available for eligible administra-
4 tive costs of the grantee for any grant made
5 under this section, without regard to a par-
6 ticular disaster.

7 “(C) SUPPLEMENTAL PLAN.—

8 “(i) IN GENERAL.—Grantees may
9 submit to the Secretary an optional supple-
10 mental plan to the grantee plan required
11 under this title specifically for administra-
12 tive costs, which shall include a description
13 of the use of all grant funds for adminis-
14 trative costs, including for any eligible pre-
15 award program administrative costs, and
16 how such uses will prepare the grantee to
17 more effectively and expeditiously admin-
18 ister funds provided under the full plan.

19 “(ii) USE OF FUNDS.—If a supple-
20 mental plan is approved under clause (i), a
21 grantee may draw down the aforemen-
22 tioned administrative funds before the full
23 grantee plan is approved.

24 “(iii) WAIVERS.—In carrying out this
25 subparagraph, the Secretary may include

1 any waivers or alternative requirements in
2 accordance with subsection (i).

3 “(4) PROGRAM INCOME.—Notwithstanding any
4 other provision of law, any grantee under this sec-
5 tion may retain program income that is realized
6 from grants made by the Secretary under this sec-
7 tion if the grantee agrees that the grantee will uti-
8 lize the program income in accordance with the re-
9 quirements for grants under this section, except that
10 the Secretary may—

11 “(A) by regulation, exclude from consider-
12 ation as program income any amounts deter-
13 mined to be so small that compliance with this
14 paragraph creates an unreasonable administra-
15 tive burden on the grantee; or

16 “(B) permit the grantee to transfer re-
17 maining program income to the other grants of
18 the grantee under this title upon closeout of the
19 grant.

20 “(5) PROHIBITION ON USE OF ASSISTANCE FOR
21 EMPLOYMENT RELOCATION ACTIVITIES.—

22 “(A) IN GENERAL.—Grants under this sec-
23 tion may not be used to assist directly in the
24 relocation of any industrial or commercial plant,
25 facility, or operation, from one area to another

1 area, if the relocation is likely to result in a sig-
2 nificant loss of employment in the labor market
3 area from which the relocation occurs.

4 “(B) APPLICABILITY.—The prohibition
5 under subparagraph (A) shall not apply to a
6 business that was operating in the disaster-de-
7 clared labor market area before the incident
8 date of the applicable disaster and has since
9 moved, in whole or in part, from the affected
10 area to another State or to a labor market area
11 within the same State to continue business.

12 “(6) REQUIREMENTS.—Grants under this sec-
13 tion are subject to the requirements of this section,
14 the other provisions of this title that apply to assist-
15 ance under this section, and other applicable laws,
16 unless modified by waivers or alternative require-
17 ments in accordance with subsection (i).

18 “(g) ENVIRONMENTAL REVIEW.—

19 “(1) ADOPTION.—A recipient of funds provided
20 under this section that uses the funds to supplement
21 Federal assistance provided under section 203, 402,
22 403, 404, 406, 407, 408(c)(4), 428, or 502 of the
23 Robert T. Stafford Disaster Relief and Emergency
24 Assistance Act (42 U.S.C. 5170a, 5170b, 5170c,
25 5172, 5173, 5174(c)(4), 5189f, 5192) may adopt,

1 without review or public comment, any environ-
2 mental review, approval, or permit performed by a
3 Federal agency, and such adoption shall satisfy the
4 responsibilities of the recipient with respect to such
5 environmental review, approval, or permit under sec-
6 tion 104(g)(1), so long as the actions covered by the
7 existing environmental review, approval, or permit
8 and the actions proposed for these supplemental
9 funds are substantially the same.

10 “(2) APPROVAL OF RELEASE OF FUNDS.—Not-
11 withstanding section 104(g)(2), the Secretary or a
12 State may, upon receipt of a request for release of
13 funds and certification, immediately approve the re-
14 lease of funds for an activity or project to be as-
15 sisted under this section if the recipient has adopted
16 an environmental review, approval, or permit under
17 paragraph (1) or the activity or project is categori-
18 cally excluded from review under the National Envi-
19 ronmental Policy Act of 1969 (42 U.S.C. 4321 et
20 seq.).

21 “(3) UNITS OF GENERAL LOCAL GOVERN-
22 MENT.—The provisions of section 104(g)(4) shall
23 apply to assistance under this section that a State
24 distributes to a unit of general local government.

25 “(h) FINANCIAL CONTROLS AND PROCEDURES.—

1 “(1) IN GENERAL.—The Secretary shall develop
2 requirements and procedures to demonstrate that a
3 grantee under this section—

4 “(A) has adequate financial controls and
5 procurement processes;

6 “(B) has adequate procedures to detect
7 and prevent fraud, waste, abuse, and duplica-
8 tion of benefit; and

9 “(C) maintains a comprehensive and pub-
10 licly accessible website.

11 “(2) CERTIFICATION.—Before making a grant
12 under this section, the Secretary shall certify that
13 the grantee has in place proficient processes and
14 procedures to comply with the requirements devel-
15 oped under paragraph (1), as determined by the
16 Secretary.

17 “(3) COMPLIANCE BEFORE ALLOCATION.—The
18 Secretary may permit a State, unit of general local
19 government, or Indian tribe to demonstrate compli-
20 ance with the requirements for adequate financial
21 controls developed under paragraph (1) before a dis-
22 aster occurs and before receiving an allocation for a
23 grant under this section.

24 “(4) DUPLICATION OF BENEFITS.—

1 “(A) IN GENERAL.—Funds made available
2 under this section shall be used in accordance
3 with section 312 of the Robert T. Stafford Dis-
4 aster Relief and Emergency Assistance Act (42
5 U.S.C. 5155), as amended by section 1210 of
6 the Disaster Recovery Reform Act of 2018 (di-
7 vision D of Public Law 115–254), and such
8 rules as may be prescribed under such section
9 312.

10 “(B) PENALTIES.—In any case in which
11 the use of grant funds under this section results
12 in a prohibited duplication of benefits, the
13 grantee shall—

14 “(i) apply an amount equal to the
15 identified duplication to any allowable costs
16 of the award consistent with actual, imme-
17 diate cash requirement;

18 “(ii) remit any excess amounts to the
19 Secretary to be credited to the obligated,
20 undisbursed balance of the grant con-
21 sistent with requirements on Federal pay-
22 ments applicable to such grantee; and

23 “(iii) if excess amounts under clause
24 (ii) are identified after the period of per-
25 formance or after the closeout of the

1 award, remit such amounts to the Sec-
2 retary to be credited to the Fund.

3 “(C) FAILURE TO COMPLY.—Any grantee
4 provided funds under this section or from prior
5 Appropriations Acts under the heading ‘Com-
6 munity Development Fund’ for purposes related
7 to major disasters that fails to comply with sec-
8 tion 312 of the Robert T. Stafford Disaster Re-
9 lief and Emergency Assistance Act (42 U.S.C.
10 5155) or fails to satisfy penalties to resolve a
11 duplication of benefits shall be subject to rem-
12 edies for noncompliance under section 111, un-
13 less the Secretary publishes a determination in
14 the Federal Register that it is not in the best
15 interest of the Federal Government to pursue
16 remedial actions.

17 “(i) WAIVERS AND ALTERNATIVE REQUIREMENTS.—

18 “(1) IN GENERAL.—In administering grants
19 under this section, the Secretary may waive, or
20 specify alternative requirements for, any provision of
21 any statute or regulation that the Secretary admin-
22 isters in connection with the obligation by the Sec-
23 retary or the use by the grantee of those funds (ex-
24 cept for requirements related to fair housing, non-
25 discrimination, labor standards, the environment,

1 and the requirements of this section that do not ex-
2 pressly authorize modifications by waiver or alter-
3 native requirement), if the Secretary makes a public
4 finding that good cause exists for the waiver or al-
5 ternative requirement.

6 “(2) EFFECTIVE DATE.—A waiver or alter-
7 native requirement described in paragraph (1) shall
8 not take effect before the date that is 5 days after
9 the date of publication of the waiver or alternative
10 requirement on the website of the Department of
11 Housing and Urban Development or the effective
12 date for any regulation published in the Federal
13 Register.

14 “(3) PUBLIC NOTIFICATION.—The Secretary
15 shall notify the public of all waivers or alternative
16 requirements described in paragraph (1) in accord-
17 ance with the requirements of section 7(q)(3) of the
18 Department of Housing and Urban Development
19 Act (42 U.S.C. 3535(q)(3)).

20 “(j) UNUSED AMOUNTS.—

21 “(1) DEADLINE TO USE AMOUNTS.—A grantee
22 under this section shall use an amount equal to the
23 grant within 6 years beginning on the date on which
24 the Secretary obligates the amounts to the grantee,

1 as such period may be extended under paragraph
2 (4).

3 “(2) RECAPTURE.—The Secretary shall recapture
4 and credit to the Fund any amount that is un-
5 used by a grantee under this section upon the earlier
6 of—

7 “(A) the date on which the grantee notifies
8 the Secretary that the grantee has completed all
9 activities identified in the disaster grantee’s
10 plan under subsection (c); or

11 “(B) the expiration of the 6-year period
12 described in paragraph (1), as such period may
13 be extended under paragraph (4).

14 “(3) RETENTION OF FUNDS.—Notwithstanding
15 paragraph (1), the Secretary—

16 “(A) shall allow a grantee under this sec-
17 tion to retain amounts needed to close out
18 grants; and

19 “(B) may allow a grantee under this sec-
20 tion to retain up to 10 percent of the remaining
21 funds to support maintenance of the minimal
22 capacity to launch a new program in the event
23 of a future disaster and to support pre-disaster
24 long-term recovery and mitigation planning.

1 “(4) EXTENSION OF PERIOD FOR USE OF
2 FUNDS.—The Secretary may extend the 6-year pe-
3 riod described in paragraph (1) by not more than 4
4 years, or not more than 6 years for mitigation activi-
5 ties, if—

6 “(A) the grantee submits to the Sec-
7 retary—

8 “(i) written documentation of the exi-
9 gent circumstances impacting the ability of
10 the grantee to expend funds that could not
11 be anticipated; or

12 “(ii) a justification that such request
13 is necessary due to the nature and com-
14 plexity of the program and projects; and

15 “(B) the Secretary submits a written jus-
16 tification for the extension to the Committee on
17 Appropriations and the Committee on Banking,
18 Housing, and Urban Affairs of the Senate and
19 the Committee on Appropriations and the Com-
20 mittee on Financial Services of the House of
21 Representatives that specifies the period of that
22 extension.

23 “(k) DEFINITION.—In this section, the term ‘Indian
24 tribe’ has the meaning given the term in section 4 of the

1 Native American Housing Assistance and Self-Determina-
 2 tion Act of 1996 (25 U.S.C. 4103).”.

3 (e) REGULATIONS.—

4 (1) PROPOSED RULES.—Following consultation
 5 with the Federal Emergency Management Agency,
 6 the Small Business Administration, and other Fed-
 7 eral agencies, not later than 6 months after the date
 8 of enactment of this Act, the Secretary shall issue
 9 proposed rules to carry out this Act and the amend-
 10 ments made by this Act and shall provide a 90-day
 11 period for submission of public comments on those
 12 proposed rules.

13 (2) FINAL RULES.—Not later than 1 year after
 14 the date of enactment of this Act, the Secretary
 15 shall issue final regulations to carry out section 124
 16 of the Housing and Community Development Act of
 17 1974, as added by subsection (d).

18 (f) COORDINATION OF DISASTER RECOVERY ASSIST-
 19 ANCE, BENEFITS, AND DATA WITH OTHER FEDERAL
 20 AGENCIES.—

21 (1) COORDINATION OF DISASTER RECOVERY AS-
 22 SISTANCE.—In order to ensure a comprehensive ap-
 23 proach to Federal disaster relief, long-term recovery,
 24 restoration of housing and infrastructure, economic
 25 revitalization, and mitigation in the most impacted

1 and distressed areas resulting from a catastrophic
2 major disaster, the Secretary shall coordinate with
3 the Federal Emergency Management Agency, to the
4 greatest extent practicable, in the implementation of
5 assistance authorized under section 124 of the
6 Housing and Community Development Act of 1974,
7 as added by subsection (d).

8 (2) DATA SHARING AGREEMENTS.—To support
9 the coordination of data to prevent duplication of
10 benefits with other Federal disaster recovery pro-
11 grams while also expediting recovery and reducing
12 burden on disaster survivors, the Department shall
13 establish data sharing agreements that safeguard
14 privacy with relevant Federal agencies to ensure dis-
15 aster benefits effectively and efficiently reach in-
16 tended beneficiaries, while using effective means of
17 preventing harm to people and property.

18 (3) DATA TRANSFER FROM FEMA AND SBA TO
19 HUD.—As permitted and deemed necessary for effi-
20 cient program execution, and consistent with a com-
21 puter matching agreement entered into under para-
22 graph (6)(A), the Administrator of the Federal
23 Emergency Management Agency and the Adminis-
24 trator of the Small Business Administration shall
25 provide data on disaster applicants to the Depart-

1 ment, including, when necessary, personally identifi-
2 able information, disaster recovery needs, and re-
3 sources determined eligible for, and amounts ex-
4 pended, to the Secretary for all major disasters de-
5 clared by the President pursuant to section 401 of
6 Robert T. Stafford Disaster Relief and Emergency
7 Assistance Act (42 U.S.C. 5170) for the purpose of
8 providing additional assistance to disaster survivors
9 and prevent duplication of benefits.

10 (4) DATA TRANSFERS FROM HUD TO HUD
11 GRANTEES.—The Secretary is authorized to provide
12 to grantees under section 124 of the Housing and
13 Community Development Act of 1974, as added by
14 subsection (d), offices of the Department, technical
15 assistance providers, and lenders information that in
16 the determination of the Secretary is reasonably
17 available and appropriate to inform the provision of
18 assistance after a major disaster, including informa-
19 tion provided to the Secretary by the Administrator
20 of the Federal Emergency Management Agency, the
21 Administrator of the Small Business Administration,
22 or other Federal agencies.

23 (5) DATA TRANSFERS FROM HUD GRANTEES TO
24 HUD, FEMA, AND SBA.—

1 (A) REPORTING.—Grantees under section
 2 124 of the Housing and Community Develop-
 3 ment Act of 1974, as added by subsection (d),
 4 shall report information requested by the Sec-
 5 retary on households, businesses, and other en-
 6 tities assisted and the type of assistance pro-
 7 vided.

8 (B) SHARING INFORMATION.—The Sec-
 9 retary shall share information collected under
 10 subparagraph (A) with the Federal Emergency
 11 Management Agency, the Small Business Ad-
 12 ministration, and other Federal agencies to sup-
 13 port the planning and delivery of disaster recov-
 14 ery and mitigation assistance and other related
 15 purposes.

16 (6) PRIVACY PROTECTION.—The Secretary may
 17 make and receive data transfers authorized under
 18 this subsection, including the use and retention of
 19 that data for computer matching programs, to in-
 20 form the provision of assistance, assess disaster re-
 21 covery needs, and prevent the duplication of benefits
 22 and other waste, fraud, and abuse, provided that—

23 (A) the Secretary enters an information
 24 sharing agreement or a computer matching
 25 agreement, when required by section 522a of

1 title 5, United States Code (commonly known
2 as the “Privacy Act of 1974”), with the Admin-
3 istrator of the Federal Emergency Management
4 Agency, the Administrator of the Small Busi-
5 ness Administration, or other Federal agencies
6 covering the transfer of data;

7 (B) the Secretary publishes intent to dis-
8 close data in the Federal Register;

9 (C) notwithstanding subparagraphs (A)
10 and (B), section 552a of title 5, United States
11 Code, or any other law, the Secretary is author-
12 ized to share data with an entity identified in
13 paragraph (4), and the entity is authorized to
14 use the data as described in this section, if the
15 Secretary enters a data sharing agreement with
16 the entity before sharing or receiving any infor-
17 mation under transfers authorized by this sec-
18 tion, which data sharing agreement shall—

19 (i) in the determination of the Sec-
20 retary, include measures adequate to safe-
21 guard the privacy and personally identifi-
22 able information of individuals; and

23 (ii) include provisions that describe
24 how the personally identifiable information
25 of an individual will be adequately safe-

1 guarded and protected, which requires con-
 2 sultation with the Secretary and the head
 3 of each Federal agency the data of which
 4 is being shared subject to the agreement.

5 **SEC. 502. HOME INVESTMENT PARTNERSHIPS REAUTHOR-**
 6 **IZATION AND IMPROVEMENT ACT.**

7 (a) AUTHORIZATION.—Section 205 of the Cranston-
 8 Gonzalez National Affordable Housing Act (42 U.S.C.
 9 12724) is amended to read as follows:

10 **“SEC. 205. AUTHORIZATION OF PROGRAM.**

11 “The HOME Investment Partnerships Program
 12 under subtitle A is hereby authorized. There is authorized
 13 such sums as may be necessary to carry out subtitle A.”.

14 (b) INCREASE IN PROGRAM ADMINISTRATION RE-
 15 SOURCES.—Subtitle A of title II of the Cranston-Gonzalez
 16 National Affordable Housing Act (42 U.S.C. 12741 et
 17 seq.) is amended—

18 (1) in section 212(c) (42 U.S.C. 12742(c)), by
 19 striking “10 percent” and inserting “15 percent”;
 20 and

21 (2) in section 220(b) (42 U.S.C. 12750(b))—

22 (A) by striking “RECOGNITION.—” and all
 23 that follows through “A contribution” and in-
 24 serting the following: “RECOGNITION.—A con-
 25 tribution”; and

1 (B) by striking paragraph (2).

2 (c) MODIFICATION OF JURISDICTIONS ELIGIBLE FOR
3 REALLOCATIONS.—Section 217(d)(3) of the Cranston-
4 Gonzalez National Affordable Housing Act (42 U.S.C.
5 12747(d)(3)) is amended by striking “LIMITATION.—Un-
6 less otherwise specified” and inserting the following:
7 “LIMITATIONS.— “

8 “(A) REMOVAL OF PARTICIPATING JURIS-
9 DICTIONS FROM REALLOCATION.—The Sec-
10 retary may, upon a finding that such jurisdic-
11 tion has failed to meet or comply with the re-
12 quirements of this title, remove a participating
13 jurisdiction from participation in reallocations
14 of funds made available under this title.

15 “(B) REALLOCATION TO SAME TYPE OF
16 ENTITY.—Unless otherwise specified”.

17 (d) AMENDMENTS TO QUALIFICATION AS AFFORD-
18 ABLE HOUSING.—Section 215 of the Cranston-Gonzalez
19 National Affordable Housing Act (42 U.S.C. 12745) is
20 amended—

21 (1) in subsection (a)—

22 (A) in paragraph (1)(E), by striking all
23 that follows “purposes of this Act,” and insert-
24 ing the following: “except upon a foreclosure by

1 a lender (or upon other transfer in lieu of fore-
2 closure) if such action—

3 “(i) recognizes any contractual or
4 legal rights of public agencies, nonprofit
5 sponsors, or others to take actions that
6 would avoid termination of low-income af-
7 fordability in the case of foreclosure or
8 transfer in lieu of foreclosure; and

9 “(ii) is not for the purpose of avoiding
10 low-income affordability restrictions, as de-
11 termined by the Secretary; and”;

12 (B) by adding at the end the following:

13 “(7) SMALL-SCALE HOUSING.—

14 “(A) DEFINITION.—In this paragraph, the
15 term ‘small-scale housing’ means housing with
16 not more than 4 rental units.

17 “(B) ALTERNATIVE REQUIREMENTS.—
18 Small-scale housing shall qualify as affordable
19 housing under this title if—

20 “(i) the housing bears rents that com-
21 ply with paragraph (1)(A);

22 “(ii) each unit is occupied by a house-
23 hold that qualifies as a low-income family;

24 “(iii) the housing complies with para-
25 graph (1)(D);

1 “(iv) the housing meets the require-
2 ments under paragraph (1)(E); and

3 “(v) the participating jurisdiction
4 monitors ongoing compliance of the hous-
5 ing with requirements of this title in a
6 manner consistent with the purposes of
7 section 226(b), as determined by the Sec-
8 retary.”; and

9 (2) in subsection (b)(1), by inserting “(defined
10 as the amount borrowed by the homebuyer to pur-
11 chase the home, or estimated value after rehabilita-
12 tion, which may be adjusted to account for the limits
13 on future value imposed by the resale restriction)”
14 after “purchase price”.

15 (e) ELIMINATION OF COMMITMENT DEADLINE.—

16 (1) IN GENERAL.—Section 218 of the Cran-
17 ston-Gonzalez National Affordable Housing Act (42
18 U.S.C. 12748) is amended—

19 (A) by striking subsection (g); and

20 (B) by redesignating subsection (h) as sub-
21 section (g).

22 (2) CONFORMING AMENDMENT.—Section
23 218(c) of the Cranston-Gonzalez National Affordable
24 Housing Act (42 U.S.C. 12748(c)) is amended—

1 (A) in paragraph (1), by adding “and” at
2 the end;

3 (B) by striking paragraph (2);

4 (C) by redesignating paragraph (3) as
5 paragraph (2); and

6 (D) in paragraph (2), as so redesignated,
7 by striking “section 224” and inserting “section
8 223”.

9 (f) REFORM OF HOMEOWNERSHIP RESALE RESTRIC-
10 TIONS.—Section 215 of the Cranston-Gonzalez National
11 Affordable Housing Act (42 U.S.C. 12745), as amended
12 by this section, is amended—

13 (1) in subsection (b)—

14 (A) in paragraph (2), by redesignating
15 subparagraphs (A), (B), and (C) as clauses (i),
16 (ii), and (iii), respectively, and adjusting the
17 margins accordingly;

18 (B) by striking paragraph (3);

19 (C) by redesignating paragraphs (1), (2),
20 and (4) as subparagraphs (A), (B), and (D), re-
21 spectively, and adjusting the margins accord-
22 ingly;

23 (D) by inserting after subparagraph (B),
24 as so redesignated, the following:

1 “(C) is subject to restrictions that are es-
2 tablished by the participating jurisdiction and
3 determined by the Secretary to be appropriate,
4 including with respect to the useful life of the
5 property, to—

6 “(i) require that any subsequent pur-
7 chase of the property be—

8 “(I) only by a person who meets
9 the qualifications specified under sub-
10 paragraph (B); and

11 “(II) at a price that is deter-
12 mined by a formula or method estab-
13 lished by the participating jurisdiction
14 that provides the owner with a reason-
15 able return on investment, which may
16 include a percentage of the cost of
17 any improvements; or

18 “(ii) recapture the investment pro-
19 vided under this title in order to assist
20 other persons in accordance with the re-
21 quirements of this title, except where there
22 are no net proceeds or where the net pro-
23 ceeds are insufficient to repay the full
24 amount of the assistance; and”;

1 (E) by striking “Housing that is for home-
2 ownership” and inserting the following:

3 “(1) QUALIFICATION.—Housing that is for
4 homeownership”; and

5 (F) by adding at the end the following:

6 “(2) PURCHASE BY COMMUNITY LAND
7 TRUST.—Notwithstanding subparagraph (C)(i) of
8 paragraph (1) and under terms determined by the
9 Secretary, the Secretary may permit a participating
10 jurisdiction to allow a community land trust that
11 used assistance provided under this subtitle for the
12 development of housing that meets the criteria under
13 paragraph (1), to acquire the housing—

14 “(A) in accordance with the terms of the
15 preemptive purchase option, lease, covenant on
16 the land, or other similar legal instrument of
17 the community land trust when the terms and
18 rights in the preemptive purchase option, lease,
19 covenant, or legal instrument are and remain
20 subject to the requirements of this title;

21 “(B) when the purchase is for—

22 “(i) the purpose of—

23 “(I) entering into the chain of
24 title;

1 “(II) enabling a purchase by a
 2 person who meets the qualifications
 3 specified under paragraph (1)(B) and
 4 is on a waitlist maintained by the
 5 community land trust, subject to en-
 6 forcement by the participating juris-
 7 diction of all applicable requirements
 8 of this subtitle, as determined by the
 9 Secretary;

10 “(III) performing necessary reha-
 11 bilitation and improvements; or

12 “(IV) adding a subsidy to pre-
 13 serve affordability, which may be from
 14 Federal or non-Federal sources; or

15 “(ii) another purpose determined ap-
 16 propriate by the Secretary; and

17 “(C) if, within a reasonable period of time
 18 after the applicable purpose under subpara-
 19 graph (B) of this paragraph is fulfilled, as de-
 20 termined by the Secretary, the housing is then
 21 sold to a person who meets the qualifications
 22 specified under paragraph (1)(B).

23 “(3) SUSPENSION OR WAIVER OF REQUIRE-
 24 MENTS FOR MILITARY MEMBERS.—A participating
 25 jurisdiction, in accordance with terms established by

1 the Secretary, may suspend or waive a requirement
2 under paragraph (1)(B) with respect to housing that
3 otherwise meets the criteria under paragraph (1) if
4 the owner of the housing—

5 “(A) is a member of a regular component
6 of the armed forces or a member of the Na-
7 tional Guard on full-time National Guard duty,
8 active Guard and Reserve duty, or inactive-duty
9 training (as those terms are defined in section
10 101(d) of title 10, United States Code); and

11 “(B) has received—

12 “(i) temporary duty orders to deploy
13 with a military unit or military orders to
14 deploy as an individual acting in support of
15 a military operation, to a location that is
16 not within a reasonable distance from the
17 housing, as determined by the Secretary,
18 for a period of not less than 90 days; or

19 “(ii) orders for a permanent change of
20 station.

21 “(4) SUSPENSION OR WAIVER OF REQUIRE-
22 MENTS FOR HEIR OR BENEFICIARY OF DECEASED
23 OWNER.—Notwithstanding subparagraph (C) of
24 paragraph (1), housing that meets the criteria under

1 that paragraph prior to the death of an owner may
2 continue to qualify as affordable housing if—

3 “(A) the housing is the principal residence
4 of an heir or beneficiary of the deceased owner,
5 as defined by the Secretary; and

6 “(B) the heir or beneficiary, in accordance
7 with terms established by the Secretary, as-
8 sumes the duties and obligations of the de-
9 ceased owner with respect to funds provided
10 under this title.”.

11 (g) HOME PROPERTY INSPECTIONS.—Section 226(b)
12 of the Cranston-Gonzalez National Affordable Housing
13 Act (42 U.S.C. 12756(b)) is amended—

14 (1) by striking “Each participating jurisdic-
15 tion” and inserting the following:

16 “(1) IN GENERAL.—Each participating jurisdic-
17 tion”; and

18 (2) by striking “Such review shall include” and
19 all that follows and inserting the following:

20 “(2) ON-SITE INSPECTIONS.—

21 “(A) INSPECTIONS BY UNITS OF GENERAL
22 LOCAL GOVERNMENT.—A review conducted
23 under paragraph (1) by a participating jurisdic-
24 tion that is a unit of general local government
25 shall include an on-site inspection to determine

1 compliance with housing codes and other appli-
2 cable regulations.

3 “(B) INSPECTIONS BY STATES.—A review
4 conducted under paragraph (1) by a partici-
5 pating jurisdiction that is a State shall include
6 an on-site inspection to determine compliance
7 with a national standard as determined by the
8 Secretary.

9 “(3) INCLUSION IN PERFORMANCE REPORT AND
10 PUBLICATION.—A participating jurisdiction shall in-
11 clude in the performance report of the participating
12 jurisdiction submitted to the Secretary under section
13 108(a), and make available to the public, the results
14 of each review conducted under paragraph (1).”.

15 (h) REVISIONS TO STRENGTHEN ENFORCEMENT AND
16 PENALTIES FOR NONCOMPLIANCE.—Section 223 of the
17 Cranston-Gonzalez National Affordable Housing Act (42
18 U.S.C. 12753) is amended—

19 (1) in the heading, by striking “**PENALTIES**
20 **FOR MISUSE OF FUNDS**” and inserting “**PRO-**
21 **GRAM ENFORCEMENT AND PENALTIES FOR**
22 **NONCOMPLIANCE**”;

23 (2) in the matter preceding paragraph (1), by
24 inserting after “any provision of this subtitle” the
25 following: “, including any provision applicable

1 throughout the period required by section
2 215(a)(1)(E) and applicable regulations,”;

3 (3) in paragraph (2), by striking “or” at the
4 end;

5 (4) in paragraph (3), by striking the period at
6 the end and inserting “; or”; and

7 (5) by adding at the end the following:

8 “(4) reduce payments to the participating jurisdic-
9 tion under this subtitle by an amount equal to the
10 amount of such payments which were not expended
11 in accordance with this title.”.

12 (i) TENANT AND PARTICIPANT PROTECTIONS FOR
13 SMALL-SCALE AFFORDABLE HOUSING.—Section 225 of
14 the Cranston-Gonzalez National Affordable Housing Act
15 (42 U.S.C. 12755) is amended by adding at the end the
16 following:

17 “(e) TENANT SELECTION FOR SMALL-SCALE HOUS-
18 ING.—Paragraphs (2) through (4) of subsection (d) shall
19 not apply to the owner of small-scale housing (as defined
20 in section 215(a)(7)).”.

21 (j) MODIFICATION OF RULES RELATED TO COMMU-
22 NITY HOUSING DEVELOPMENT ORGANIZATIONS.—

23 (1) DEFINITIONS OF COMMUNITY HOUSING DE-
24 VELOPMENT ORGANIZATION AND COMMUNITY LAND
25 TRUST.—

1 (A) IN GENERAL.—Section 104 of the
 2 Cranston-Gonzalez National Affordable Hous-
 3 ing Act (42 U.S.C. 12704) is amended—

4 (i) in paragraph (6)(B)—

5 (I) by striking “significant”; and

6 (II) by striking “and otherwise”

7 and inserting “or as otherwise deter-
 8 mined acceptable by the Secretary”;

9 and

10 (ii) by adding at the end the fol-
 11 lowing:

12 “(26) The term ‘community land trust’ means
 13 a nonprofit entity or a State or local government or
 14 instrumentality thereof that—

15 “(A) is not managed by, or an affiliate of,
 16 a for-profit organization;

17 “(B) has as a primary purpose acquiring,
 18 developing, or holding land to provide housing
 19 that is permanently affordable to low- and mod-
 20 erate-income persons, and monitors properties
 21 to ensure affordability is preserved;

22 “(C) provides housing described in sub-
 23 paragraph (B) using a ground lease, deed cov-
 24 enant, or other similar legally enforceable meas-
 25 ure, as determined by the Secretary, that—

1 “(i) keeps the housing affordable to
 2 low- and moderate-income persons for not
 3 less than 30 years; and

4 “(ii) enables low- and moderate-in-
 5 come persons to rent or purchase the hous-
 6 ing for homeownership; and

7 “(D) maintains preemptive purchase op-
 8 tions to purchase the property so the housing
 9 remains affordable to low-and moderate-income
 10 persons.”.

11 (B) ELIMINATION OF EXISTING DEFINI-
 12 TION OF COMMUNITY LAND TRUST.—Section
 13 233 of the Cranston-Gonzalez National Afford-
 14 able Housing Act (42 U.S.C. 12773) is amend-
 15 ed by striking subsection (f).

16 (2) SET-ASIDE FOR COMMUNITY HOUSING DE-
 17 VELOPMENT ORGANIZATIONS.—Section 231 of the
 18 Cranston-Gonzalez National Affordable Housing Act
 19 (42 U.S.C. 12771) is amended—

20 (A) in subsection (a), by striking “to be
 21 developed, sponsored, or owned by community
 22 housing development organizations” and insert-
 23 ing “when a community housing development
 24 organization materially participates in the own-

1 ership or development of such housing, as de-
2 termined by the Secretary”;

3 (B) by striking subsection (b) and insert-
4 ing the following:

5 “(b) RECAPTURE AND REUSE.—If any funds re-
6 served under subsection (a) remain uninvested for a period
7 of 24 months, then the Secretary shall make such funds
8 available to the participating jurisdiction for any eligible
9 activities under this title without regard to whether a com-
10 munity housing development organization materially par-
11 ticipates in the use of the funds.”; and

12 (C) by striking subsection (c).

13 (k) TECHNICAL CORRECTIONS.—The Cranston-Gon-
14 zalez National Affordable Housing Act (42 U.S.C. 12701
15 et seq.) is amended—

16 (1) in section 104 (42 U.S.C. 12704)—

17 (A) by redesignating paragraph (23) (re-
18 lating to the definition of the term “to dem-
19 onstrate to the Secretary”) as paragraph (22);
20 and

21 (B) by redesignating paragraph (24) (re-
22 lating to the definition of the term “insular
23 area”, as added by section 2(2) of Public Law
24 102–230) as paragraph (23);

25 (2) in section 105(b) (42 U.S.C. 12705(b))—

1 (A) in paragraph (7), by striking “Stewart
2 B. McKinney Homeless Assistance Act” and in-
3 sserting “McKinney-Vento Homeless Assistance
4 Act”; and

5 (B) in paragraph (8), by striking “sub-
6 paragraphs” and inserting “paragraphs”;

7 (3) in section 106 (42 U.S.C. 12706), by strik-
8 ing “Stewart B. McKinney Homeless Assistance
9 Act” and inserting “McKinney-Vento Homeless As-
10 sistance Act”;

11 (4) in section 108(a)(1) (42 U.S.C.
12 12708(a)(1)), by striking “section 105(b)(15)” and
13 inserting “section 105(b)(18)”;

14 (5) in section 212 (42 U.S.C. 12742)—

15 (A) in subsection (a)—

16 (i) in paragraph (3)(A)(ii), by insert-
17 ing “United States” before “Housing Act”;

18 and

19 (ii) by redesignating paragraph (5) as
20 paragraph (4);

21 (B) in subsection (d)(5), by inserting
22 “United States” before “Housing Act”; and

23 (C) in subsection (e)(1)—

24 (i) by striking “section 221(d)(3)(ii)”

25 and inserting “section 221(d)(4)”; and

1 (ii) by striking “not to exceed 140
2 percent” and inserting “as determined by
3 the Secretary”;

4 (6) in section 215(a)(6)(B) (42 U.S.C. 20
5 12745(a)(6)(B)), by striking “grand children” and
6 inserting “grandchildren”;

7 (7) in section 217 (42 U.S.C. 12747)—

8 (A) in subsection (a)—

9 (i) in paragraph (1), by striking “(3)”
10 and inserting “(2)”;

11 (ii) by striking paragraph (3), as
12 added by section 211(a)(2)(D) of the
13 Housing and Community Development Act
14 of 1992 (Public Law 102–550; 106 Stat.
15 3756); and

16 (iii) by redesignating the remaining
17 paragraph (3), as added by the matter
18 under the heading “HOME INVESTMENT
19 PARTNERSHIPS PROGRAM” under the head-
20 ing “HOUSING PROGRAMS” in title II of
21 the Departments of Veterans Affairs and
22 Housing and Urban Development, and
23 Independent Agencies Appropriations Act,
24 1993 (Public Law 102–389; 106 Stat.
25 1581), as paragraph (2); and

- 1 (B) in subsection (b)—
- 2 (i) in paragraph (1)—
- 3 (I) in the first sentence of sub-
- 4 paragraph (A)—
- 5 (aa) by striking “in regula-
- 6 tion” and inserting “, by regula-
- 7 tion,”; and
- 8 (bb) by striking “eligible ju-
- 9 risdiction” and inserting “eligible
- 10 jurisdictions”; and
- 11 (II) in subparagraph (F)—
- 12 (aa) in the first sentence—
- 13 (AA) in clause (i), by
- 14 striking “Subcommittee on
- 15 Housing and Urban Affairs”
- 16 and inserting “Sub-
- 17 committee on Housing,
- 18 Transportation, and Com-
- 19 munity Development”; and
- 20 (BB) in clause (ii), by
- 21 striking “Subcommittee on
- 22 Housing and Community
- 23 Development of the Com-
- 24 mittee on Banking, Finance
- 25 and Urban Affairs” and in-

1 serting “Subcommittee on
2 Housing and Insurance of
3 the Committee on Financial
4 Services”; and

5 (bb) in the second sentence,
6 by striking “the Committee on
7 Banking, Finance and Urban Af-
8 fairs of the House of Representa-
9 tives” and inserting “the Com-
10 mittee on Financial Services of
11 the House of Representatives”;

12 (ii) in paragraph (2)(B), by striking
13 “\$500,000” each place that term appears
14 and inserting “\$750,000”;

15 (iii) in paragraph (3)—

16 (I) by striking “\$500,000” each
17 place that term appears and inserting
18 “\$750,000”; and

19 (II) by striking “, except as pro-
20 vided in paragraph (4)”; and

21 (iv) by striking paragraph (4);

22 (8) in section 220(c) (42 U.S.C. 12750(c))—

23 (A) in paragraph (3), by striking “Sec-
24 retary” and all that follows and inserting “Sec-
25 retary;”;

1 (B) in paragraph (4), by striking “under
2 this title” and all that follows and inserting
3 “under this title;”; and

4 (C) by redesignating paragraphs (6), (7),
5 and (8) as paragraphs (5), (6), and (7), respec-
6 tively;

7 (9) in section 225(d)(4)(B) (42 U.S.C.
8 12755(d)(4)(B)), by striking “for” the first place
9 that term appears; and

10 (10) in section 283 (42 U.S.C. 12833)—

11 (A) in subsection (a), by striking “Bank-
12 ing, Finance and Urban Affairs” and inserting
13 “Financial Services”; and

14 (B) in subsection (b), by striking “General
15 Accounting Office” each place that term ap-
16 pears and inserting “Government Account-
17 ability Office”.

18 **SEC. 503. RURAL HOUSING SERVICE REFORM ACT.**

19 (a) APPLICATION OF MULTIFAMILY MORTGAGE
20 FORECLOSURE PROCEDURES TO MULTIFAMILY MORT-
21 GAGES HELD BY THE SECRETARY OF AGRICULTURE AND
22 PRESERVATION OF THE RENTAL ASSISTANCE CONTRACT
23 UPON FORECLOSURE.—

24 (1) MULTIFAMILY MORTGAGE PROCEDURES.—

25 Section 363(2) of the Multifamily Mortgage Fore-

1 closure Act of 1981 (12 U.S.C. 3702(2)) is amend-
2 ed—

3 (A) in subparagraph (D), by striking
4 “and” at the end;

5 (B) in subparagraph (E), by striking the
6 period at the end and inserting “; or”; and

7 (C) by adding at the end the following:

8 “(F) section 514, 515, or 538 of the Hous-
9 ing Act of 1949 (42 U.S.C. 1484, 1485,
10 1490p).”.

11 (2) PRESERVATION OF CONTRACT.—Section
12 521(d) of the Housing Act of 1949 (42 U.S.C.
13 1490a(d)) is amended by adding at the end the fol-
14 lowing:

15 “(3) Notwithstanding any other provision of law in
16 managing and disposing of any multifamily property that
17 is owned or has a mortgage held by the Secretary, and
18 during the process of foreclosure on any property with a
19 contract for rental assistance under this section—

20 “(A) the Secretary shall maintain any rental as-
21 sistance payments that are attached to any dwelling
22 units in the property; and

23 “(B) the rental assistance contract may be used
24 to provide further assistance to existing projects
25 under 514, 515, or 516.”.

1 (b) STUDY ON RURAL HOUSING LOANS FOR HOUS-
2 ING FOR LOW- AND MODERATE-INCOME FAMILIES.—Not
3 later than 6 months after the date of enactment of this
4 Act, the Secretary of Agriculture shall conduct a study
5 and submit to Congress a publicly available report on the
6 loan program under section 521 of the Housing Act of
7 1949 (42 U.S.C. 1490a), including—

8 (1) the total amount provided by the Secretary
9 in subsidies under such section 521 to borrowers
10 with loans made pursuant to section 502 of such Act
11 (42 U.S.C. 1472);

12 (2) how much of the subsidies described in
13 paragraph (1) are being recaptured; and

14 (3) the amount of time and costs associated
15 with recapturing those subsidies.

16 (c) AUTHORIZATION OF APPROPRIATIONS FOR
17 STAFFING AND IT UPGRADES.—There is authorized to be
18 appropriated to the Secretary of Agriculture for each of
19 fiscal years 2026 through 2030 such sums as may be nec-
20 essary for increased staffing needs and information tech-
21 nology upgrades to support all Rural Housing Service pro-
22 grams.

23 (d) FUNDING FOR TECHNICAL IMPROVEMENTS.—

24 (1) AUTHORIZATION OF APPROPRIATIONS.—

25 There is authorized to be appropriated to the Sec-

1 “(1) TO OWNERS.—On an annual basis, the
 2 Secretary shall provide written notice to each owner
 3 of a property financed under section 514, 515, or
 4 516 that will mature within the 4-year period begin-
 5 ning upon the provision of the notice, setting forth
 6 the options and financial incentives that are avail-
 7 able to facilitate the extension of the loan term or
 8 the option to decouple a rental assistance contract
 9 pursuant to subsection (f).

10 “(2) TO TENANTS.—

11 “(A) IN GENERAL.—On an annual basis,
 12 for each property financed under section 514,
 13 515, or 516, not later than the date that is 2
 14 years before the date that the loan will mature,
 15 the Secretary shall provide written notice to
 16 each household residing in the property that in-
 17 forms them of—

18 “(i) the date of the loan maturity;

19 “(ii) the possible actions that may
 20 happen with respect to the property upon
 21 that maturity; and

22 “(iii) how to protect their right to re-
 23 side in federally assisted housing, or how
 24 to secure housing voucher, after that ma-
 25 turity.

1 “(B) LANGUAGE.—Notice under this para-
 2 graph shall be provided in plain English and
 3 shall be translated to other languages in the
 4 case of any property located in an area in which
 5 a significant number of residents speak such
 6 other languages.

7 “(c) LOAN RESTRUCTURING.—Under the program
 8 under this section, in any circumstance in which the Sec-
 9 retary proposes a restructuring to an owner or an owner
 10 proposes a restructuring to the Secretary, the Secretary
 11 may restructure such existing housing loans, as the Sec-
 12 retary considers appropriate, for the purpose of ensuring
 13 that those projects have sufficient resources to preserve
 14 the projects to provide safe and affordable housing for low-
 15 income residents and farm laborers, by—

16 “(1) reducing or eliminating interest;

17 “(2) deferring loan payments;

18 “(3) subordinating, reducing, or reamortizing
 19 loan debt;

20 “(4) providing other financial assistance, in-
 21 cluding advances, payments, and incentives (includ-
 22 ing the ability of owners to obtain reasonable re-
 23 turns on investment) required by the Secretary; and

1 “(5) permanently removing a portion of the
2 housing units from income restrictions when sus-
3 tained vacancies have occurred.

4 “(d) RENEWAL OF RENTAL ASSISTANCE.—

5 “(1) IN GENERAL.—When the Secretary pro-
6 poses to restructure a loan or agrees to the proposal
7 of an owner to restructure a loan pursuant to sub-
8 section (c), the Secretary shall offer to renew the
9 rental assistance contract under section 521(a)(2)
10 for a term that is the shorter of 20 years and the
11 term of the restructured loan, subject to annual ap-
12 propriations, provided that the owner agrees to bring
13 the property up to such standards that will ensure
14 maintenance of the property as decent, safe, and
15 sanitary housing for the full term of the rental as-
16 sistance contract.

17 “(2) ADDITIONAL RENTAL ASSISTANCE.—With
18 respect to a project described in paragraph (1), if
19 rental assistance is not available for all households
20 in the project for which the loan is being restruc-
21 tured pursuant to subsection (c), the Secretary may
22 extend such additional rental assistance to unas-
23 sisted households at that project as is necessary to
24 make the project safe and affordable to low-income
25 households.

1 “(e) RESTRICTIVE USE AGREEMENTS.—

2 “(1) REQUIREMENT.—As part of the preserva-
3 tion and revitalization agreement for a project, the
4 Secretary shall obtain a restrictive use agreement
5 that is recorded and obligates the owner to operate
6 the project in accordance with this title.

7 “(2) TERM.—

8 “(A) NO EXTENSION OF RENTAL ASSIST-
9 ANCE CONTRACT.—Except when the Secretary
10 enters into a 20-year extension of the rental as-
11 sistance contract for a project, the term of the
12 restrictive use agreement for the project shall
13 be consistent with the term of the restructured
14 loan for the project.

15 “(B) EXTENSION OF RENTAL ASSISTANCE
16 CONTRACT.—If the Secretary enters into a 20-
17 year extension of the rental assistance contract
18 for a project, the term of the restrictive use
19 agreement for the project shall be for the longer
20 of—

21 “(i) 20 years; or

22 “(ii) the remaining term of the loan
23 for that project.

24 “(C) TERMINATION.—The Secretary may
25 terminate the 20-year use restrictive use agree-

1 ment for a project before the end of the term
 2 of the agreement if the 20-year rental assist-
 3 ance contract for the project with the owner is
 4 terminated at any time for reasons outside the
 5 control of the owner.

6 “(f) DECOUPLING OF RENTAL ASSISTANCE.—

7 “(1) RENEWAL OF RENTAL ASSISTANCE CON-
 8 TRACT.—If the Secretary determines that a loan ma-
 9 turing during the 4-year period beginning upon the
 10 provision of the notice required under subsection
 11 (b)(1) for a project cannot reasonably be restruc-
 12 tured in accordance with subsection (c) because it is
 13 not financially feasible or the owner does not agree
 14 with the proposed restructuring, and the project was
 15 operating with rental assistance under section 521
 16 and the recipient is a borrower under section 514 or
 17 515, the Secretary may renew the rental assistance
 18 contract, notwithstanding any requirement under
 19 section 521 that the recipient be a current borrower
 20 under section 514 or 515, for a term of 20 years,
 21 subject to annual appropriations.

22 “(2) ADDITIONAL RENTAL ASSISTANCE.—With
 23 respect to a project described in paragraph (1), if
 24 rental assistance is not available for all households
 25 in the project for which the loan is being restruc-

1 tured pursuant to subsection (c), the Secretary may
 2 extend such additional rental assistance to unas-
 3 sisted households at that project as is necessary to
 4 make the project safe and affordable to low-income
 5 households.

6 “(3) RENTS.—

7 “(A) IN GENERAL.—Any agreement to ex-
 8 tend the term of the rental assistance contract
 9 under section 521 for a project shall obligate
 10 the owner to continue to maintain the project
 11 as decent, safe, and sanitary housing and to op-
 12 erate the development as affordable housing in
 13 a manner that meets the goals of this title.

14 “(B) RENT AMOUNTS.—Subject to sub-
 15 paragraph (C), in setting rents, the Secretary—

16 “(i) shall determine the maximum ini-
 17 tial rent based on current fair market
 18 rents established under section 8 of the
 19 United States Housing Act of 1937 (42
 20 U.S.C. 1437f); and

21 “(ii) may annually adjust the rent de-
 22 termined under clause (i) by the operating
 23 cost adjustment factor as provided under
 24 section 524 of the Multifamily Assisted

1 Housing Reform and Affordability Act of
2 1997 (42 U.S.C. 1437f note).

3 “(C) HIGHER RENT.—

4 “(i) IN GENERAL.—Subparagraph (B)
5 shall not apply if the Secretary determines
6 that the budget-based needs of a project
7 require a higher rent than the rent de-
8 scribed in subparagraph (B).

9 “(ii) RENT.—If the Secretary makes a
10 positive determination under clause (i), the
11 Secretary may approve a budget-based rent
12 level for the project.

13 “(4) CONDITIONS FOR APPROVAL.—Before the
14 approval of a rental assistance contract authorized
15 under this section, the Secretary shall require,
16 through an annual notice in the Federal Register,
17 the owner to submit to the Secretary a plan that
18 identifies financing sources and a timetable for ren-
19 ovations and improvements determined to be nec-
20 essary by the Secretary to maintain and preserve the
21 project.

22 “(g) MULTIFAMILY HOUSING TRANSFER TECHNICAL
23 ASSISTANCE.—Under the program under this section, the
24 Secretary may provide grants to qualified nonprofit orga-
25 nizations and public housing agencies to provide technical

1 assistance, including financial and legal services, to bor-
 2 rowers under loans under this title for multifamily housing
 3 to facilitate the acquisition or preservation of such multi-
 4 family housing properties in areas where the Secretary de-
 5 termines there is a risk of loss of affordable housing.

6 “(h) ADMINISTRATIVE EXPENSES.—Of any amounts
 7 made available for the program under this section for any
 8 fiscal year, the Secretary may use not more than
 9 \$1,000,000 for administrative expenses for carrying out
 10 such program.

11 “(i) AUTHORIZATION OF APPROPRIATIONS.—There is
 12 authorized to be appropriated for the program under this
 13 section such sums as may be necessary for each of fiscal
 14 years 2026 through 2030.

15 “(j) RULEMAKING.—

16 “(1) IN GENERAL.—Not later than 180 days
 17 after the date of enactment of the Renewing Oppor-
 18 tunity in the American Dream to Housing Act of
 19 2025, the Secretary shall—

20 “(A) publish an advance notice of proposed
 21 rulemaking; and

22 “(B) consult with appropriate stake-
 23 holders.

24 “(2) INTERIM FINAL RULE.—Not later than 1
 25 year after the date of enactment of the Renewing

1 Opportunity in the American Dream to Housing Act
 2 of 2025, the Secretary shall publish an interim final
 3 rule to carry out this section.”.

4 (f) RENTAL ASSISTANCE CONTRACT AUTHORITY.—
 5 Section 521(d) of the Housing Act of 1949 (42 U.S.C.
 6 1490a(d)), as amended by this section, is amended—

7 (1) in paragraph (1)—

8 (A) by redesignating subparagraphs (B)
 9 and (C) as subparagraphs (C) and (D), respec-
 10 tively;

11 (B) by inserting after subparagraph (A)
 12 the following:

13 “(B) upon request of an owner of a project fi-
 14 nanced under section 514 or 515, the Secretary is
 15 authorized to enter into renewal of such agreements
 16 for a period of 20 years or the term of the loan,
 17 whichever is shorter, subject to amounts made avail-
 18 able in appropriations Acts;”;

19 (C) in subparagraph (C), as so redesign-
 20 ated, by striking “subparagraph (A)” and in-
 21 serting “subparagraphs (A) and (B)”; and

22 (D) in subparagraph (D), as so redesign-
 23 ated, by striking “subparagraphs (A) and
 24 (B)” and inserting “subparagraphs (A), (B),
 25 and (C)”;

1 (2) in paragraph (2), by striking “shall” and
2 inserting “may”; and

3 (3) by adding at the end the following:

4 “(4) In the case of any rental assistance contract au-
5 thority that becomes available because of the termination
6 of assistance on behalf of an assisted family—

7 “(A) at the option of the owner of the rental
8 project, the Secretary shall provide the owner a pe-
9 riod of not more than 6 months before unused as-
10 sistance is made available pursuant to subparagraph
11 (B) during which the owner may use such assistance
12 authority to provide assistance on behalf of an eligi-
13 ble unassisted family that—

14 “(i) is residing in the same rental project
15 in which the assisted family resided before the
16 termination; or

17 “(ii) newly occupies a dwelling unit in the
18 rental project during that 6-month period; and

19 “(B) except for assistance used as provided in
20 subparagraph (A), the Secretary shall use such re-
21 maining authority to provide assistance on behalf of
22 eligible families residing in other rental projects
23 originally financed under section 514, 515, or 516.”.

24 (g) MODIFICATIONS TO LOANS AND GRANTS FOR
25 MINOR IMPROVEMENTS TO FARM HOUSING AND BUILD-

1 INGS; INCOME ELIGIBILITY.—Section 504(a) of the Hous-
 2 ing Act of 1949 (42 U.S.C. 1474(a)) is amended—

3 (1) in the first sentence, by inserting “and may
 4 make a loan to an eligible low-income applicant”
 5 after “applicant”;

6 (2) by inserting “Not less than 60 percent of
 7 loan funds made available under this section shall be
 8 reserved and made available for very low-income ap-
 9 plicants.” after the first sentence; and

10 (3) by striking “\$7,500” and inserting
 11 “\$15,000”.

12 (h) RURAL COMMUNITY DEVELOPMENT INITIA-
 13 TIVE.—Subtitle E of the Consolidated Farm and Rural
 14 Development Act (7 U.S.C. 2009 et seq.) is amended by
 15 adding at the end the following:

16 **“SEC. 3810. RURAL COMMUNITY DEVELOPMENT INITIA-
 17 TIVE.**

18 “(a) DEFINITIONS.—In this section:

19 “(1) ELIGIBLE ENTITY.—The term ‘eligible en-
 20 tity’ means—

21 “(A) a private, nonprofit community-based
 22 housing or community development organiza-
 23 tion;

24 “(B) a rural community; or

25 “(C) a federally recognized Indian tribe.

1 “(2) ELIGIBLE INTERMEDIARY.—The term ‘eli-
2 gible intermediary’ means a qualified—

3 “(A) private, nonprofit organization; or

4 “(B) public organization.

5 “(b) ESTABLISHMENT.—The Secretary shall estab-
6 lish a Rural Community Development Initiative, under
7 which the Secretary shall provide grants to eligible inter-
8 mediaries to carry out programs to provide financial and
9 technical assistance to eligible entities to develop the ca-
10 pacity and ability of eligible entities to carry out projects
11 to improve housing, community facilities, and community
12 and economic development projects in rural areas.

13 “(c) AMOUNT OF GRANTS.—The amount of a grant
14 provided to an eligible intermediary under this section
15 shall be not more than \$250,000.

16 “(d) MATCHING FUNDS.—

17 “(1) IN GENERAL.—An eligible intermediary re-
18 ceiving a grant under this section shall provide
19 matching funds from other sources, including Fed-
20 eral funds for related activities, in an amount not
21 less than the amount of the grant.

22 “(2) WAIVER.—The Secretary may waive para-
23 graph (1) with respect to a project that would be
24 carried out in a persistently poor rural region, as de-
25 termined by the Secretary.”.

1 (i) ANNUAL REPORT ON RURAL HOUSING PRO-
 2 GRAMS.—Title V of the Housing Act of 1949 (42 U.S.C.
 3 1471 et seq.), as amended by this section, is amended by
 4 adding at the end the following:

5 **“SEC. 546. ANNUAL REPORT.**

6 “(a) IN GENERAL.—The Secretary shall submit to
 7 the appropriate committees of Congress and publish on
 8 the website of the Department of Agriculture an annual
 9 report on rural housing programs carried out under this
 10 title, which shall include significant details on the health
 11 of Rural Housing Service programs, including—

12 “(1) raw data sortable by programs and by re-
 13 gion regarding loan performance;

14 “(2) the housing stock of those programs, in-
 15 cluding information on why properties end participa-
 16 tion in those programs, such as for maturation, pre-
 17 payment, foreclosure, or other servicing issues; and

18 “(3) risk ratings for properties assisted under
 19 those programs.

20 “(b) PROTECTION OF INFORMATION.—The data in-
 21 cluded in each report required under subsection (a) may
 22 be aggregated or anonymized to protect participant finan-
 23 cial or personal information.”.

24 (j) GAO REPORT ON RURAL HOUSING SERVICE
 25 TECHNOLOGY.—Not later than 1 year after the date of

1 enactment of this Act, the Comptroller General of the
 2 United States shall submit to Congress a report that in-
 3 cludes—

4 (1) an analysis of how the outdated technology
 5 used by the Rural Housing Service impacts partici-
 6 pants in the programs of the Rural Housing Service;

7 (2) an estimate of the amount of funding that
 8 is needed to modernize the technology used by the
 9 Rural Housing Service; and

10 (3) an estimate of the number and type of new
 11 employees the Rural Housing Service needs to mod-
 12 ernize the technology used by the Rural Housing
 13 Service.

14 (k) ADJUSTMENT TO RURAL DEVELOPMENT VOUCH-
 15 ER AMOUNT.—

16 (1) IN GENERAL.—Not later than 2 years after
 17 the date of enactment of this Act, the Secretary of
 18 Agriculture shall issue regulations to establish a
 19 process for adjusting the voucher amount provided
 20 under section 542 of the Housing Act of 1949 (42
 21 U.S.C. 1490r) after the issuance of the voucher fol-
 22 lowing an interim or annual review of the amount of
 23 the voucher.

24 (2) INTERIM REVIEW.—The interim review de-
 25 scribed in paragraph (1) shall, at the request of a

1 tenant, allow for a recalculation of the voucher
 2 amount when the tenant experiences a reduction in
 3 income, change in family composition, or change in
 4 rental rate.

5 (3) ANNUAL REVIEW.—

6 (A) IN GENERAL.—The annual review de-
 7 scribed in paragraph (1) shall require tenants
 8 to annually recertify the family composition of
 9 the household and that the family income of the
 10 household does not exceed 80 percent of the
 11 area median income at a time determined by
 12 the Secretary of Agriculture.

13 (B) CONSIDERATIONS.—If a tenant does
 14 not recertify the family composition and family
 15 income of the household within the time frame
 16 required under subparagraph (A), the Secretary
 17 of Agriculture—

18 (i) shall consider whether extenuating
 19 circumstances caused the delay in recertifi-
 20 cation; and

21 (ii) may alter associated consequences
 22 for the failure to recertify based on those
 23 circumstances.

24 (C) EFFECTIVE DATE.—Following the an-
 25 nual review of a voucher under paragraph (1),

1 the updated voucher amount shall be effective
 2 on the 1st day of the month following the expi-
 3 ration of the voucher.

4 (4) DEADLINE.—The process established under
 5 paragraph (1) shall require the Secretary of Agri-
 6 culture to review and update the voucher amount de-
 7 scribed in paragraph (1) for a tenant not later than
 8 60 days before the end of the voucher term.

9 (l) ELIGIBILITY FOR RURAL HOUSING VOUCHERS.—
 10 Section 542 of the Housing Act of 1949 (42 U.S.C.
 11 1490r) is amended by adding at the end the following:

12 “(c) ELIGIBILITY OF HOUSEHOLDS IN SECTIONS
 13 514, 515, AND 516 PROJECTS.—The Secretary may pro-
 14 vide rural housing vouchers under this section for any low-
 15 income household (including those not receiving rental as-
 16 sistance) residing for a term longer than the remaining
 17 term of their lease that is in effect on the date of prepay-
 18 ment, foreclosure, or mortgage maturity, in a property fi-
 19 nanced with a loan under section 514 or 515 or a grant
 20 under section 516 that has—

21 “(1) been prepaid with or without restrictions
 22 imposed by the Secretary pursuant to section
 23 502(c)(5)(G)(ii)(I);

24 “(2) been foreclosed; or

25 “(3) matured after September 30, 2005.”.

1 (m) AMOUNT OF VOUCHER ASSISTANCE.—Notwith-
 2 standing any other provision of law, in the case of any
 3 rural housing voucher provided pursuant to section 542
 4 of the Housing Act of 1949 (42 U.S.C. 1490r), the
 5 amount of the monthly assistance payment for the house-
 6 hold on whose behalf the assistance is provided shall be
 7 determined as provided in subsection (a) of such section
 8 542, including providing for interim and annual review of
 9 the voucher amount in the event of a change in household
 10 composition or income or rental rate.

11 (n) TRANSFER OF MULTIFAMILY RURAL HOUSING
 12 PROJECTS.—Section 515 of the Housing Act of 1949 (42
 13 U.S.C. 1485) is amended—

14 (1) in subsection (h), by adding at the end the
 15 following:

16 “(3) TRANSFER TO NONPROFIT ORGANIZA-
 17 TIONS.—A nonprofit or public body purchaser, in-
 18 cluding a limited partnership with a general partner
 19 with the principal purpose of providing affordable
 20 housing, may purchase a property for which a loan
 21 is made or insured under this section that has re-
 22 ceived a market value appraisal, without addressing
 23 rehabilitation needs at the time of purchase, if the
 24 purchaser—

1 “(A) makes a commitment to address re-
2 habilitation needs during ownership and long-
3 term use restrictions on the property; and

4 “(B) at the time of purchase, accepts long-
5 term use restrictions on the property.”; and

6 (2) in subsection (w)(1), in the first sentence in
7 the matter preceding subparagraph (A), by striking
8 “9 percent” and inserting “25 percent”.

9 (o) EXTENSION OF LOAN TERM.—

10 (1) IN GENERAL.—Section 502(a)(2) of the
11 Housing Act of 1949 (42 U.S.C. 1472(a)(2)) is
12 amended—

13 (A) by inserting “(A)” before “The Sec-
14 retary”;

15 (B) in subparagraph (A), as so designated,
16 by striking “paragraph” and inserting “sub-
17 paragraph”; and

18 (C) by adding at the end the following:

19 “(B) The Secretary may refinance or modify
20 the period of any loan, including any refinanced
21 loan, made under this section in accordance with
22 terms and conditions as the Secretary shall pre-
23 scribe, but in no event shall the total term of the
24 loan from the date of the refinance or modification
25 exceed 40 years.”.

1 (2) APPLICATION.—The amendment made
 2 under paragraph (1) shall apply with respect to
 3 loans made under section 502 of the Housing Act of
 4 1949 (42 U.S.C. 1472) before, on, or after the date
 5 of enactment of this Act.

6 (p) RELEASE OF LIABILITY FOR SECTION 502 GUAR-
 7 ANTEED BORROWER UPON ASSUMPTION OF ORIGINAL
 8 LOAN BY NEW BORROWER.—Section 502(h)(10) of the
 9 Housing Act of 1949 (42 U.S.C. 1472(h)(10)) is amended
 10 to read as follows:

11 “(10) TRANSFER AND ASSUMPTION.—Upon the
 12 transfer of property for which a guaranteed loan
 13 under this subsection was made and the assumption
 14 of the guaranteed loan by an approved eligible bor-
 15 rower, the original borrower of a guaranteed loan
 16 under this subsection shall be relieved of liability
 17 with respect to the loan.”.

18 (q) DEPARTMENT OF AGRICULTURE LOAN RESTRIC-
 19 TIONS.—

20 (1) DEFINITIONS.—In this subsection, the
 21 terms “State” and “Tribal organization” have the
 22 meanings given those terms in section 658P of the
 23 Child Care and Development Block Grant Act of
 24 1990 (42 U.S.C. 9858n).

1 (2) REVISION.—The Secretary of Agriculture
2 shall revise section 3555.102(c) of title 7, Code of
3 Federal Regulations, to exclude from the restriction
4 under that section—

5 (A) a home-based business that is a li-
6 censed, registered, or regulated child care pro-
7 vider under State law or by a Tribal organiza-
8 tion; and

9 (B) an applicant that has applied to be-
10 come a licensed, registered or regulated child
11 care provider under State law or by a Tribal or-
12 ganization.

13 (r) LOAN GUARANTEES.—Section 502(h)(4) of the
14 Housing Act of 1949 (42 U.S.C. 1472(h)(4)) is amend-
15 ed—

16 (1) by redesignating subparagraphs (A), (B),
17 and (C) as clauses (i), (ii), and (iii), respectively;

18 (2) by striking “Loans may be guaranteed” and
19 inserting the following:

20 “(A) DEFINITION.—In this paragraph, the
21 term ‘accessory dwelling unit’ means a single,
22 habitable living unit—

23 “(i) with means of separate ingress
24 and egress;

1 “(ii) that is usually subordinate in
2 size;

3 “(iii) that can be added to, created
4 within, or detached from a primary 1-unit,
5 single-family dwelling; and

6 “(iv) in combination with a primary
7 1-unit, single family dwelling, constitutes a
8 single interest in real estate.

9 “(B) SINGLE FAMILY REQUIREMENT.—
10 Loans may be guaranteed”; and

11 (3) by adding at the end the following:

12 “(C) RULE OF CONSTRUCTION.—Nothing
13 in this paragraph shall be construed to prohibit
14 the leasing of an accessory dwelling unit or the
15 use of rental income derived from such a lease
16 to qualify for a loan guaranteed under this sub-
17 section—

18 “(i) after the date of enactment of the
19 Renewing Opportunity in the American
20 Dream to Housing Act of 2025; and

21 “(ii) if the property that is the subject
22 of the loan was constructed before the date
23 of enactment of the Renewing Opportunity
24 in the American Dream to Housing Act of
25 2025.”.

1 (s) APPLICATION REVIEW.—

2 (1) SENSE OF CONGRESS.—It is the sense of
3 Congress, not later than 90 days after the date on
4 which the Secretary of Agriculture receives an appli-
5 cation for a loan, grant, or combined loan and grant
6 under section 502 or 504 of the Housing Act of
7 1949 (42 U.S.C. 1472, 1474), the Secretary of Agri-
8 culture should—

9 (A) review the application;

10 (B) complete the underwriting;

11 (C) make a determination of eligibility with
12 respect to the application; and

13 (D) notify the applicant of determination.

14 (2) REPORT.—

15 (A) IN GENERAL.—Not later than 90 days
16 after the date of enactment of this Act, and an-
17 nually thereafter until the date described in
18 subparagraph (B), the Secretary of Agriculture
19 shall submit to the Committee on Banking,
20 Housing, and Urban Affairs of the Senate and
21 the Committee on Financial Services of the
22 House of Representatives a report—

23 (i) detailing the timeliness of eligi-
24 bility determinations and final determina-
25 tions with respect to applications under

1 sections 502 and 504 of the Housing Act
 2 of 1949 (42 U.S.C. 1472, 1474), including
 3 justifications for any eligibility determina-
 4 tions taking longer than 90 days; and

5 (ii) that includes recommendations to
 6 shorten the timeline for notifications of eli-
 7 gibility determinations described in clause
 8 (i) to not more than 90 days.

9 (B) DATE DESCRIBED.—The date de-
 10 scribed in this subparagraph is the date on
 11 which, during the preceding 5-year period, the
 12 Secretary of Agriculture provides each eligibility
 13 determination described in subparagraph (A)
 14 during the 90-day period beginning on the date
 15 on which each application is received.

16 **SEC. 504. NEW MOVING TO WORK COHORT.**

17 (a) DEFINITIONS.—In this section:

18 (1) MOVING TO WORK DEMONSTRATION.—The
 19 term “Moving to Work demonstration” means the
 20 Moving to Work demonstration authorized under
 21 section 204 of the Departments of Veterans Affairs
 22 and Housing and Urban Development, and Inde-
 23 pendent Agencies Appropriations Act, 1996 (42
 24 U.S.C. 1437f note).

1 (2) SECRETARY.—The term “Secretary” means
2 the Secretary of Housing and Urban Development.

3 (b) AUTHORIZATION OF ADDITIONAL PUBLIC HOUS-
4 ING AGENCIES.—

5 (1) IN GENERAL.—After the completion of the
6 initial report required under subsection (h)(2), the
7 Secretary may add up to an additional 25 public
8 housing agencies that are designated as high per-
9 forming agencies under the Public Housing Assess-
10 ment System or the Section 8 Management Assess-
11 ment Program to participate in a new cohort as part
12 of the Moving to Work demonstration.

13 (2) NAME.—The new cohort authorized under
14 paragraph (1) shall be entitled the “Economic Op-
15 portunity and Pathways to Independence Cohort”.

16 (c) WAIVER AUTHORITY.—

17 (1) IN GENERAL.—Subject to paragraph (2),
18 the authority of the Secretary to grant waivers to
19 agencies admitted to the Moving to Work dem-
20 onstration under this section or to designate policy
21 changes as part of a cohort design under this section
22 shall be limited to the waivers codified as of January
23 2025 in Appendix I of the document of the Depart-
24 ment of Housing and Urban Development entitled
25 “Operations Notice for the Expansion of the Moving

1 to Work Demonstration Program” (FR–5994–N–
2 05) published in the Federal Register on August 28,
3 2020, as amended by the notice entitled “Operations
4 Notice for Expansion of the Moving to Work Dem-
5 onstration Program Technical Revisions” (FR–
6 5994–N–06) published in the Federal Register on
7 March 20, 2025.

8 (2) EXCEPTIONS.—Under paragraph (1), the
9 Secretary may not grant waivers 1c, 1d, 1e, 1f, 1k,
10 1l, 1o, 1p, 1q, 6, 7, 9a, 9h, or 12 in the document
11 described in paragraph (1), including modifications
12 of or safe harbor requirement waivers for such waiv-
13 ers.

14 (3) POLICY OPTIONS.—In carrying out the
15 Moving to Work demonstration cohort established
16 under this section, the Secretary may consider policy
17 options to provide opt-out savings or escrow ac-
18 counts and report positive rental payments to con-
19 sumer reporting agencies (as defined in section 603
20 of the Fair Credit Reporting Act (15 U.S.C. 1681a))
21 with resident consent.

22 (d) FUNDING AND USE OF FUNDS.—

23 (1) IN GENERAL.—Public housing agencies in
24 the cohort authorized under this section may expend
25 not more than 5 percent of the amounts those public

1 housing agencies receive in any fiscal year for hous-
2 ing assistance payments under section 8(o) of the
3 United States Housing Act of 1937 (42 U.S.C.
4 1437f(o)) for purposes other than such housing as-
5 sistance payments.

6 (2) OTHER USES.—Such other uses of amounts
7 described in paragraph (1) shall comply with all
8 other applicable requirements.

9 (3) FORMULA.—

10 (A) RENEWAL.—The amount of funding
11 public housing agencies receive for renewal of
12 housing assistance payments under section 8(o)
13 of the United States Housing Act of 1937 (42
14 U.S.C. 1437f(o)) shall be determined according
15 to the same funding formula applicable to pub-
16 lic housing agencies that do not participate in
17 the Moving to Work demonstration, except that
18 the Secretary shall provide public housing agen-
19 cies funding to renew any funds expended
20 under this subsection, with an adjustment for
21 inflation.

22 (B) ADMINISTRATIVE FEES.—The amount
23 of funding public housing agencies receive for
24 administrative fees under section 8(q) of the
25 United States Housing Act of 1937 (42 U.S.C.

1 1437f(q)), public housing operating subsidies
2 under section 9(e) of the United States Hous-
3 ing Act of 1937 (42 U.S.C. 1437g(e)), and pub-
4 lic housing capital funding under section 9(d) of
5 the United States Housing Act of 1937 (42
6 U.S.C. 1437g(d)) shall be determined according
7 to the same funding formula applicable to pub-
8 lic housing agencies that do not participate in
9 the Moving to Work demonstration.

10 (e) SELECTION REQUIREMENTS.—The Secretary
11 shall select public housing agencies designated under this
12 section through a competitive process, as determined by
13 the Secretary, with the following parameters:

14 (1) No public housing agency shall be granted
15 this designation under this section that administers
16 more than 27,000 aggregate housing vouchers and
17 public housing units.

18 (2) Of the public housing agencies selected
19 under this section, not more than 10 shall admin-
20 ister 1,000 or fewer aggregate housing vouchers and
21 public housing units, not more than 6 shall admin-
22 ister between 1,001 and 6,000 aggregate housing
23 vouchers and public housing units, and not more
24 than 4 shall administer between 6,001 and 27,000

1 aggregate housing vouchers and public housing
2 units.

3 (3) Selection of public housing agencies under
4 this section shall be based on ensuring the geo-
5 graphic diversity of Moving to Work demonstration
6 public housing agencies.

7 (4) Within the requirements under paragraphs
8 (1) through (3), the Secretary shall prioritize select-
9 ing public housing agencies that serve families with
10 children and youth aging out of foster care at a rate
11 above the national average.

12 (f) REQUIREMENTS FOR SELECTED PUBLIC HOUS-
13 ING AGENCIES.—Consistent with section 204(c)(3) of the
14 Departments of Veterans Affairs and Housing and Urban
15 Development, and Independent Agencies Appropriations
16 Act, 1996 (42 U.S.C. 1437f note), public housing agencies
17 selected for the Moving to Work demonstration under this
18 section shall—

19 (1) ensure that not less than 75 percent of the
20 families assisted are very low-income families, as de-
21 fined in section 3(b)(2)(B) of the United States
22 Housing Act of 1937 (42 U.S.C. 1437a(b)(2)(B));

23 (2) establish a reasonable rent policy, which
24 shall be designed to encourage employment and self-
25 sufficiency by participating families, consistent with

1 the purpose of the Moving to Work demonstration,
 2 such as by excluding some or all of a family's earned
 3 income for purposes of determining rent;

4 (3) continue to assist substantially the same
 5 total number of eligible low-income families as would
 6 have been served had the amounts not been com-
 7 bined;

8 (4) maintain a comparable mix of families (by
 9 family size) as would have been provided had the
 10 amounts not been used under the Moving to Work
 11 demonstration; and

12 (5) assure that housing assisted under the Mov-
 13 ing to Work demonstration meets housing quality
 14 standards established or approved by the Secretary.

15 (g) NONCOMPLIANCE.—

16 (1) IN GENERAL.—If the Secretary finds that a
 17 public housing agency participating in the cohort au-
 18 thorized under this section is not in compliance with
 19 the requirements under this section, the Secretary
 20 shall make a determination of noncompliance.

21 (2) COMPLIANCE.—Upon making a determina-
 22 tion under paragraph (1), the Secretary shall de-
 23 velop a process to bring the public housing agency
 24 into compliance.

1 (3) REMOVAL.—If a public housing agency can-
 2 not be brought into compliance under the process
 3 developed under paragraph (2), the Secretary shall
 4 remove the participating public housing agency from
 5 the cohort and replace it with a similarly qualified
 6 public housing agency currently not in the cohort
 7 chosen in the manner described in subsection (e).

8 (4) NOTIFICATION.—Upon removing a public
 9 housing agency under paragraph (3), the Secretary
 10 shall immediately submit to the Committee on Bank-
 11 ing, Housing, and Urban Affairs of the Senate and
 12 the Committee on Financial Services of the House of
 13 Representatives—

14 (A) a notification of the removal; and

15 (B) a report on the active steps the Sec-
 16 retary is taking to replace the public housing
 17 agency with a new public housing agency.

18 (h) COMPREHENSIVE MOVING TO WORK REPORTING
 19 AND OVERSIGHT REQUIREMENTS.—

20 (1) COHORT RESEARCH.—

21 (A) IN GENERAL.—The Secretary shall
 22 continue ongoing research investigations com-
 23 menced as part of the assessment of the cohorts
 24 established under section 239 of the Depart-
 25 ment of Housing and Urban Development Ap-

1 appropriations Act, 2016 (42 U.S.C. 1437f note;
2 Public Law 114–113), make public all products
3 completed as part of those investigations, and
4 keep such products online for at least 5 years.

5 (B) COORDINATION.—The Secretary shall
6 coordinate with the advisory committee estab-
7 lished under section 239 of the Department of
8 Housing and Urban Development Appropria-
9 tions Act, 2016 (42 U.S.C. 1437f note; Public
10 Law 114–113) to establish a research program
11 to evaluate the outcomes and efficacy of the fol-
12 lowing for all Moving to Work demonstration
13 agencies designated under the authority under
14 such section and this section:

15 (i) The waivers granted to each cohort
16 and whether those waivers accomplish the
17 goals of achieving greater cost effectiveness
18 and administrative capacity, incentivizing
19 families to become economically self-suffi-
20 cient, and increasing housing choice.

21 (ii) The additional flexibilities granted
22 to individual public housing agencies under
23 each cohort.

1 (iii) How the flexibilities described in
2 clause (ii) were used for local, non-tradi-
3 tional activities.

4 (2) COMPREHENSIVE REPORTING REQUIRE-
5 MENT.—Not later than 180 days after the date of
6 enactment of this Act, and annually thereafter, the
7 Secretary shall submit to the Committee on Bank-
8 ing, Housing, and Urban Affairs of the Senate and
9 the Committee on Financial Services of the House of
10 Representatives a report that contains the following
11 for each Moving to Work demonstration cohort
12 under section 204 of the Departments of Veterans
13 Affairs and Housing and Urban Development, and
14 Independent Agencies Appropriations Act, 1996 (42
15 U.S.C. 1437f note), section 239 of the Department
16 of Housing and Urban Development Appropriations
17 Act, 2016 (42 U.S.C. 1437f note; Public Law 114–
18 113), and this section:

19 (A) The annual administrative plans of
20 each Moving to Work demonstration public
21 housing agency.

22 (B) Assessments of longitudinal data, in-
23 cluding data on units, households, and out-
24 comes, which shall be evaluated to compare

1 changes in the following trends before and after
2 Moving to Work demonstration designation:

3 (i) Impacts on tenants based on the
4 following, disaggregated by the public
5 housing program and the housing choice
6 voucher program:

7 (I) Eviction rates.
8 (II) Hardship policy usage.
9 (III) Share of rent covered by a
10 household.

11 (IV) Turnover, including the
12 number of household moves with or
13 without continued assistance.

14 (V) Reasons for exit from the
15 program.

16 (VI) The number and character-
17 istics of households served, including
18 households with a non-elderly family
19 member with a disability, 3 or more
20 minors, homelessness status at the
21 time of admission, and average and
22 median income as a percent of area
23 median income.

24 (ii) Impacts on public housing agency
25 operations based on the following:

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(I) The number of units, broken down by type.

(II) The size, including the number of bedrooms per unit, accessibility, affordability, and quality of units.

(III) The length of each waitlist maintained and average wait times.

(IV) Changes in capital backlog needs and surplus fund and reserve levels.

(V) The number of public housing units undergoing a conversion under the rental assistance demonstration program authorized under the Department of Housing and Urban Development Appropriations Act, 2012 (Public Law 112–55; 125 Stat. 673) or demolition or disposition projects under section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p), including the number of units lost and the location of any replacement housing resulting from demolition or disposition.

1 (VI) The share of project-based
2 vouchers compared to tenant-based
3 vouchers.

4 (VII) The following annual hous-
5 ing choice voucher data:

6 (aa) Voucher unit utilization
7 rates.

8 (bb) Voucher budget utiliza-
9 tion rates.

10 (cc) Annualized voucher suc-
11 cess rate.

12 (dd) Demographic composi-
13 tion of households issued vouch-
14 ers compared to utilized vouch-
15 ers.

16 (ee) Average time to lease-
17 up.

18 (ff) Average cost per vouch-
19 er.

20 (gg) Average cost per land-
21 lord incentive.

22 (hh) Ratio of the proportion
23 of voucher households living in
24 concentrated low-income areas to
25 the proportion of renter-occupied

1 units in concentrated low-income
2 areas.

3 (ii) Characteristics of census
4 tracts where voucher recipients
5 reside.

6 (VIII) How the public housing
7 agency met each of the statutory re-
8 quirements in section 204(c)(3) of the
9 Departments of Veterans Affairs and
10 Housing and Urban Development, and
11 Independent Agencies Appropriations
12 Act, 1996 (42 U.S.C. 1437f note).

13 (iii) Impacts on public housing staff-
14 ing and capacity, including the average
15 public housing agency operating, adminis-
16 trative, and housing assistance payment
17 expenditures per household per month.

18 (C) Legislative recommendations for flexi-
19 bilities that could be expanded to all public
20 housing agencies and how each flexibility en-
21 hances housing choice, affordability, and admin-
22 istrative capacity and efficiency for public hous-
23 ing agencies.

24 (3) PUBLIC AVAILABILITY.—

1 (A) IN GENERAL.—The Secretary shall
2 maintain all reports submitted pursuant to this
3 section in a manner that is publicly available,
4 accessible, and searchable on the website of the
5 Department of Housing and Urban Develop-
6 ment for not less than 5 years.

7 (B) OTHER INFORMATION.—

8 (i) IN GENERAL.—Annually, the Sec-
9 retary shall make the annual plan of the
10 Moving to Work demonstration, the Sec-
11 tion 8 administrative plan, and the admis-
12 sion and continued occupancy policy pub-
13 licly available in 1 location on the website
14 of the Department of Housing and Urban
15 Development for not less than 5 years.

16 (ii) DATABASE.—The Secretary may
17 establish a searchable database on the
18 website of the Department of Housing and
19 Urban Development to track the types of
20 flexibilities into which Moving to Work
21 demonstration public housing agencies
22 have opted or for which a waiver was ap-
23 proved by the Secretary, disaggregated by
24 year such flexibilities were adopted or ap-
25 proved.

1 **SEC. 505. REDUCING HOMELESSNESS THROUGH PROGRAM**
 2 **REFORM ACT.**

3 (a) DEFINITIONS.—In this section:

4 (1) APPROPRIATE CONGRESSIONAL COMMIT-
 5 TEES.—The term “appropriate congressional com-
 6 mittees” means—

7 (A) the Committee on Banking, Housing,
 8 and Urban Affairs of the Senate; and

9 (B) the Committee on Financial Services
 10 of the House of Representatives.

11 (2) AT RISK OF HOMELESSNESS.—The term
 12 “at risk of homelessness” has the meaning given the
 13 term in section 401 of the McKinney-Vento Home-
 14 less Assistance Act (42 U.S.C. 11360).

15 (3) DEPARTMENT.—The term “Department”
 16 means the Department of Housing and Urban De-
 17 velopment.

18 (4) HOMELESS.—The term “homeless” has the
 19 meaning given the term in section 103 of the
 20 McKinney-Vento Homeless Assistance Act (42
 21 U.S.C. 11302).

22 (5) PUBLIC HOUSING AGENCY.—The term
 23 “public housing agency” has the meaning given the
 24 term in section 3(b) of the United States Housing
 25 Act of 1937 (42 U.S.C. 1437a(b)).

1 (6) SECRETARY.—The term “Secretary”, except
2 as otherwise provided, means the Secretary of Hous-
3 ing and Urban Development.

4 (b) ADMINISTRATIVE COSTS FOR THE EMERGENCY
5 SOLUTIONS GRANTS PROGRAM.—Section 418 of the
6 McKinney-Vento Homeless Assistance Act (42 U.S.C.
7 11378) is amended by striking “7.5 percent” and insert-
8 ing “10 percent”.

9 (c) AMENDMENTS TO THE CONTINUUM OF CARE
10 PROGRAM.—

11 (1) IN GENERAL.—Subtitle C of title IV of the
12 McKinney-Vento Homeless Assistance Act (42
13 U.S.C. 11381 et seq.) is amended—

14 (A) in section 402(g) (42 U.S.C.
15 11360a(g))—

16 (i) by redesignating paragraph (2) as
17 paragraph (3); and

18 (ii) by inserting after paragraph (1)
19 the following:

20 “(2) TIME LIMIT ON DESIGNATION.—The Sec-
21 retary—

22 “(A) shall accept applications for designa-
23 tion as a unified funding agency annually or bi-
24 ennially, which designation shall be effective for
25 not more than 2 years; and

1 “(B) may, on an annual or biennial basis,
2 renew any designation under subparagraph
3 (A).”;

4 (B) in section 422 (42 U.S.C. 11382)—

5 (i) in subsection (b)—

6 (I) by striking “The Secretary”

7 and inserting the following:

8 “(1) IN GENERAL.—Except as provided in para-
9 graph (2), the Secretary”; and

10 (II) by adding at the end the fol-
11 lowing:

12 “(2) 2-YEAR NOTIFICATION.—Subject to the
13 availability of appropriations, the Secretary may
14 issue a notification of funding availability for grants
15 awarded under this subtitle that provides funding
16 for 2 successive fiscal years, which shall—

17 “(A) award funds for the second year of
18 projects, including adjustments under sub-
19 section (f), unless the project is underper-
20 forming, as determined by the collaborative ap-
21 plicant, and the collaborative applicant applies
22 to replace the project with a new project; and

23 “(B) include—

1 “(i) the method for applying for and
2 awarding projects to replace underper-
3 forming projects in year 2;

4 “(ii) the method for applying for and
5 awarding renewals of expiring grants for
6 projects that were not eligible for renewal
7 in the first fiscal year;

8 “(iii) the method for allocating any
9 amounts in the second fiscal year that are
10 in excess of the amount needed to fund the
11 second fiscal year of all grants awarded in
12 the first fiscal year;

13 “(iv) the method of applying for and
14 awarding grants, which are 1-year transi-
15 tion grants awarded by the Secretary to
16 project sponsors for activities under this
17 subtitle to transition from 1 eligible activ-
18 ity to another eligible activity if the recipi-
19 ent—

20 “(I) has the consent of the con-
21 tinuum of care; and

22 “(II) meets standards determined
23 by the Secretary;

1 “(C) announce by notice the award of sec-
2 ond fiscal year funding and awards for new and
3 renewal projects; and

4 “(D) identify the process by which the Sec-
5 retary may approve replacement of a collabo-
6 rative applicant that is not a unified funding
7 agency to receive the award in the second fiscal
8 year.”;

9 (ii) in subsection (c)(2)—

10 (I) by striking “(A) IN GEN-
11 ERAL.—Except as provided in sub-
12 paragraph (B), the Secretary” and in-
13 serting “The Secretary”; and

14 (II) by striking subparagraph
15 (B); and

16 (iii) in subsection (e), by striking “1
17 year” and inserting “2 years”;

18 (C) in section 423(a) (42 U.S.C. 11383)—

19 (i) in paragraph (4), in the third sen-
20 tence—

21 (I) by striking “, at the discre-
22 tion of the applicant and the project
23 sponsor,”; and

24 (II) by inserting “not more than”
25 before “15 years”;

1 (ii) in paragraph (7), in the matter
2 preceding subparagraph (A), by inserting
3 “payment of not more than 6 months of
4 arrears for rent and utility expenses,”
5 after “moving costs,”; and

6 (iii) in paragraph (10), by striking “3
7 percent” and inserting “the greater of ei-
8 ther \$70,000 or 5 percent”;

9 (D) in section 425 (42 U.S.C. 11385), by
10 adding at the end the following:

11 “(f) ADJUSTMENT OF COSTS.—Not later than 1 year
12 after the date of enactment of this subsection, and on a
13 biennial basis thereafter, the Comptroller General of the
14 United States—

15 “(1) shall study the hiring, retention, and com-
16 pensation levels of the workforce providing the serv-
17 ices described in subsection (c), including executive
18 directors, case managers, and frontline staff, and ex-
19 amine whether low compensation is undermining
20 program effectiveness;

21 “(2) shall submit to the appropriate congres-
22 sional committees a report on any findings, and to
23 the Secretary any recommendations, as the Comp-
24 troller General considers appropriate regarding fund-
25 ing levels for the cost of the supportive services and

1 the staffing to provide the services described in sub-
2 section (c); and

3 “(3) in carrying out the study under paragraph
4 (1), may reference the Consumer Price Index or
5 other similar surveys.”;

6 (E) in section 426 (42 U.S.C. 11386), by
7 adding at the end the following:

8 “(h) INSPECTIONS.—When complying with inspection
9 requirements for a housing unit provided to a homeless
10 individual or family using assistance under this subtitle,
11 the Secretary may allow a grantee to—

12 “(1) conduct a pre-inspection not more than 60
13 days before leasing the unit;

14 “(2) if the unit is located in a rural or small
15 area, conduct a remote or video inspection of a unit;
16 and

17 “(3) allow the unit to be leased prior to comple-
18 tion of an inspection if the unit passed an alter-
19 native Federal inspection within the preceding 12-
20 month period, so long as the unit is inspected not
21 later than 15 days after the start of the lease.”; and

22 (F) in section 430 (42 U.S.C. 11386d), by
23 adding at the end the following:

24 “(d) COSTS PAID BY PROGRAM INCOME.—With re-
25 spect to grant amounts awarded under this subtitle, costs

1 paid by the program income of a grant recipient may
 2 count toward the contributions required under subsection
 3 (a) if the costs—

4 “(1) are eligible expenses under this subtitle;

5 “(2) meet standards determined by the Sec-
 6 retary; and

7 “(3) supplement activities carried out by the re-
 8 cipient under this subtitle.”.

9 (2) OTHER MODIFICATIONS.—

10 (A) DEFINITIONS.—In this paragraph—

11 (i) the terms “collaborative applicant”
 12 and “eligible entity” have the meanings
 13 given those terms in section 401 of the
 14 McKinney-Vento Homeless Assistance Act
 15 (42 U.S.C. 11360); and

16 (ii) the terms “Indian tribe” and
 17 “tribally designated housing entity” have
 18 the meanings given those terms in section
 19 4 of the Native American Housing Assist-
 20 ance and Self-Determination Act of 1996
 21 (25 U.S.C. 4103).

22 (B) NONAPPLICATION OF CIVIL RIGHTS
 23 LAWS.—With respect to the funds made avail-
 24 able for the Continuum of Care program au-
 25 thorized under subtitle C of title IV of the

1 McKinney-Vento Homeless Assistance Act (42
2 U.S.C. 11381 et seq.) under the heading
3 “Homeless Assistance Grants” in the Depart-
4 ment of Housing and Urban Development Ap-
5 propriations Act, 2021 (Public Law 116–260)
6 and under section 231 of the Department of
7 Housing and Urban Development Appropria-
8 tions Act, 2020 (42 U.S.C. 11364a), title VI of
9 the Civil Rights Act of 1964 (42 U.S.C. 2000d
10 et seq.) and title VIII of the Civil Rights Act
11 of 1968 (42 U.S.C. 3601 et seq.) shall not
12 apply to applications by or awards for projects
13 to be carried out—

14 (i) on or off reservation or trust lands
15 for awards made to Indian tribes or trib-
16 ally designated housing entities; or

17 (ii) on reservation or trust lands for
18 awards made to eligible entities.

19 (C) CERTIFICATION.—With respect to
20 funds made available for the Continuum of
21 Care program authorized under subtitle C of
22 title IV of the McKinney-Vento Homeless As-
23 sistance Act (42 U.S.C. 11381 et seq.) under
24 the heading “Homeless Assistance Grants”
25 under section 231 of the Department of Hous-

1 ing and Urban Development Appropriations
2 Act, 2020 (42 U.S.C. 11364a)—

3 (i) applications for projects to be car-
4 ried out on reservations or trust land shall
5 contain a certification of consistency with
6 an approved Indian housing plan developed
7 under section 102 of the Native American
8 Housing Assistance and Self-Determina-
9 tion Act (25 U.S.C. 4112), notwith-
10 standing section 106 of the Cranston-Gon-
11 zalez National Affordable Housing Act (42
12 U.S.C. 12706) and section 403 of the
13 McKinney-Vento Homeless Assistance Act
14 (42 U.S.C. 11361);

15 (ii) Indian tribes and tribally des-
16 ignated housing entities that are recipients
17 of awards for projects on reservations or
18 trust land shall certify that they are fol-
19 lowing an approved housing plan developed
20 under section 102 of the Native American
21 Housing Assistance and Self-Determina-
22 tion Act (25 U.S.C. 4112); and

23 (iii) a collaborative applicant for a
24 Continuum of Care whose geographic area
25 includes only reservation and trust land is

1 not required to meet the requirement in
 2 section 402(f)(2) of the McKinney-Vento
 3 Homeless Assistance Act (42 U.S.C.
 4 11360a(f)(2)).

5 (d) AMENDMENTS TO THE HOUSING CHOICE VOUCH-
 6 ER PROGRAM.—Section 8(o)(5) of the United States
 7 Housing Act of 1937 (42 U.S.C. 1437f(o)(5)) is amended
 8 by adding at the end the following:

9 “(C) EXCEPTIONS.—Notwithstanding sub-
 10 paragraph (A)—

11 “(i) a public housing agency may ac-
 12 cept a third party income calculation and
 13 verification of family income for purposes
 14 of this subsection if—

15 “(I) the calculation and
 16 verification was completed for deter-
 17 mination of income eligibility for a
 18 Federal program or service during the
 19 preceding 12-month period; and

20 “(II) there has been no change in
 21 income or family composition since
 22 the calculation and verification under
 23 clause (i); and

24 “(ii) when using prior year income
 25 under section 3(a)(7)(B), a public housing

1 agency shall use the income of the family
 2 as determined by the agency or owner for
 3 the prior calendar year or another 12-
 4 month period ending during the preceding
 5 12 months, taking into consideration any
 6 redetermination of income between the
 7 start of such prior calendar year or other
 8 12-month period and the date of the an-
 9 nual review.”;

10 (e) IMPROVING COORDINATION BETWEEN HEALTH
 11 CARE SYSTEMS AND SUPPORTIVE SERVICES.—Not later
 12 than 180 days after the date of enactment of this Act,
 13 the Secretary of Health and Human Services and the Sec-
 14 retary shall seek to enter into an agreement with the Na-
 15 tional Academies of Sciences, Engineering, and Medicine
 16 to conduct and submit to the appropriate congressional
 17 committees an evidence-based, nonpartisan analysis
 18 that—

19 (1) reviews the research on linkages between ac-
 20 cess to affordable health care and homelessness and
 21 analyzes the effect of greater coordination and part-
 22 nerships between health care organizations, mental
 23 health and substance use disorder and substance use
 24 disorder service providers, and housing service pro-
 25 viders, including possible cost-savings from providing

1 greater access to health services, recovery housing,
 2 or housing-related supportive services for individuals
 3 experiencing chronic homelessness and other types of
 4 homelessness; and

5 (2) includes policy and program recommenda-
 6 tions for improving access to health care and hous-
 7 ing, health care and housing outcomes, possible cost-
 8 savings and efficiencies, and best practices.

9 (f) DEMONSTRATION AUTHORITY.—

10 (1) IN GENERAL.—Subtitle A of title IV of the
 11 McKinney-Vento Homeless Assistance Act (42
 12 U.S.C. 11360 et seq.) is amended by adding at the
 13 end the following:

14 **“SEC. 409. DEMONSTRATION AUTHORITY.**

15 “(a) DEFINITIONS.—In this section:

16 “(1) APPROPRIATE CONGRESSIONAL COMMIT-
 17 TEES.—The term ‘appropriate congressional com-
 18 mittees’ means—

19 “(A) the Committee on Banking, Housing,
 20 and Urban Affairs of the Senate; and

21 “(B) the Committee on Financial Services
 22 of the House of Representatives.

23 “(2) HEALTH CARE ORGANIZATION.—The term
 24 ‘health care organization’ means an entity providing

1 medical or mental and behavioral health care, in-
 2 cluding—

3 “(A) a hospital (as defined in section
 4 1861(e) of the Social Security Act (42 U.S.C.
 5 1395x(e)));

6 “(B) a Federally-qualified health center
 7 (as defined in section 1905(l)(2) of the Social
 8 Security Act (42 U.S.C. 1396d(l)(2))) or an-
 9 other community health center eligible to re-
 10 ceive a grant under section 330 of the Public
 11 Health Service Act (42 U.S.C. 254b); and

12 “(C) a licensed or certified provider of evi-
 13 dence-based substance use disorder services or
 14 mental health services providing such services
 15 pursuant to funding under a block grant for
 16 substance use prevention, treatment, and recov-
 17 ery services or a block grant for community
 18 mental health services under subpart II or sub-
 19 part I, respectively, of part B of title XIX of
 20 the Public Health Service Act (42 U.S.C. 300x
 21 et seq.).

22 “(3) HOUSING PROVIDER.—The term ‘housing
 23 provider’ means an entity, including a grant recipi-
 24 ent under subtitle B or C of this title, a public hous-
 25 ing agency (as defined in section 3 of the United

1 States Housing Act of 1937 (42 U.S.C. 1437a)), or
2 a federally funded organization or a nonprofit orga-
3 nization, that administers a program to provide
4 housing services to individuals experiencing or at
5 risk of homelessness, including rapid re-housing,
6 transitional housing, housing choice vouchers, and
7 housing-related supportive services.

8 “(b) AUTHORITY.—The Secretary may establish
9 demonstration projects or partnerships that involve col-
10 laboration between housing providers and healthcare orga-
11 nizations to provide housing-related supportive services,
12 including—

13 “(1) assistance in coordinating data systems in
14 a manner that is compliant with the Health Insur-
15 ance Portability and Accountability Act (Public Law
16 104–191); and

17 “(2) projects or partnerships that are aimed at
18 serving individuals—

19 “(A) who are homeless, chronically home-
20 less, or at risk of homelessness; and

21 “(B) with—

22 “(i) a high-use of emergency services
23 or emergency departments;

1 “(ii) chronic disabilities, including
2 physical health or mental health condi-
3 tions;

4 “(iii) substance use disorders;

5 “(iv) serious mental illness; or

6 “(v) other severe service needs.

7 “(c) REPORT.—Not later than 2 years after the date
8 of enactment of this Act, and every 4 years thereafter,
9 the Secretary shall submit to the appropriate congress-
10 sional committees a report on each demonstration project
11 or partnership established under this section.”.

12 (2) TECHNICAL AND CONFORMING AMEND-
13 MENT.—The table of contents in section 101(b) of
14 the McKinney-Vento Homeless Assistance Act (42
15 U.S.C. 11301 note) is amended by inserting after
16 the item relating to section 408 the following:

“Sec. 409. Demonstration authority.”.

17 (g) STREAMLINING COORDINATED ENTRY.—

18 (1) AUDIT BY THE COMPTROLLER GENERAL.—
19 Not later than 1 year after the date of enactment
20 of this Act, the Comptroller General of the United
21 States shall—

22 (A) conduct a multi-community evaluation
23 of the operations of coordinated assessment sys-
24 tems by the Continuum of Care Program under
25 subtitle C of title IV of the McKinney-Vento

1 Homeless Assistance Act (42 U.S.C. 11381 et
 2 seq.) program to examine the efficiency, accu-
 3 racy, and outcomes of those operations; and

4 (B) submit to the appropriate congres-
 5 sional committees on any findings and to the
 6 Secretary on any recommendations, as the
 7 Comptroller General considers appropriate, for
 8 a more effective and efficient coordinated entry
 9 process.

10 (2) ASSESSMENTS.—Not later than 2 years
 11 after the date of enactment of this Act, the Sec-
 12 retary shall—

13 (A) evaluate the coordinated assessment
 14 processes under the Continuum of Care Pro-
 15 gram under subtitle C of title IV of the McKin-
 16 ney-Vento Homeless Assistance Act (42 U.S.C.
 17 11381 et seq.), which shall include—

18 (i) a request for information from
 19 continuums of care about coordinated
 20 entry tools, processes, barriers, documenta-
 21 tion barriers, and necessary guidance;

22 (ii) incorporation of findings from rel-
 23 evant reports and demonstrations of the
 24 Department, including the report described
 25 in paragraph (1); and

1 (iii) consultation with organizations
2 with expertise in providing health care to
3 people experiencing homelessness on best
4 practices in assessment tools for
5 prioritizing resources and characterizing
6 chronic homelessness and people experi-
7 encing homelessness with high-service
8 needs;

9 (B) issue an updated notice, which shall
10 include guidance—

11 (i) on effective assessment processes
12 that remove barriers, streamline access,
13 allow for coordination with public housing
14 agencies, include trauma-informed data
15 collection practices, improve accuracy, ad-
16 dress needs for underserved groups, and
17 successfully rehouse homeless individuals;

18 (ii) that includes all key populations
19 and subpopulations, including consider-
20 ation for age, family status, health status,
21 or other factors, access points,
22 prioritization, and programs and systems
23 serving individuals experiencing homeless-
24 ness; and

1 (iii) that allows for local flexibility and
 2 tailoring based on the needs and resources
 3 within the specific community; and

4 (C) establish a timely, periodic procedure
 5 to request feedback on coordinated assessment
 6 and update the guidance, which may include
 7 conducting a request for information not less
 8 frequently than once every 5 years.

9 (h) IMPROVING TARGETED DATA COLLECTION,
 10 FUNDING, AND COORDINATION.—The Secretary shall—

11 (1) issue not less than 1 request for informa-
 12 tion on—

13 (A) improving data collection, including
 14 through the use of the Homeless Management
 15 Information System or other data systems;

16 (B) coordination and use of data between
 17 housing and homelessness providers and phys-
 18 ical, mental, and behavioral health organiza-
 19 tions, substance use treatment providers, and
 20 the Department of Veterans Affairs for imple-
 21 mentation of programs to provide services for
 22 people experiencing or at risk of homelessness,
 23 including the chronically homeless; and

24 (C) the potential benefits and risks of
 25 using artificial intelligence models for the pur-

1 pose of improving program coordination and ef-
2 fectiveness and assessing the effectiveness of
3 interventions to house individuals experiencing
4 or at risk of homelessness, including by sub-
5 populations;

6 (2) consider providing incentives to improve
7 data collection, enhance the use of the Homeless
8 Management Information System, implement com-
9 munity information exchanges, and strengthen the
10 coordination of data from physical, mental, and be-
11 havioral health organizations with housing and
12 homelessness providers, in order to target resources
13 for housing, outreach, homelessness prevention, and
14 housing-related supportive services for homeless indi-
15 viduals, or chronically homeless individuals; and

16 (3) coordinate with the Secretary of the Depart-
17 ment of Veterans Affairs to improve coordination be-
18 tween data systems for vouchers provided under sec-
19 tion 8(o)(19) of the United States Housing Act of
20 1937 (42 U.S.C. 1437f(o)(19)), the Homeless Man-
21 agement Information System, and any other applica-
22 ble homeless program supported by the Department
23 of Veterans Affairs.

24 (i) **RULE OF CONSTRUCTION.**— Nothing in this sec-
25 tion or the amendments made by this section shall be con-

1 strued to limit the authority of the Secretary to provide
 2 flexibility under housing laws in effect as of the date of
 3 enactment of this Act. The flexibilities and waivers author-
 4 ized under this section and the amendments made by this
 5 section shall not replace or result in the termination of
 6 other flexibilities and waivers that the Secretary is author-
 7 ized to exercise.

8 **SEC. 506. INCENTIVIZING LOCAL SOLUTIONS TO HOME-**
 9 **LESSNESS.**

10 Section 414 of the McKinney-Vento Homeless Assist-
 11 ance Act (42 U.S.C. 11373) is amended by adding at the
 12 end the following:

13 “(f) FUNDING CAP WAIVER AUTHORITY.—

14 “(1) IN GENERAL.—Notwithstanding any other
 15 provision of law or regulation, a recipient may re-
 16 quest a waiver of the spending cap established pur-
 17 suant to section 415(b) for amounts provided be-
 18 tween fiscal years 2026 through 2029.

19 “(2) WAIVER REQUEST.—

20 “(A) IN GENERAL.—A recipient seeking a
 21 waiver described in paragraph (1) shall submit
 22 to the Secretary a waiver request that includes
 23 not more than the following:

1 “(i) A demonstration of local needs
2 and circumstances that necessitate a waiv-
3 er.

4 “(ii) A detailed plan for how the re-
5 cipient intends to use funds.

6 “(iii) A justification for how the pro-
7 posed use of funds supports the most re-
8 cent Consolidated Annual Performance and
9 Evaluation Report of the recipient.

10 “(iv) Any public input solicited under
11 subparagraph (B)(ii).

12 “(B) NOTIFICATION.—Each recipient
13 shall—

14 “(i) notify all subrecipients, including
15 local continuums of care, of the availability
16 of waivers under this subsection; and

17 “(ii) prior to the submission of a
18 waiver request under subparagraph (A)),
19 solicit public input regarding the potential
20 need for and proposed uses of such waiver.

21 “(C) APPROVAL; PUBLICATION.—The Sec-
22 retary shall—

23 “(i) make all waiver requests sub-
24 mitted under subparagraph (A) publicly

1 available on the website of the Department
2 of Housing and Urban Development;

3 “(ii) not later than 60 days after the
4 date on which the Secretary receives a
5 waiver request under subparagraph (A),
6 approve or deny the request; and

7 “(iii) deny any waiver submitted
8 under subparagraph (A) by a recipient
9 that relocates or threaten to relocates indi-
10 viduals or their property without providing
11 emergency shelter, rapid rehousing, transi-
12 tional housing, permanent supportive hous-
13 ing, or other permanent housing options.

14 “(3) REVOCATION.—

15 “(A) IN GENERAL.—A waiver approved
16 under this subsection shall remain in effect for
17 each of fiscal years 2026 through 2029 unless
18 the recipient notifies the Secretary in writing
19 that the recipient wishes to revoke the waiver.

20 “(B) NOTIFICATION.—If a recipient re-
21 vokes a waiver under subparagraph (A), the re-
22 cipient shall solicit input from subrecipients re-
23 garding the revocation and provide a justifica-
24 tion for the revocation.

1 “(C) PUBLICATION.—The Secretary shall
 2 publish any revocation of a waiver under sub-
 3 paragraph (A) and the justification of the re-
 4 cipient for the waiver on the website of the De-
 5 partment of Housing and Urban Develop-
 6 ment.”.

7 **TITLE VI—VETERANS AND** 8 **HOUSING**

9 **SEC. 601. VA HOME LOAN AWARENESS ACT.**

10 (a) IN GENERAL.—Subpart A of part 2 of the Fed-
 11 eral Housing Enterprises Financial Safety and Soundness
 12 Act of 1992 (12 U.S.C. 4541 et seq.) is amended by add-
 13 ing at the end the following:

14 **“SEC. 1329. UNIFORM RESIDENTIAL LOAN APPLICATION.**

15 “Not later than 6 months after the date of enactment
 16 of this section, the Director shall, by regulation or order,
 17 require each enterprise to include a disclaimer below the
 18 military service question on the form known as the Uni-
 19 form Residential Loan Application stating, ‘If yes, you
 20 may qualify for a VA Home Loan. Consult your lender
 21 regarding eligibility.’.”.

22 (b) GAO STUDY.—Not later than 18 months after
 23 the date of enactment of this Act, the Comptroller General
 24 of the United States shall conduct a study and submit to
 25 Congress a report on whether not less than 80 percent

1 of lenders using the Uniform Residential Loan Application
 2 have included on that form the disclaimer required under
 3 section 1329 of the Federal Housing Enterprises Finan-
 4 cial Safety and Soundness Act of 1992, as added by sub-
 5 section (a).

6 **SEC. 602. VETERANS AFFAIRS LOAN INFORMED DISCLO-**
 7 **SURE (VALID) ACT.**

8 (a) FHA INFORMED CONSUMER CHOICE DISCLO-
 9 SURE.—

10 (1) INCLUSION OF INFORMATION RELATING TO
 11 VA LOANS.—Subparagraph (A) of section 203(f)(2)
 12 of the National Housing Act (12 U.S.C.
 13 1709(f)(2)(A)) is amended—

14 (A) by inserting “(i)” after “loan-to-value
 15 ratio”; and

16 (B) by inserting before the semicolon the
 17 following: “, and (ii) in connection with a loan
 18 guaranteed or insured under chapter 37 of title
 19 38, United States Code, assuming prevailing in-
 20 terest rates”.

21 (2) RULE OF CONSTRUCTION.—Nothing in the
 22 amendments made by paragraph (1) shall be con-
 23 strued to require an original lender to determine
 24 whether a prospective borrower is eligible for any
 25 loan included in the notice required under section

1 203(f) of the National Housing Act (12 U.S.C.
2 1709(f)).

3 (b) MILITARY SERVICE QUESTION.—

4 (1) IN GENERAL.—Subpart A of part 2 of sub-
5 title A of the Federal Housing Enterprises Financial
6 Safety and Soundness Act of 1992 (12 U.S.C. 4541
7 et seq.), as amended by section 601(a) of this Act,
8 is amended by adding at the end the following:

9 **“SEC. 1330. UNIFORM RESIDENTIAL LOAN APPLICATION.**

10 “Not later than 6 months after the date of enactment
11 of this section, the Director shall require each enterprise
12 to—

13 “(1) include a military service question on the
14 form known as the Uniform Residential Loan Appli-
15 cation; and

16 “(2) position the question described in para-
17 graph (1) above the signature line of the Uniform
18 Residential Loan Application.”.

19 (2) RULEMAKING.—Not later than 6 months
20 after the date of enactment of this Act, the Director
21 of the Federal Housing Finance Agency shall issue
22 a rule to carry out the amendment made by this sec-
23 tion.

1 **SEC. 603. HOUSING UNHOUSED DISABLED VETERANS ACT.**

2 (a) EXCLUSION OF CERTAIN DISABILITY BENE-
3 FITS.—Section 3(b)(4)(B) of the United States Housing
4 Act of 1937 (42 U.S.C. 1437a(b)(4)(B)) is amended—

5 (1) by redesignating clauses (iv) and (v) as
6 clauses (vi) and (vii), respectively; and

7 (2) by inserting after clause (iii) the following:

8 “(iv) for the purpose of determining
9 income eligibility with respect to the sup-
10 ported housing program under section
11 8(o)(19), any disability benefits received
12 under chapter 11 or chapter 15 of title 38,
13 United States Code, received by a veteran,
14 except that this exclusion shall not apply
15 to the income in the definition of adjusted
16 income;

17 “(v) for the purpose of determining
18 income eligibility with respect to any
19 household receiving rental assistance under
20 the supported housing program under sec-
21 tion 8(o)(19) as it relates to eligibility for
22 other types of housing assistance, any dis-
23 ability benefits received under chapter 11
24 or chapter 15 of title 38, United States
25 Code, received by a veteran, except that

1 this exclusion shall not apply to income in
2 the definition of adjusted income;”.

3 (b) TREATMENT OF CERTAIN DISABILITY BENE-
4 FITS.—

5 (1) IN GENERAL.—When determining the eligi-
6 bility of a veteran to rent a residential dwelling unit
7 constructed on Department property on or after the
8 date of the enactment of this Act, for which assist-
9 ance is provided as part of a housing assistance pro-
10 gram administered by the Secretary, the Secretary
11 shall exclude from income any disability benefits re-
12 ceived under chapter 11 or chapter 15 of title 38,
13 United States Code by such person.

14 (2) DEFINITIONS.—In this subsection:

15 (A) SECRETARY.—The term “Secretary”
16 means the Secretary of Housing and Urban De-
17 velopment.

18 (B) DEPARTMENT PROPERTY.—The term
19 “Department property” has the meaning given
20 the term in section 901 of title 38, United
21 States Code.

1 **TITLE VII—OVERSIGHT AND**
 2 **ACCOUNTABILITY**

3 **SEC. 701. REQUIRING ANNUAL TESTIMONY AND OVER-**
 4 **SIGHT FROM HOUSING REGULATORS.**

5 (a) HUD PROGRAMS.—The Department of Housing
 6 and Urban Development Act (42 U.S.C. 3531 et seq.) is
 7 amended by adding at the end the following:

8 **“SEC. 15. ANNUAL TESTIMONY.**

9 “The Secretary shall, on an annual basis, testify be-
 10 fore the Committee on Banking, Housing, and Urban Af-
 11 fairs of the Senate and the Committee on Financial Serv-
 12 ices of the House of Representatives on the status of all
 13 programs carried out by the Department, at the request
 14 of the relevant committee.”.

15 (b) GOVERNMENT GUARANTEED OR INSURED MORT-
 16 GAGES.—On an annual basis, the following individuals
 17 shall testify before the appropriate committees of Congress
 18 with respect to mortgage loans made, guaranteed, or in-
 19 sured by the Federal Government:

20 (1) The President of the Government National
 21 Mortgage Association.

22 (2) The Federal Housing Commissioner.

23 (3) The Administrator of the Rural Housing
 24 Service.

1 (4) The Executive Director of the Loan Guar-
2 anty Service of the Department of Veterans Affairs.

3 (5) The Director of the Federal Housing Fi-
4 nance Agency.

5 (c) MORTGAGEE REVIEW BOARD.—Section 202(c)(8)
6 of the National Housing Act (12 U.S.C. 1708(c)(8)) is
7 amended—

8 (1) by striking “, in consultation with the Fed-
9 eral Housing Administration Advisory Board,”; and

10 (2) by inserting “and to Congress” after “the
11 Secretary”.

12 **SEC. 702. FHA REPORTING REQUIREMENTS ON SAFETY**
13 **AND SOUNDNESS.**

14 (a) MONTHLY REPORTING ON MUTUAL MORTGAGE
15 INSURANCE FUND CAPITAL RATIO.—Section 202(a) of
16 the National Housing Act (12 U.S.C. 1708(a)) is amended
17 by adding at the end the following:

18 “(8) OTHER REQUIRED REPORTING.—The Sec-
19 retary shall—

20 “(A) submit to Congress monthly reports
21 on the capital ratio required under section
22 205(f)(2); and

23 “(B) notify Congress as soon as prac-
24 ticable after the Fund falls below the capital
25 ratio required under section 205(f)(2).”.

1 (b) ANNUAL INDEPENDENT ACTUARIAL STUDY.—
 2 Section 202(a)(4) of the National Housing Act (12 U.S.C.
 3 1708(a)(4)) is amended—

4 (1) by striking “The Secretary” and inserting
 5 the following:

6 “(A) DEFINITION.—In this paragraph, the
 7 term ‘first-time homebuyer’ means a borrower
 8 for whom no consumer report (as defined in
 9 section 603 of the Fair Credit Reporting Act
 10 (15 U.S.C. 1681a)) indicates that the borrower
 11 has or had a loan with a consumer purpose that
 12 is secured by a 1- to 4-unit residential real
 13 property.

14 “(B) STUDY AND REPORT.—The Sec-
 15 retary”; and

16 (2) in subparagraph (B), as so designated, by
 17 striking “also” and inserting “detail how many loans
 18 were originated in each census tract to first-time
 19 homebuyers, as well as”.

20 (c) ANNUAL REPORT.—Section 203(w)(2) of the Na-
 21 tional Housing Act (12 U.S.C. 1709(w)(2)) is amended
 22 by inserting “and first-time homebuyers (as defined in sec-
 23 tion 202(a)(4)(A))” after “minority borrowers”.

24 (d) GAO STUDY ON SUSTAINABLE HOMEOWNER-
 25 SHIP.—Not later than 180 days after the date of enact-

1 ment of this Act, the Comptroller General of the United
2 States shall conduct a study and submit to Congress a
3 report on—

4 (1) the value for the Federal Housing Adminis-
5 tration of defining what is sustainable homeownership
6 ship in a way that considers borrower default, refi-
7 nancing of a mortgage that is not insured by the
8 Federal Housing Administration, the Department of
9 Veterans Affairs, or Rural Housing Service, paying
10 off a mortgage loan and transitioning back to rent-
11 ing, and other factors that demonstrate whether in-
12 surance provided under title II of the National
13 Housing Act (12 U.S.C. 1707 et seq.) has success-
14 fully served a borrower, including for first-time
15 homebuyers for whom no consumer report (as de-
16 fined in section 603 of the Fair Credit Reporting
17 Act (15 U.S.C. 1681a)) indicates that the borrower
18 has or had a loan with a consumer purpose that is
19 secured by a 1- to 4-unit residential real property;
20 and

21 (2) the feasibility of the Federal Housing Ad-
22 ministration developing a scorecard using the
23 metrics described in paragraph (1) to measure bor-
24 rower performance and reporting the scorecard data
25 to Congress.

1 **SEC. 703. UNITED STATES INTERAGENCY COUNCIL ON**
 2 **HOMELESSNESS OVERSIGHT.**

3 Section 203(a) of the McKinney-Vento Homeless As-
 4 sistance Act (42 U.S.C. 11313(a)) is amended—

5 (1) in paragraph (1)—

6 (A) by striking “Homeless Emergency As-
 7 sistance and Rapid Transition to Housing Act
 8 of 2009” and inserting “Renewing Opportunity
 9 in the American Dream to Housing Act”; and

10 (B) by striking “update such plan annu-
 11 ally” and inserting the following: “submit to the
 12 President and Congress a report every year
 13 thereafter that includes— “

14 “(A) the status of completion of the plan;
 15 and

16 “(B) any modifications that were made to
 17 the plan and the reasons for those modifica-
 18 tions;”;

19 (2) by redesignating paragraphs (10) through
 20 (13) as paragraphs (11) through (14), respectively;

21 (3) by redesignating the second paragraph (9)
 22 (relating to collecting and disseminating informa-
 23 tion) as paragraph (10);

24 (4) in paragraph (13), as so redesignated, by
 25 striking “and” at the end;

1 (5) in paragraph (14), as so redesignated, by
2 striking the period at the end and inserting “; and

3 (6) by adding at the end the following:

4 “(15) testify annually before Congress.”.

5 **SEC. 704. NEIGHBORWORKS ACCOUNTABILITY ACT.**

6 (a) IN GENERAL.—Section 415(a)(1)(A) of title 5,
7 United States Code, is amended by inserting “the Neigh-
8 borhood Reinvestment Corporation,” after “the Postal
9 Regulatory Commission,”.

10 (b) DUTIES AND AUDITS.—The Neighborhood Rein-
11 vestment Corporation Act (42 U.S.C. 8101 et seq.) is
12 amended—

13 (1) in section 606 (42 U.S.C. 8105), by adding
14 at the end the following:

15 “(e)(1) There is authorized to be appropriated to the
16 Office of Inspector General of the corporation established
17 under section 415 of title 5, United States Code, such
18 sums as may be necessary to carry out this Act.

19 “(2) There shall not be transferred to the Office of
20 Inspector General of the corporation any program oper-
21 ating responsibilities of the corporation, including the or-
22 ganizational assessments work and grantee oversight func-
23 tion of the corporation.”.

24 (c) INDEPENDENT AUDIT.—Section 607 of the
25 Neighborhood Reinvestment Corporation Act (42 U.S.C.

1 8106) is amended by striking subsection (b) and inserting
2 following:

3 “(b)(1) The accounts of the corporation shall be au-
4 dited annually by an independent external auditor.

5 “(2) Notwithstanding any other audit work per-
6 formed by the Office of Inspector General of the corpora-
7 tion, the audits required under paragraph (1) shall be con-
8 ducted in accordance with generally accepted auditing
9 standards by independent certified public accountants who
10 are certified by a regulatory authority of the jurisdiction
11 in which the audit is undertaken.”.

12 **SEC. 705. APPRAISAL MODERNIZATION ACT.**

13 (a) RECONSIDERATION OF VALUE.—

14 (1) IN GENERAL.—Section 129E of the Truth
15 In Lending Act (15 U.S.C. 1639e) is amended—

16 (A) by redesignating subsections (j) and
17 (k) as subsections (k) and (l), respectively; and

18 (B) by inserting after subsection (i) the
19 following:

20 “(j) CONSUMER RIGHT TO RECONSIDERATION OF
21 VALUE OR SUBSEQUENT APPRAISAL.—

22 “(1) DEFINITIONS.—In this section:

23 “(A) UNACCEPTABLE APPRAISAL PRAC-
24 TICE.—The term ‘unacceptable appraisal prac-
25 tice’ means an appraisal report that—

1 “(i) uses unsupported or subjective
2 terms to assess or rate the property with-
3 out providing a foundation for analysis and
4 contextual information;

5 “(ii) uses inaccurate or incomplete
6 data about the subject property, the neigh-
7 borhood, the market area, or any com-
8 parable property;

9 “(iii) includes references, statements
10 or comparisons about crime rates or crime
11 statistics, whether objective or subjective;

12 “(iv) relies in the appraisal analysis
13 on comparable properties that were not
14 personally inspected by the appraiser when
15 required by the appraisal’s scope of work;

16 “(v) relies in the appraisal analysis on
17 inappropriate comparable properties;

18 “(vi) fails to use comparable prop-
19 erties that are more similar, or nearer, to
20 the subject property without adequate ex-
21 planation;

22 “(vii) uses comparable property data
23 provided by any interested party to the
24 transaction without verification by a disin-
25 terested party;

1 “(viii) uses inappropriate adjustments
 2 for differences between the subject prop-
 3 erty and the comparable properties that do
 4 not reflect the market’s reaction to such
 5 differences; or

6 “(ix) fails to make proper adjust-
 7 ments, including time adjustments for dif-
 8 ferences between the subject property and
 9 the comparable properties when necessary.

10 “(B) UNSUPPORTED.—The term ‘unsup-
 11 ported’ means, with respect to an appraisal re-
 12 port or an appraiser’s opinion of value, that the
 13 appraisal report or the opinion of value is not
 14 supported by relevant evidence and logic.

15 “(2) REVIEW.—In connection with a consumer
 16 credit transaction secured by a consumer’s principal
 17 dwelling, a creditor shall have a review and resolu-
 18 tion procedure for a consumer-initiated reconsider-
 19 ation of value or subsequent appraisal that complies
 20 with the following requirements:

21 “(A) The creditor shall complete its own
 22 appraisal review before delivering the appraisal
 23 to the consumer.

24 “(B) The creditor shall have policies and
 25 procedures that provide the consumer with a

1 process to submit 1 request for a reconsideration of value and subsequent appraisal prior to
2 the loan closing or within 60 calendar days of
3 denial of a credit application if the consumer
4 believes the appraisal report may be unsupported,
5 may be deficient due to an unacceptable
6 appraisal practice, or may reflect discrimination.
7
8

9 “(C) At the time of application and upon
10 delivery of the appraisal report to the consumer,
11 the creditor shall provide a written disclosure
12 to the consumer describing the process
13 for requesting a reconsideration of value or subsequent
14 appraisal, which written disclosure shall
15 include a standardized format for the consumer
16 to submit the request for a reconsideration of
17 value, including—

18 “(i) the name of the borrower;

19 “(ii) the property address;

20 “(iii) the effective date of the appraisal;
21

22 “(iv) the appraiser’s name;

23 “(v) the date of the request;

24 “(vi) a description of why the consumer believes the appraisal report may be
25

1 unsupported, may be deficient due to an
2 unacceptable appraisal practice, or may re-
3 flect discrimination;

4 “(vii) any additional information,
5 data, including not more than 5 alternative
6 comparable properties and the related data
7 sources that the consumer would like the
8 appraiser to consider; and

9 “(viii) an explanation of why the new
10 information, data, or comparable prop-
11 erties support the reconsideration of value.

12 “(D) The creditor shall obtain the nec-
13 essary information from the consumer if the
14 consumer’s request for reconsideration of value
15 or subsequent appraisal is unclear or requires
16 more information.

17 “(E) The creditor shall have a standard-
18 ized format to communicate the reconsideration
19 of value to the appraiser, which format shall in-
20 clude—

21 “(i) the name of the borrower;

22 “(ii) the property address;

23 “(iii) the effective date of the ap-
24 praisal;

25 “(iv) the appraiser’s name;

1 “(v) the date of the request;

2 “(vi) a description of any area of the
3 appraisal report that may be unsupported,
4 may be deficient due to an unacceptable
5 appraisal practice, or may reflect discrimi-
6 nation;

7 “(vii) any additional information,
8 data, including not more than 5 alternative
9 comparable properties and the related data
10 sources that the consumer would like the
11 appraiser to consider;

12 “(viii) an explanation of why the new
13 information, data, or comparable prop-
14 erties support the reconsideration of value;

15 “(ix) a definition of turn-time expecta-
16 tions for the appraiser to communicate the
17 reconsideration of value results back to the
18 creditor;

19 “(x) instructions for delivering the re-
20 consideration of value response as part of
21 a revised appraisal report that includes
22 commentary on conclusions regardless of
23 the outcome; and

24 “(xi) a reference for appraisers on
25 how to correct minor appraisal issues or

1 non-material errors not related to the re-
2 consideration of value process.

3 “(3) SUBSEQUENT APPRAISAL AND REFER-
4 RAL.—

5 “(A) IN GENERAL.—If the creditor identi-
6 fies material deficiencies in the appraisal report
7 that are not corrected or addressed by the ap-
8 praiser upon request of the creditor, including
9 through a consumer-initiated reconsideration of
10 value, or if there is evidence of unsupported or
11 unacceptable appraisal practices, the creditor
12 shall—

13 “(i) at the request of the consumer,
14 order a subsequent appraisal at the credi-
15 tor’s own expense; and

16 “(ii) forward the appraisal report and
17 the creditor’s summary of findings to the
18 appropriate appraisal licensing agency or
19 regulatory board.

20 “(B) DISCRIMINATION.—If the creditor
21 has reason to believe that an appraisal report
22 reflects discrimination, the creditor shall—

23 “(i) order a subsequent appraisal, at
24 the creditor’s own expense;

1 “(ii) forward the appraisal report and
2 the creditor’s summary of findings to the
3 appropriate local, State, or Federal en-
4 forcement agency; and

5 “(iii) upon a final determination of
6 discrimination by the appropriate local,
7 State, or Federal enforcement agency, re-
8 ceive a reimbursement from the appraiser
9 covering the cost of the subsequent ap-
10 praisal ordered by the creditor.

11 “(C) DEFINITION.—

12 “(i) IN GENERAL.—Except as pro-
13 vided in clause (ii), in this paragraph, the
14 term ‘reason to believe’ means that the
15 creditor has reviewed the applicable law
16 and available evidence and determined that
17 a potential violation of Federal or state
18 antidiscrimination law exists. The available
19 evidence may include the appraisal report,
20 loan files, written communications, credible
21 observations by persons with direct knowl-
22 edge, statistical analysis, and the apprais-
23 er’s response to the request for a reconsid-
24 eration of value.

1 “(ii) EXCEPTION.—The term ‘reason
2 to believe’ does not mean that there is a
3 final legal determination of discrimination.

4 “(4) DOCUMENT RETENTION.—The creditor
5 shall retain all documentation and written commu-
6 nications related to the request for reconsideration
7 of value or subsequent appraisal in the loan file dur-
8 ing the 7-year period beginning on the date on which
9 the consumer submitted the credit application.

10 “(5) RULE OF CONSTRUCTION.—This sub-
11 section is consistent with the exceptions to the ap-
12 praiser independence requirements found in sub-
13 section (c). Nothing in this subsection shall be con-
14 strued to require a creditor to submit a reconsider-
15 ation of value to the original appraiser before order-
16 ing a subsequent appraisal from a subsequent ap-
17 praiser.”.

18 (2) RULES AND INTERPRETATIVE GUIDE-
19 LINES.—Section 129E(g) of the Truth in Lending
20 Act (15 U.S.C. 1639e(g)) is amended—

21 (A) in paragraph (1), by striking “para-
22 graph (2), the Board” and inserting “para-
23 graphs (2) and (3), the Bureau”; and

24 (B) by adding at the end the following:

1 “(3) FINAL RULE.—Not later than 1 year after
 2 the date of enactment of this paragraph, the Federal
 3 Housing Finance Agency shall issue a final rule
 4 after notice and comment and issue such guidance
 5 as may be necessary to carry out and enforce sub-
 6 section (j).”.

7 (b) PUBLIC APPRAISAL DATABASE.—

8 (1) COVERED AGENCIES DEFINED.—The term
 9 “covered agencies” means—

10 (A) the Federal Housing Finance Agency,
 11 on behalf of the Federal National Mortgage As-
 12 sociation and the Federal Home Loan Mortgage
 13 Corporation;

14 (B) the Department of Housing and
 15 Urban Development, including the Federal
 16 Housing Administration;

17 (C) the Department of Agriculture; and

18 (D) the Department of Veterans Affairs.

19 (2) FEASIBILITY REPORT.—No later than 240
 20 days after the date of enactment of this Act, the
 21 Comptroller General of the United States shall issue
 22 a public report to Congress assessing the feasibility
 23 of creating a publicly available appraisal database
 24 that consists of a searchable and downloadable ap-
 25 praisal-level public use file that consolidates ap-

1 praisal data held or aggregated by covered agencies,
2 which shall include—

3 (A) the costs and benefits associated with
4 establishing and maintaining the public data-
5 base;

6 (B) the benefits and risks associated with
7 either the Federal Housing Finance Agency or
8 the Bureau of Consumer Financial Protection
9 being responsible for the public database and
10 whether there is another Federal agency best
11 suited for implementing and administering such
12 database;

13 (C) any safety and soundness, antitrust, or
14 consumer privacy-related risks associated with
15 making certain appraisal data factors publicly
16 available, including whether—

17 (i) there are any existing legal re-
18 quirements, including under the Home
19 Mortgage Disclosure Act of 1974 (12
20 U.S.C. 2801 et seq.) and section 552 of
21 title 5, United States Code (commonly
22 known as the “Freedom of Information
23 Act”), or additional actions Federal agen-
24 cies could take to mitigate such risks, such
25 as modifying or aggregating data, or elimi-

1 nating personally identifiable information;
2 and

3 (ii) there are any data factors that, if
4 made public, may violate conduct, ethics,
5 or other professional standards as they re-
6 late to appraisals and appraisal or valu-
7 ation professionals;

8 (D) the feasibility of consolidating or
9 matching appraisal data held by covered agen-
10 cies with corresponding data that is required
11 and made public under the Home Mortgage
12 Disclosure Act of 1974 (12 U.S.C. 2801 et
13 seq.);

14 (E) whether the publication of any ap-
15 praisal data factors may pose unfair business
16 advantages within the valuation industry;

17 (F) the feasibility of including all valuation
18 data held by covered agencies, including data
19 produced by automated valuation models;

20 (G) the feasibility and benefits of making
21 the full appraisal dataset, including any modi-
22 fied fields, available to—

23 (i) Federal agencies, including for
24 purposes related to enforcement and super-
25 vision responsibilities;

1 (ii) relevant State licensing, super-
 2 vision, and enforcement agencies and State
 3 attorneys general;

4 (iii) approved researchers, including
 5 academics and nonprofit organizations
 6 that, in connection with their mission,
 7 work to ensure the fairness and consist-
 8 ency of home valuations, including apprais-
 9 als; and

10 (iv) any other entities identified by
 11 the Comptroller General as having a com-
 12 pelling use for disaggregated data;

13 (H) what appraisal data is already avail-
 14 able in the public domain; and

15 (I) the feasibility of incorporating legacy
 16 data held by covered agencies during the period
 17 beginning on January 1, 2017 and ending on
 18 the date of enactment of this Act, and whether
 19 there are specific data points not easily consoli-
 20 dated or matched, as described in subparagraph
 21 (D), with more recent data.

22 (3) PURPOSE.—The database described in para-
 23 graph (2) shall be used to provide the public, the
 24 Federal Government, and State governments with
 25 residential real estate appraisal data to help deter-

1 mine whether financial institutions, appraisal man-
 2 agement companies, appraisers, valuation tech-
 3 nologies, such as automated valuation models, and
 4 other valuation professionals are serving the housing
 5 market in a manner that is efficient and consistent
 6 for all mortgage loan applicants, borrowers, and
 7 communities.

8 (4) CONSULTATION.—As part of the informa-
 9 tion used in the report required under paragraph
 10 (2), the Comptroller General of the United States
 11 shall conduct interviews with—

12 (A) relevant Federal agencies;

13 (B) relevant State licensing, supervision,
 14 and enforcement agencies and State attorneys
 15 general;

16 (C) appraisers and other home valuation
 17 industry professionals;

18 (D) mortgage lending institutions;

19 (E) fair housing and fair lending experts;

20 and

21 (F) any other relevant stakeholders as de-
 22 termined by the Comptroller General.

23 (5) HEARING.—Upon the completion of the re-
 24 port under paragraph (2), the Committee on Bank-
 25 ing, Housing, and Urban Affairs of the Senate and

1 the Committee on Financial Services of the House of
 2 Representatives shall each hold a hearing on the
 3 findings of the report and the feasibility of estab-
 4 lishing a public appraisal-level appraisal database.

5 **TITLE VIII—COORDINATION,**
 6 **STUDIES, AND REPORTING**

7 **SEC. 801. HUD-USDA-VA INTERAGENCY COORDINATION**
 8 **ACT.**

9 (a) MEMORANDUM OF UNDERSTANDING.—The Sec-
 10 retary of Housing and Urban Development, the Secretary
 11 of Agriculture, and the Secretary of Veterans Affairs shall
 12 establish a memorandum of understanding, or other ap-
 13 propriate interagency agreement, to share relevant hous-
 14 ing-related research and market data that facilitates evi-
 15 dence-based policymaking.

16 (b) INTERAGENCY REPORT.—

17 (1) REPORT.—Not later than 180 days after
 18 the date of enactment of this Act, the Secretary of
 19 Housing and Urban Development, the Secretary of
 20 Agriculture, and the Secretary of Veterans Affairs
 21 shall jointly submit to the Committee on Banking,
 22 Housing, and Urban Affairs of the Senate and the
 23 Committee on Finance of the House of Representa-
 24 tives a report containing—

1 (A) a description of opportunities for in-
2 creased collaboration between the Secretary of
3 Housing and Urban Development, the Secretary
4 of Agriculture, and the Secretary of Veterans
5 Affairs to reduce inefficiencies in housing pro-
6 grams;

7 (B) a list of Federal laws and regulations
8 that adversely affect the availability and afford-
9 ability of new construction of assisted housing
10 and single family and multifamily residential
11 housing subject to mortgages insured under
12 title II of the National Housing Act (12 U.S.C.
13 1707 et seq.), insured, guaranteed, or made by
14 the Secretary of Agriculture under title V of the
15 Housing Act of 1949 (42 U.S.C. 1471 et seq.),
16 or insured, guaranteed, or made by the Sec-
17 retary of Veterans Affairs under chapter 37 of
18 title 38, United States Code; and

19 (C) recommendations for Congress regard-
20 ing the Federal laws and regulations described
21 in subparagraph (B).

22 (2) PUBLICATION.—The report required under
23 paragraph (1) shall, prior to submission under that
24 subsection, be published in the Federal Register and
25 open for comment for a period of 30 days.

1 **SEC. 802. STREAMLINING RURAL HOUSING ACT.**

2 (a) IN GENERAL.—Not later than 180 days after the
3 date of enactment of this Act, the Secretary of Housing
4 and Urban Development and the Secretary of Agriculture
5 shall enter into a memorandum of understanding to—

6 (1) evaluate categorical exclusions under the en-
7 vironmental review process for housing projects
8 funded by amounts from the Department of the
9 Housing and Urban Development and the Depart-
10 ment of Agriculture;

11 (2) develop a process to designate a lead agency
12 and streamline adoption of Environmental Impact
13 Statements and Environmental Assessments ap-
14 proved by the other Department to construct hous-
15 ing projects funded by both agencies;

16 (3) maintain compliance with environmental
17 regulations under part 58 of title 24, Code of Fed-
18 eral Regulations, as in effect on January 1, 2025,
19 except as required to amend, add, or remove cat-
20 egorical exclusions identified under sections 58.35 of
21 title 24, Code of Federal Regulations, through
22 standard rulemaking procedures; and

23 (4) evaluate the feasibility of a joint physical in-
24 spection process for housing projects funded by
25 amounts from the Department of the Housing and

1 Urban Development and the Department of Agri-
2 culture.

3 (b) ADVISORY WORKING GROUP.—

4 (1) IN GENERAL.—Not later than 180 days
5 after the date of enactment of this Act, the Sec-
6 retary of Housing and Urban Development and the
7 Secretary of Agriculture shall establish an advisory
8 working group for the purpose of consulting on the
9 memorandum of understanding entered into under
10 subsection (a).

11 (2) MEMBERS.—The advisory working group
12 established under paragraph (1) shall consist of rep-
13 resentatives of—

14 (A) affordable housing nonprofit organiza-
15 tions;

16 (B) State housing agencies;

17 (C) nonprofit and for-profit home builders
18 and housing developers;

19 (D) property management companies;

20 (E) public housing agencies;

21 (F) residents in housing assisted by the
22 Department of Housing and Urban Develop-
23 ment or the Department of Agriculture and
24 representatives of those residents; and

25 (G) housing contract administrators.

1 (c) REPORT.—Not later than 1 year after the date
 2 of enactment of this Act, the Secretary of Housing and
 3 Urban Development and the Secretary of Agriculture shall
 4 submit to the Committee on Banking, Housing, and
 5 Urban Affairs of the Senate and the Committee on Finan-
 6 cial Services of the House of Representatives a report that
 7 includes recommendations for legislative, regulatory, or
 8 administrative actions—

9 (1) to improve the efficiency and effectiveness
 10 of housing projects funded by amounts from the De-
 11 partment of the Housing and Urban Development
 12 and the Department of Agriculture; and

13 (2) that do not materially, with respect to resi-
 14 dents of housing projects described in paragraph
 15 (1)—

16 (A) reduce the safety of those residents;

17 (B) shift long-term costs onto those resi-
 18 dents; or

19 (C) undermine the environmental stand-
 20 ards of those residents.

21 **SEC. 803. IMPROVING SELF-SUFFICIENCY OF FAMILIES IN**
 22 **HUD-SUBSIDIZED HOUSING.**

23 (a) IN GENERAL.—

24 (1) STUDY.—Subject to subsection (b), the Sec-
 25 retary of Housing and Urban Development shall

1 conduct a study on the implementation of work re-
2 quirements implemented prior to the date of enact-
3 ment of this Act by public housing agencies de-
4 scribed in paragraph (4) participating in the Moving
5 to Work demonstration authorized under section 204
6 of the Departments of Veterans Affairs and Housing
7 and Urban Development, and Independent Agencies
8 Appropriations Act, 1996 (42 U.S.C. 1437f note).

9 (2) SCOPE.—The study required under para-
10 graph (1) shall—

11 (A) consider the short-, medium-, and
12 long-term benefits and challenges of work re-
13 quirements on public housing agencies described
14 in paragraph (4) and on program participants
15 who are subject to such requirements, including
16 the effects work requirements have on home-
17 lessness rates, poverty rates, asset building,
18 earnings growth, job attainment and retention,
19 and public housing agencies' administrative ca-
20 pacity; and

21 (B) include quantitative and qualitative
22 evidence, including interviews with program
23 participants described in subparagraph (A) and
24 their respective resident councils.

1 (3) REPORT.—Not later than 180 days after
2 the date of enactment of this Act, the Secretary
3 shall report the initial findings of the study required
4 under paragraph (1) to the Committee on Banking,
5 Housing, and Urban Affairs of the Senate and the
6 Committee on Financial Services of the House of
7 Representatives.

8 (4) PUBLIC HOUSING AGENCIES DESCRIBED.—
9 The public housing agencies described in this para-
10 graph are public housing agencies that, as part of an
11 application to participate in the program under sec-
12 tion 204 of the Departments of Veterans Affairs and
13 Housing and Urban Development, and Independent
14 Agencies Appropriations Act, 1996 (42 U.S.C. 1437f
15 note), submit a proposal identifying work require-
16 ments as an innovative proposal.

17 (b) DETERMINATION.—The requirement under sub-
18 section (a) shall apply if the Secretary of Housing and
19 Urban Development determines that—

20 (1) there are a sufficient number of public
21 housing agencies described in subsection (a)(4) such
22 that the Secretary of Housing and Urban Develop-
23 ment can rigorously evaluate the impact of the im-
24 plementation of work requirements described in that
25 subsection; and

1 (2) the study would not negatively impact low-
2 income families receiving assistance through a public
3 housing agency described in subsection (a)(4).

Calendar No. 143

119TH CONGRESS
1ST Session
S. 2651

A BILL

To increase the supply of affordable housing in
America.

August 1, 2025

Read twice and placed on the calendar



ROAD to Housing Act of 2025: Section-by-Section

Title 1 – Improving Financial Literacy:

Sec. 101 – Reforms to Housing Counseling and Financial Literacy Programs

This section allows the Department of Housing and Urban Development (HUD) to review the performance of housing counseling agencies and counselors. If a counselor’s performance falls short, HUD may require additional training and provide opportunities to demonstrate improvement. Counselors found to be consistently out of compliance may be subject to enhanced oversight or lose their certification.

Title 2 – Building More in America:

Sec. 201 – Rental Assistance Demonstration Program

This section lifts the cap on the Rental Assistance Demonstration (RAD) program and codifies tenant protections.

Sec. 202 – Increasing Housing in Opportunity Zones

This section enables the HUD Secretary to give added weight to applicants for competitive HUD grants that are located in, or primarily serve, designated Opportunity Zones to support housing preservation and construction.

Sec. 203 – Housing Supply Frameworks Act

This section directs HUD to develop best practice frameworks for zoning and land-use policies, helping communities identify and overcome barriers to housing development.

Sec. 204 – Whole-Home Repairs Act

This section establishes a 5-year pilot program at HUD to offer grants and forgivable loans to low- and moderate-income homeowners and qualifying small landlords to holistically address home repair needs and health hazards. This will stabilize aging housing stock, preserve affordable units, and support neighborhood revitalization without creating new long-term federal entitlements.

Sec. 205 – Community Investment and Prosperity Act

This section increases the Public Welfare Investment cap for the Office of the Comptroller of the Currency (OCC) and the Federal Reserve from 15% to 20%, which will enhance banks’ capacity to make investments in affordable housing.

Sec. 206 – Build Now Act

This section creates a pilot program to incentivize housing development of all kinds in Community Development Block Grant (CDBG) participating jurisdictions, excluding states.

Sec. 207 – Better Use of Intergovernmental and Local Development (BUILD) Housing Act

This section cuts red tape around environmental reviews, empowering states, local governments, and Indian tribes to streamline reviews and increase housing development.

Sec. 208 – Unlocking Housing Supply Through Streamlined and Modernized Reviews Act

This section right-sizes National Environmental Protection Act (NEPA) review for small and infill housing projects, which will simplify the review process and get projects to construction faster.

Sec. 209 – Innovation Fund

This section creates a competitive pot of highly-flexible funding for communities that are building more housing supply, which can be used to improve community infrastructure, build housing, and supplement water and sewer grants.

Sec. 210 – Accelerating Home Building Act

This section establishes a HUD-administered grant program to help communities establish pre-approved housing designs, or pattern books, to help streamline and expedite local construction processes and build more homes.

Sec. 211 – Build More Housing Near Transit Act

This section amends the Capital Investment Grants (CIG) program in the Federal Transit Administration to provide an optional increased rating in the Federal Transit Authority's evaluation process for projects in areas that establish pro-housing policy near public transportation routes.

Sec. 212 – Revitalizing Empty Structures into Desirable Environments (RESIDE) Act

This section creates a competitive pilot discretionary program within the HOME Investment Partnerships program if the annual appropriation exceeds \$1.35 billion to convert vacant and abandoned buildings into attainable housing.

Sec. 213 – Housing Affordability Act

This section requires the Federal Housing Administration (FHA) to study multifamily loan limits and then grants HUD rulemaking authority, with FHA input, to adjust those limits to better match housing market costs and enhance affordability.

Title 3 – Manufactured Housing for America:

Sec. 301 – Housing Supply Expansion Act

This section updates the federal definition of manufactured housing to include modular and prefabricated units not built on a permanent chassis to encourage innovation and expand naturally-occurring affordable housing.

Sec. 302 – Modular Housing Production Act

This section requires the FHA to assess barriers to FHA-insured lending for modular housing and directs the HUD Secretary to modify the financing draw schedule to encourage modular housing construction.

Sec. 303 – Property Improvement and Manufactured Housing Loan Modernization Act

This section updates mortgage lending standards for manufactured housing through the FHA and expands access to financing for housing. The section also directs HUD to study the cost-effectiveness and long-term value of supporting factory-built housing finance options to address the nation's housing shortages.

Sec. 304 – PRICE Act

This section authorizes HUD's Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Program to provide grants to communities to maintain, protect, and stabilize manufactured housing and manufactured housing communities.

Title 4 – Accessing the American Dream:

Sec. 401 – Creating Incentives for Small Dollar Loan Originators

This section requires the Consumer Financial Protection Bureau (CFPB) to issue a report to Congress studying the effect of various factors of loan originator compensation on the availability of small-dollar mortgage loans and to assess the barriers they pose to the availability of small-dollar mortgages to consumers. It also gives the CFPB the flexibility to amend rules to encourage small-dollar loan origination.

Sec. 402 – Small Dollar Mortgage Points and Fees

This section requires CFPB and the Federal Housing Finance Administration (FHFA) to evaluate the impact of existing regulations that limit the points and fees that lenders can charge on qualified mortgage loans, which vary by loan limit. Based on such evaluation, the provision directs CFPB to make any necessary regulatory changes to points and fees to help encourage additional lending for small-dollar mortgages.

Sec. 403 – Appraisal Industry Improvement Act

This section helps bolster the appraiser workforce capacity, including by allowing both licensed and credentialed appraisers to conduct appraisals for FHA-insured mortgage lending transactions.

Sec. 404 – Helping More Families Save Act

This section establishes a pilot program under HUD’s Family Self-Sufficiency (FSS) initiative to promote economic mobility and homeownership by enabling more families to grow their household savings.

Sec. 405 – Choice in Affordable Housing Act

This section will reduce HUD inspection delays by allowing units that are financed through other federal housing programs to automatically satisfy voucher inspection requirements if inspected within the past year. Additionally, the bill permits new landlords to request pre-inspections to increase access to housing for voucher holders and encourage landlord participation.

Title 5 – Program Reform:

Sec. 501 – Reforming Disaster Recovery Act

This section permanently authorizes the Community Development Block Grant–Disaster Recovery (CDBG-DR) and establishes the Office of Disaster Management and Resiliency within HUD to administer the program.

Sec. 502 – HOME Investment Partnerships Reauthorization and Improvement Act

This section reauthorizes the HOME Investment Partnerships Program and makes critical updates to improve program administration and facilitate the construction of more affordable housing.

Sec. 503 – Rural Housing Service Reform Act

This section enacts reforms to the existing Rural Housing Service, including decoupling rental assistance from maturing mortgages to preserve affordable housing in rural areas.

Sec. 504 – New Moving to Work Cohort

This section authorizes a Moving to Work expansion cohort with targeted flexibilities to improve program administration and tenant outcomes.

Sec. 505 – Reducing Homelessness through Program Reform Act

This section enacts several reforms to homelessness programs to help reduce homelessness nationwide.

Sec. 506 – Incentivizing Local Solutions to Homelessness

This section allows states and localities that receive Emergency Solutions Grant funding to request a waiver of the statutory 60 percent spending cap on emergency shelter beds and street outreach.

Title 6 – Veterans and Housing:

Sec. 601 – VA Home Loan Awareness Act

This section adds a disclosure to Fannie Mae and Freddie Mac's uniform residential loan application form to ensure veterans are made aware of their home loan benefits through the Veteran Administration (VA), which may provide a more affordable lending option.

Sec. 602 – Veterans Affairs Loan Informed Disclosure (VALID) Act

This section improves transparency for veteran homebuyers by requiring FHA mortgage disclosures to include cost comparison information to make veterans aware of their home loan benefits through the VA and help them compare those options to FHA financing.

Sec. 603 – Housing Unhoused Disabled Veterans Act

This section permanently excludes veterans' disability compensation from annual income calculations under the HUD-VASH program to help more homeless veterans access VA housing.

Title 7 – Oversight and Accountability:

Sec. 701 – Requiring Annual Testimony and Oversight from Housing Regulators

This section requires annual testimony on housing and community development issues from the heads of HUD, FHA, Ginnie Mae, U.S. Department of Agriculture (USDA), FHFA, and the VA.

Sec. 702 – FHA Reporting Requirements on Safety and Soundness

This section requires HUD to report monthly to Congress on the state of statutorily required capital ratio of the Mutual Mortgage Insurance Fund, including a notice to Congress any time that ratio falls below statutorily required levels.

Sec. 703 – United States Interagency Council on Homelessness (USICH) Oversight

This section requires USICH to provide an update on the status of the plan to reduce homelessness in its annual planning process and requires annual USICH Congressional testimony.

Sec. 704 – NeighborWorks Accountability Act

This section establishes a NeighborWorks Office of the Inspector General.

Sec. 705 – Appraisal Modernization Act

This section requires mortgage lenders to maintain procedures to allow for consumer-initiated requests for second appraisals, or reconsiderations of value, when they believe there may be an issue with their appraised home value.

Title 8 – Coordination, Studies, & Reporting:

Sec. 801 – HUD-USDA-VA Interagency Coordination Act

This section directs HUD, USDA, and the VA to identify areas for collaboration to streamline and improve housing program implementation.

Sec. 802 – Streamlining Rural Housing Act

This section directs HUD and USDA to coordinate on joint environmental reviews for housing projects funded by both agencies.

Sec. 803 – Improving Self-Sufficiency of Families in HUD-Subsidized Housing

This section directs HUD to conduct a study on the implementation of work requirements by public housing agencies, with an assessment of the challenges and benefits of work requirements on public housing agencies and families, including the effects on homelessness, poverty, asset building, job attainment, and public housing agency administrative capacity.

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**THE UNITED STATES
CONFERENCE OF MAYORS**

Monday, July 28, 2025

The Honorable Tim Scott
Chair
Senate Banking Committee
534 Dirksen Senate Office Building
Washington, D.C. 20510

The Honorable Elizabeth Warren
Ranking Member
Senate Banking Committee
534 Dirksen Senate Office Building
Washington, D.C. 20510

Dear Chairman Scott and Ranking Member Warren,

On behalf of the United States Conference of Mayors, we write to express our appreciation for your leadership in the development and introduction of the Renewing Opportunity in the American Dream to Housing Act of 2025. The ROAD to Housing Act of 2025 is a landmark piece of legislation that addresses the urgent need to make substantial movement on the national housing crisis.

At our 92nd Annual Meeting in June of 2024, upon being elected President of the U.S. Conference of Mayors, Columbus Mayor Andrew Ginther announced that the housing crisis in our nation would be our number one priority. Bipartisan action and advocacy calling for national legislation on the crisis followed which involved our presence at both the Democratic and Republican National Conventions and a three swing state tour with bipartisan mayors from Arizona, Michigan, and Pennsylvania. In addition, then Conference President Ginther led two “fly-ins” to our nation’s capital with a bipartisan delegation of mayors requesting immediate action on the housing crisis which exists in cities large, medium, and small throughout the nation.

Tackling the nation’s housing crisis is the top priority of The United States Conference of Mayors. As the elected officials closest to the people they serve, America’s mayors know firsthand that a challenge as great and wide spread as housing affordability needs a comprehensive response. We support the ROAD to Housing Act in its effort to bring forth a wide range of strategies and tools to deal with this growing crisis.

The depth and breadth of this bipartisan legislation makes it the most consequential piece of housing policy from the Committee in many years. The elements of the bill ranging from critical regulatory reforms to the reauthorization of HOME to the creation of an Innovation Fund for housing are significant in their own right. When combined with the range of other measures, the bill lays the groundwork to address

the nation’s urgent need to boost housing supply, improve housing affordability, and increase oversight and efficiency of federal regulators and housing programs.

Our concerns with the legislation are focused on any potential adjustments to the distribution of CDBG funding – one of Washington’s best bipartisan success stories, which has been a force in revitalizing low- and moderate-income neighborhoods across the country and serving the people living in them since 1974. This issue will require discussion as we go forward.

As the housing affordability crisis impacts every corner of our country, every political persuasion, and every rung of the socioeconomic ladder, leaders at every level of government must come together to restore housing as one of the foundational pathways to achieving the “American Dream.”

We thank you for your efforts and are eager to work with you to ensure the bill is successful in addressing the housing needs of cities.

Sincerely,



Andrew Ginther
Mayor of Columbus, OH
Past-President
Chair of the USCM Housing Task Force



Tom Cochran
CEO and Executive Director



AGENDA ITEM 14

REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Javiera Cartagena, Chief Government and Public Affairs Officer
(213) 236-1980, cartagena@scag.ca.gov

Subject: SCAG Memberships and Sponsorships

RECOMMENDED ACTION:

Approve up to \$47,000 for memberships with 1) BizFed - Los Angeles County Business Federation (\$7,000), 2) The Intelligent Transportation Society of America (\$10,000), and 3) Association of Metropolitan Planning Organizations (\$30,000).

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:

At its October 21, 2025, meeting, the Legislative/Communications and Membership Committee (LCMC) approved up to \$47,000 to maintain memberships with 1) BizFed - Los Angeles County Business Federation (\$7,000), 2) The Intelligent Transportation Society of America (\$10,000), and 3) Association of Metropolitan Planning Organizations (\$30,000).

BACKGROUND:

Item 1: BizFed - Los Angeles County Business Federation
Type: Membership **Amount:** \$7,000

The LA County BizFed is made up of more than 180 business organizations representing over 400,000 employers with 3.5 million employees throughout Los Angeles County, along with Southern California’s leading civic-minded corporations and public agencies. The organization advocates for policies and projects that strengthen the regional economy. This membership will allow SCAG to continue to utilize BizFed’s massive business networks to actively promote SCAG’s initiatives, such as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Southern California Economic Summit, and other planning activities.

The Bronze Level membership would provide SCAG with the following benefits:

-
- Seat/vote on the BizFed Board of Directors
 - Opportunity to mobilize BizFed around your priorities
 - Opportunity to promote events to BizFed's massive membership
 - Five representatives empowered to receive BizFed intelligence communications and notices and to participate in policy committees
 - Listing on BizFed website
 - Access to all standard BizFed meetings

Item 2: The Intelligent Transportation Society of America**Type:** Membership **Amount:** \$10,000

The Intelligent Transportation Society of America (ITS America), a nonprofit established in 1991, advocates for the deployment of Intelligent Transportation Systems (ITS) in the United States. Its mission is to advance the research and deployment of intelligent transportation technologies to save lives, improve mobility, increase accessibility and equity, promote sustainability, and improve efficiency and productivity. ITS America seeks to do this by convening leaders from the public and private sectors, academia, and research organizations to foster innovation. ITS America advocates for policies that support investment in ITS. The organization also conducts research, educates stakeholders, and spreads awareness of innovations in smart transportation technologies.

ITS America's membership brings together the most influential voices from its 240+ members throughout 45 sectors, ranging from state departments of transportation (DOT), metropolitan planning organizations (MPOs), cities, transit, freight, start-ups, automakers, suppliers, academia, and more, including:

- American Association of State Highway and Transportation Officials
- American Automobile Association (AAA)
- California Department of Transportation (CalTrans)
- HDR, Inc.
- HNTB
- Los Angeles County Department of Public Works
- Los Angeles County MTA
- Metropolitan Transportation Commission
- National League of Cities

The FY 26 dues for MPOs are \$10,000, which includes the following benefits:

- Join leaders that drive and shape the discussion on a wide range of emerging mobility issues through ITS America's Standing Advisory Committees;

- Receive weekly updates on federal, legislative, state, and local regulations in the Policy Rundown newsletter and participate in federal advocacy;
- Discounted executive forum attendance fees, exhibit and conference discounts, and forum and policy roundtable speaking opportunities;
- Promote SCAG's projects and accomplishments in the transportation ecosystem on ITS America's digital media platforms, ITSABlog, and in the Momentum newsletter; and Access to ITS America's global network of ITS Professionals.

Item 3: Association of Metropolitan Planning Organizations**Type:** Membership **Amount:** \$30,000

The Association of Metropolitan Planning Organizations (AMPO) is a nonprofit membership organization established in 1994 to serve the needs and interests of metropolitan planning organizations (MPOs) nationwide. AMPO offers members technical assistance and training, frequent updates on federal policy, research findings, and analysis, and conferences, workshops, and forums for collaboration and peer sharing. SCAG became an AMPO member in November 2023 and is now renewing its membership for the next full fiscal year at a cost of \$30,000.

AMPO's annual national conference provides a robust program covering current issues, including the future of transportation, data collection, legislative matters, and roundtable discussions relating to MPOs from all regions. Additionally, AMPO members can join the member-run Technical Committee. This committee works to define planning practices that develop key transportation proposals through technical support, including active transportation initiatives, emerging technologies, GIS, data visualization, and more.

Membership includes the following:

- Seven (7) Online Discussion Forums focused on Active Transportation, Data, GIS and data Visualization, Core Products, Environment and resiliency, Socioeconomic Forecasting, and Emerging Technologies.
- Invitation to AMPO's annual conference with hundreds of other planners nationwide
- Access to the Spring Planning Tools & Training Symposium, which is a biennial event that provides a technical deep dive to advance the practices of MPOs.
- Access to archived and current policy materials drafted by the AMPO Policy Committee on the future metropolitan vision.
- Legislative tracking and regular updates on all Congressional items relating to transportation systems and metropolitan planning.
- The opportunity to hold a seat (MPO members) on the AMPO Policy Committee. This Committee is the liaison between the AMPO Board/Staff and the MPO Community.



PRIOR COMMITTEE ACTION:

Staff presented the agenda item for up to \$47,500 to sponsor 1) BizFed - Los Angeles County Business Federation (\$7,000), 2) The Intelligent Transportation Society of America (\$10,000), and 3) Association of Metropolitan Planning Organizations (\$30,000), to the LCMC at its meeting on October 21, 2025. The LCMC approved this item unanimously as part of the consent calendar.

FISCAL IMPACT:

\$47,000 for membership with BizFed – Los Angeles County Business Federation is included in the approved FY 2026-27 General Fund Budget. \$40,000 for membership with The Intelligent Transportation Society of America and the Association of Metropolitan Planning Organizations is included in the FY 2026-27 Indirect Cost Budget.



AGENDA ITEM 15

REPORT

Southern California Association of Governments
November 6, 2025

To: Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Javiera Cartagena, Chief Government and Public Affairs Officer
(213) 236-1980, cartagena@scag.ca.gov

Subject: November 2025 State and Federal Legislative Update

RECOMMENDED ACTION:

Receive and File

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

STATE

State End of Session Report/ Final Bill Position Report

At the end of the legislative session, the State Legislature entered its interim recess on September 13, 2025. By his October 13, 2025, deadline, the Governor had signed or vetoed all legislative bills sent to him by the Legislature. The legislature will remain adjourned until January 5, 2026, at which time the second year of the 2025-2026 Legislative Session begins. The table below highlights recent and upcoming legislative deadlines:

Date	Deadline
October 13, 2025	Last day for the Governor to sign or veto bills.
January 1, 2026	Statutes take effect.
January 5, 2026	Legislature reconvenes.

As the 2025 legislative year concluded, Sacramento experienced robust legislative activity, with many bills related to housing and zoning, as well as transportation policy, reaching Governor Newsom’s desk. Cruz Strategies, which represents SCAG in Sacramento, compiled a comprehensive end-of-session report, which has been attached to this report.

Bill Position Tracker Update

This year, the legislature introduced 2,833 bills and sent 917 to the Governor. SCAG took a formal position on 24 bills, including eighteen (18) “support,” two (2) “oppose,” and two (2) “watch” positions. The Governor took his final action of the 2024-25 Legislative session on October 13, 2025.

Of the 20 positions, SCAG accomplished our advocacy goals on six, equating to a 60 percent success rate. This rate does not include bills that became “two-year” bills or bills that SCAG “watched.” Of the 20 positions, 10 bills became two-year bills. SCAG’s final 2025 Bill Position Tracker is attached to this report. A full list of these positions is available in the attached bill tracker and on SCAG’s website at www.scag.ca.gov/legislation, under the “Bill Position Tracker” tab.

Governor Newsom Appointed New CARB Chair, Lauren Sanchez

On September 15, 2025, Governor Newsom announced that Chair Liane Randolph would be retiring and appointed Lauren Sanchez, effective October 1, 2025. Chair Sanchez previously served as Senior Advisor for Climate in the Office of Governor Gavin Newsom since 2021. Prior to this, she was Senior Advisor for the Special Presidential Envoy for Climate in the Biden-Harris Administration in 2021 and Deputy Secretary for Climate Policy and Intergovernmental Relations at the California Environmental Protection Agency from 2019 to 2021. Her experience also includes serving as International Policy Director at the California Air Resources Board from 2018 to 2019 and as a Climate Negotiator at the United States Department of State from 2015 to 2017.

California Extends Cap-and-Trade, Renamed to “Cap-and-Invest” Until 2045

On the final day of the legislative session, six major energy and climate bills were passed following extensive negotiations between the Governor’s Administration, the Speaker of the Assembly, and the Senate President Pro Tem. Most notably, the package included SB 840, which extends California’s Cap-and-Trade program — now renamed “Cap-and-Invest” — for 15 years, through 2045. The agreement, paired with complementary budget actions, safeguards both one-time and ongoing funding for high-speed rail, public transit operations and capital projects, as well as significant investments in affordable housing, wildfire mitigation, and safe drinking water.

Cap-and-Invest (SB 840) Expenditure Plan	
Expenditure	Annual Amount
Tier 1	
State Responsibility Area Fire Prevention	\$90M
Green Manufacturing	\$140M
Legislative Counsel	\$3M
Tier 1 Subtotal	\$233M
Tier 2	
High Speed Rail	\$1B
Legislature Discretionary	\$1B total for the four expenditures below
<i>Transit Passes (FY26-27)</i>	\$125M
<i>UC Climate Center (FY26-27)</i>	\$25M
<i>Topanga Park (FY26-27)</i>	\$15M

<i>Climate Research & Innovation (FY26-27)</i>	\$85M
Tier 2 Subtotal	\$2B
Tier 3	
Affordable Housing and Sustainable Communities (AHSC)	\$800M
Transit and Intercity Rail Capital Program (TIRCP)	\$400M
AB 617	\$250M
Low Carbon Transit Operations Program (LCTOP)	\$200M
CALFIRE	\$200M
Safe Drinking Water	\$130M
Tier 3 Subtotal	\$1.98B
Estimated Total of All Tiers	\$4.213B

SB 840 maintains continuous appropriations for the TIRCP and LCTOP but converts the current percentage-based annual appropriation for these programs to a fixed-dollar annual appropriation. Under current law, TIRCP and LCTOP receive 10 percent and five percent, respectively, of total yearly GGRF revenue, representing, on average \$301.1 million and \$144.6 million, respectively, for these programs. Under SB 840, these programs would receive \$400 million and \$200 million, respectively, with a significant caveat. If Cap-and-Trade doesn't raise enough GGRF to fully fund Tier 1 and Tier 2 programs at the levels prescribed, the funds for "Tier 3" programs will be decreased proportionally. In explicit terms, if Cap-and-Trade fails to raise \$4.2 billion in proceeds, we can expect to receive less than \$400 million for TIRCP and \$200 million for LCTOP, as well as reduced allocations for all the other Tier 3 programs.

FEDERAL

Federal FY 2025-2026 Appropriations

H.R. 1, the One Big Beautiful Bill Act, was passed by the House of Representatives on Thursday, July 3, 2025, and signed by President Trump the following day on Friday, July 4, 2025. With the enactment of the One Big Beautiful Bill Act, Congress began negotiations on the FY 2025-2026 appropriations package upon its return from recess on Tuesday, September 9, 2025. Since FY 2025 was funded through September 30, 2025, by a full-year continuing resolution (CR) that essentially extended FY 2024 funding levels with minimal changes, the majority party had a strong desire for a comprehensive package that aligns more closely with the Trump Administration's policies.

As noted in previous reports, the House Appropriations Committee released its FY 2026 bills for the Transportation, Housing and Urban Development (THUD) subcommittee on Thursday, July 17, with a vote of 35-28, providing a total discretionary allocation of \$89.910 billion, \$4.458 billion (4.7 percent) below the FY 2025 enacted level. The majority of those cuts (\$3.1 billion) come from reductions in public transit and passenger rail funding.

Following, the Senate Committee on Appropriations passed its own FY 2026 THUD appropriations bill on Thursday, July 24, by a vote of 27-1. The overall bill allocates \$400 million in defense funding and \$99.8 billion in non-defense funding. A detailed breakdown of both bills is available in the [August 2025 LCMC agenda packet](#) under item 5, the Federal Reconciliation and Appropriations Update, on packet page 43.

Democrats continue to advocate for renewing Affordable Care Act (ACA) premium tax credits, which are set to expire on December 31, 2025. To date, House Speaker Mike Johnson (R-LA) has expressed ongoing skepticism about the prospects of a deal on these subsidies, with both House and Senate Republican leadership signaling they are not open to a compromise until the government reopens. Meanwhile, the White House indicated on Friday, October 10, that additional reductions in force (RIF) would commence as the shutdown continues. Departments impacted could include Interior, Homeland Security, Treasury, EPA, Commerce, Education, Energy, Health and Human Services, and Housing and Urban Development.

As of the writing of this report, neither package has progressed since moving out of committee. A complete table of the current status of each appropriation package is included below.

Item	House	Senate
Budget Resolution	TBD	TBD
302(b) – sets spending limit for each of the 12 subcommittees	Approved by full committee on 7/17 by a vote of 35 to 26	TBD
Agriculture	Approved by full committee markup on 6/23 by a vote of 35 to 27	Passed Senate by a vote of 87 to 9 on 8/1
Commerce, Justice, Science	Approved by full committee markup on 9/10 by a vote of 34 to 28	Approved by full committee markup on 7/17 by a vote of 19 to 10
Defense	Passed House by vote of 221 to 209 on 7/18	Approved by full committee markup on 7/31 by vote of 26

		to 3
Energy and Water Development	Passed House by vote of 214 to 213 on 9/4	TBD
Financial Services and General Government	Approved by full committee markup on 9/3 by vote of 35 to 28	TBD
Homeland Security	Approved by full committee markup on 6/24 by vote of 36 to 27	TBD
Interior, Environment	Approved by full committee markup on 7/22 by vote of 33 to 28	Approved by full committee markup on 7/24 by vote of 26 to 2
Labor, HHS, Education	Approved by full committee markup on 9/9 by vote of 35 to 28	Approved by full committee markup on 7/31 by vote of 26 to 3
Legislative Branch	Approved by full committee markup on 6/26 by vote of 34 to 28	Passed Senate by vote of 81 to 15 on 8/1
Military Construction, VA	Passed House by a vote of 218 to 206 on 6/25	Passed by a vote of 87 to 9 on 8/1
National Security, State	Approved by full committee markup on 7/23 by vote of 35 to 27	TBD
Transportation, HUD	Approved by full committee markup on 7/17 by vote of 35 to 28	Approved by full committee markup on 7/24 by vote of 27 to 1

Congressional Appointments for US Department of Transportation Offices

On October 7, 2025, David Fink, of New Hampshire, was confirmed by the U.S. Senate by a Yea-Nay Vote, 51-47, to be Administrator of the Federal Railroad Administration. Administrator Fink is the former President of Pan Am Railways and has over two decades of experience in the Rail industry.

On September 18, 2025, Jonathan Morrison, of California, was confirmed by the U.S. Senate by a Yea-Nay Vote, 51-47, to be Administrator of the National Highway Traffic Safety Administration. Administrator Morrison returns to the National Highway Traffic Safety Administration, where he previously served as Chief Counsel and oversaw legal services, vehicles, and traffic safety programs. He previously led legal, regulatory, government affairs, and policy for Apple’s Special Projects Group.



On September 18, 2025, Robert Gleason, of Pennsylvania, was confirmed by the U.S. Senate by a Yea-Nay Vote, 51-47, to be Director of the Amtrak Board of Directors for a term of five years. Director Gleason brings his experience in government and the private sector, including serving as Pennsylvania's Secretary of the Commonwealth on the State Transportation and Turnpike Commissions, and as President of a global insurance firm.

On September 18, 2025, Sean McMaster, of Virginia, was confirmed by the U.S. Senate by a Yea-Nay Vote, 51-47, to be Administrator of the Federal Highway Administration. Administrator McMaster joins from Boeing Company with over two decades of experience in government and transportation and formerly served as Deputy Chief of Staff at the U.S. Department of Transportation.

With these confirmations, all major positions within the USDOT most relevant to SCAG have been filled by permanent Administrators.

FISCAL IMPACT:

Work associated with the November 2025 State and Federal Legislative Update is within the Indirect Cost budget, Legislation 810-0120.10.

ATTACHMENT(S):

1. SCAG 2025 EOS Session Wrap Up - Cruz Strategies October 2025
2. 2025 SCAG Bill Position Tracker



State Legislative Advocacy
2025 Session Wrap-Up Memo
Southern California Association of Governments
October 2025

In Sacramento, by the end of the 2025 session on September 13, lawmakers sent nearly a thousand bills to Governor Newsom for his signature or veto by October 13. The Governor ultimately signed 794 bills and vetoed over 13 percent.

Key Numbers

- 2,833 Bills Introduced
- 917 Bills sent to Governor
- 794 Bills signed
- 123 Bills vetoed (13.4%)
- 1,014 2 year bills

For the 2025 session, legislators ultimately introduced over 2,800 measures and sent over 500 bills in the last few weeks to Governor Newsom for his signature or veto. At the end of the first year of the two-year legislative session, many bills were stalled. Nearly 1,100 bills are now considered “2-year” bills and may be acted upon in January 2026.

The Legislative will reconvene for the second year of the legislative session on January 5, 2026.

Cap-and-Invest Extension

On the final day of the legislative session (due to the bills being amended and released publicly so late), there were six major energy and climate bills that were passed after extensive negotiations between the Administration, the Speaker, and Pro Tem. Most notably, the package includes a 15-year extension of California’s Cap-and-Trade program — now renamed “Cap-and-Invest” — which will run from 2030 through 2045.

The agreement, paired with complementary budget actions, safeguards both one-time and ongoing funding for high-speed rail, public transit operations and capital projects, as well as significant investments in affordable housing, wildfire mitigation, and safe drinking water.

Alongside Cap-and-Invest, the package contains additional energy and climate bills, which are summarized here:

- AB 825 (Petrie-Norris): Authorizes CAISO and participating utilities to engage in voluntary energy markets operated by an independent regional organization under specified conditions.
- AB 1207 (Irwin): Together with SB 840, reauthorizes the Cap-and-Invest program through 2045 while reforming offsets, allowance distribution, and other program components.
- SB 237 (Grayson): Addresses affordability impacts tied to Bay Area refinery closures and related energy-market shifts. Includes stricter safety standards for offshore pipelines, new authority for the Governor on summer fuel blends, evaluation of regional fuel-blend options, streamlined permitting in Kern County, and Coastal Act clarifications. Incorporates provisions formerly in AB 1448 (Hart).
- SB 254 (Becker): Enacts wide-ranging changes for investor-owned electric and gas utilities, including a 10-year extension of the electric IOU Wildfire Fund and related ratepayer charge.
- SB 352 (Reyes and Bryan): Codifies the Bureau of Environmental Justice at the Department of Justice, extends the required duration for CARB air monitoring stations, and mandates updates to CARB's air monitoring plan.
- SB 840 (Limón): Restructures allocation of the Greenhouse Gas Reduction Fund starting in FY 2026-27, dedicating \$1 billion to high-speed rail, \$1 billion for discretionary uses, maintaining commitments to other major categories, and creating a \$3 million climate bureau at Legislative Counsel. Requires CARB to update all compliance offset protocols using the best available science.

Attention has also turned to the Special Election in November on [Proposition 50](#) which replaces California's current congressional district maps with new, legislatively drawn maps until 2030 when new district maps are drawn following the 2030 U.S. Census.

Key Bills Signed & Vetoed by Governor

Subject: Active Transportation

[AB 382 \(Berman, D\)](#) **Pedestrian safety: school zones: speed limits.**

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 555, Statutes of 2025.

Summary: The bill would, beginning on January 1, 2031, establish a prima facie speed limit of 20 miles per hour in a school zone, as defined, subject to specified conditions, including, among others, when a school speed limit sign states "children are present" and children are present, as defined, and when a school speed limit sign states specific hours, as specified. (Based on 10/10/2025 text)

[AB 544 \(Davies, R\)](#) **Electric bicycles: required equipment.**

Status: 07/14/2025 - Chaptered by Secretary of State - Chapter 36, Statutes of 2025

Summary: This bill would require an electric bicycle during all hours to be equipped with a red reflector or a solid or flashing red light with a built-in reflector on the rear that is visible from a distance of 500 feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle. (Based on 07/14/2025 text)

[AB 545 \(Davies, R\)](#) **Vehicles: electric bicycles.**

Status: 07/14/2025 - Chaptered by Secretary of State - Chapter 37, Statutes of 2025

Summary: This bill would also prohibit a person from selling an application that can modify the speed capability of an electric bicycle. (Based on 07/14/2025 text)

Subject: Brown Act/Public Records Act

[AB 370 \(Carrillo, D\)](#) **California Public Records Act: cyberattacks.**

Status: 07/14/2025 - Chaptered by Secretary of State - Chapter 34, Statutes of 2025

Summary: This bill would also expand the definition of unusual circumstances to include the inability of the agency, because of a cyberattack, to access its electronic servers or systems in order to search for and obtain a record that the agency believes is responsive to a request and is maintained on the servers or systems in an electronic format. (Based on 07/14/2025 text)

[SB 707 \(Durazo, D\)](#) **Open meetings: meeting and teleconference requirements.**

Status: 10/03/2025 - Chaptered by Secretary of State - Chapter 327, Statutes of 2025

Summary: This bill would, beginning July 1, 2026, and until January 1, 2030, require an eligible legislative body, as defined, to comply with additional meeting requirements, including that, except as specified, all open and public meetings include an opportunity for members of the public to attend via a 2-way telephonic service or a 2-way audiovisual platform, as defined, and that the eligible legislative body take specified actions to encourage residents to participate in public meetings, as specified.

The bill would also require an eligible legislative body, on or before July 1, 2026, to approve at a noticed public meeting in open session a policy regarding disruption of telephonic or internet services occurring during meetings subject to these provisions, as specified, and would require the eligible legislative body to comply with certain requirements relating to disruption, including for certain disruptions, recessing the open session for at least one hour and making a good faith attempt to restore the service, as specified. This bill contains other related provisions and other existing laws. (Based on 10/03/2025 text)

Subject: Budget

[AB 100 \(Gabriel, D\)](#) **Budget Acts of 2023 and 2024.**

Status: 04/14/2025 - Chaptered by Secretary of State - Chapter 2, Statutes of 2025

Summary: Would amend the Budget Act of 2023 and the Budget Act of 2024 by amending and adding items of appropriation and making other changes. This bill would declare that it is to take effect immediately as a Budget Bill. (Based on 04/14/2025 text)

[AB 102 \(Gabriel, D\)](#) **Budget Act of 2025.**

Status: 06/27/2025 - Chaptered by Secretary of State - Chapter 5, Statutes of 2025

Summary: Would amend the Budget Act of 2025 by amending, adding, and repealing items of appropriation and making other changes. This bill would declare that it is to take effect immediately as a Budget Bill. (Based on 06/27/2025 text)

[AB 130 \(Committee on Budget\)](#) **Housing.**

Status: 06/30/2025 - Chaptered by Secretary of State - Chapter 22, Statutes of 2025

Summary: This bill provides that CEQA does not apply to a housing development project (i.e., projects where at least two-thirds of the square footage is residential) that meets specific conditions. This bill establishes a statewide vehicle miles traveled (VMT) mitigation bank program. This bill requires the relevant Council of Governments (COG) to provide data assumptions from their projections for overcrowding and percentage of cost-burdened households based on the difference between the region's rates and those comparable regions in the United States. This bill requires COGs to submit a draft allocation methodology and develop a revised methodology in consultation with HCD within 45 days, if HCD finds the draft allocation methodology does not further the objectives. This bill extends the expenditure deadline by six months, and the reimbursement submission deadline by six additional months after that, for Regional Early Action Planning (REAP) 2.0.

Subject: Climate & Energy

[AB 39 \(Zbur, D\)](#) **General plans: Local Electrification Planning Act.**

Status: 10/06/2025 - Chaptered by Secretary of State - Chapter 356, Statutes of 2025

Summary: This bill, the Local Electrification Planning Act, would require each city, county, or city and county, on or after January 1, 2027, but no later than January 1, 2030, to prepare and adopt a specified plan, or integrate a plan in the next adoption or revision of the general plan, that includes locally based goals, objectives, policies, and feasible implementation measures that include, among other things, the identification of opportunities to expand electric vehicle charging and other zero-emission vehicle fueling infrastructure, as specified, and includes policies and implementation measures that address the needs of disadvantaged communities, low-income households, and small businesses for equitable and prioritized investments in zero-emission technologies that directly benefit these groups. (Based on 10/06/2025 text)

[SB 782 \(Pérez, D\)](#) **Enhanced infrastructure financing district: climate resilience districts.**

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 552, Statutes of 2025.

Summary: This bill would authorize a city or county to adopt a resolution providing for the division of taxes of any participating entity without following specified procedures for the preparation and adoption of an infrastructure financing plan, if certain conditions are met. The bill would require the city or county entity proposing formation of the district to hold a public meeting to consider the resolution of intention to establish the district and the governing board of the district to hold a public meeting to consider the adoption of the infrastructure financing plan.

Subject: Housing & Land Use

[AB 226 \(Calderon, D\)](#) **California FAIR Plan Association.**

Status: 10/09/2025 - Chaptered by Secretary of State - Chapter 473, Statutes of 2025

Summary: This bill would authorize the FAIR Plan association, if granted prior approval from the commissioner, to request the California Infrastructure and Economic Development Bank to issue bonds and would authorize the bank to issue those bonds

to finance the costs of claims, to increase liquidity and claims-paying capacity of the association, and to refund bonds previously issued for that purpose. The bill would specify that the association is a participating party and that financing all or any portion of the costs of claims or to increase liquidity and the claims-paying capacity of the association is a project for bond purposes. The bill would authorize the bank to loan the proceeds of issued bonds to the association and would authorize the association to enter into a loan agreement with the bank and to enter into a line of credit agreement or other agreement. (Based on 10/09/2025 text)

AB 253 (Ward, D) California Residential Private Permitting Review Act: residential building permits.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 487, Statutes of 2025.

Summary: This bill, the California Residential Private Permitting Review Act, would require a county or city to prepare a residential building permit fee schedule and post the schedule on the county's or city's internet website, if the county or city prescribes residential building permit fees. (Based on 10/10/2025 text)

AB 610 (Alvarez, D) Housing element: governmental constraints: disclosure statement.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 494, Statutes of 2025.

Summary: For adoption of the 7th and all subsequent revisions of the housing element, this bill would require the housing element to include, in addition to the above-described analysis, a potential and actual governmental constraints disclosure statement that contains, among other things, an identification of each new or amended potential or actual governmental constraint, or revision increasing the stringency of a governmental constraint, that was adopted after the due date of the previous housing element and before submittal of the current draft housing element to the department. (Based on 10/10/2025 text)

AB 650 (Papan, D) Planning and zoning: housing element: regional housing needs allocation.

Status: 10/13/2025 - Vetoed by Governor.

Summary: This bill extends a number of timelines in the process of determining regional housing needs (RHND), regional housing needs allocations (RHNA), and housing element revisions, and requires the Department of Housing and Community Development (HCD) to provide specific analysis or text to local governments to remedy deficiencies in their draft housing element revisions.

AB 670 (Quirk-Silva, D) Planning and zoning: housing element: converted affordable housing units.

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 701, Statutes of 2025.

Summary: This bill would, beginning with the report due by April 1, 2027, require specified information to be included in the report, including additional information regarding units of new housing, the units of housing demolished, and a report on replacement housing units, as specified. (Based on 09/16/2025 text)

AB 1007 (Rubio, Blanca, D) Land use: development project review.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 502, Statutes of 2025.

Summary: This bill would reduce the time period that a responsible agency is required to approve or disapprove a project, as described above, from 90 days to 45 days, except as provided.

AB 1275 (Elhawary, D) Regional housing needs: regional transportation plan.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 593, Statutes of 2025.

Summary: This bill would extend the timeline for the department to determine the existing and projected need of housing for each region from 2 years to 3 years prior to the scheduled revision of the housing element. The bill would also require the department to meet and consult with the council of governments, as described above, pursuant to prescribed deadlines. For the 7th revision of the housing element, the bill would require the department to meet and consult with each council of governments at least 38 months prior to the scheduled revision, except for specified councils of governments. (Based on 10/10/2025 text)

SB 79 (Wiener, D) Housing development: transit-oriented development.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 512, Statutes of 2025.

Summary: This bill would require that a housing development project, as defined, within a specified distance of a transit-oriented development (TOD) stop, as defined, be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development, if the development complies with applicable requirements, as specified. Among these requirements, the bill would require a project to include at least 5 dwelling units and establish requirements concerning height limits, density, and residential floor area ratio in accordance with a development's proximity to specified tiers of TOD stops, as provided. The bill would provide that, for the purposes of the Housing Accountability Act, a proposed development consistent with the applicable standards of these provisions as well as applicable local objective general plan and zoning standards shall be deemed consistent, compliant, and in conformity with prescribed requirements, as specified. The bill would provide that a local government that denies a project meeting the requirements of these provisions located in a high-resource area, as defined, would be presumed in violation of the Housing Accountability Act, as specified, and immediately liable for penalties, beginning on January 1, 2027, as provided. These provisions would not apply to a local agency until July 1, 2026, except as specified, or within unincorporated areas of counties until the 7th regional housing needs allocation cycle. The bill would specify that a development proposed pursuant to these provisions is eligible for streamlined, ministerial approval pursuant to specified law, except that the bill would exempt a project under these provisions from specified requirements and would specify that the project is required to comply with certain affordability requirements, under that law.

[SB 415 \(Reyes, D\)](#) Planning and zoning: logistics use developments: truck routes.

Status: 10/03/2025 - Chaptered by Secretary of State - Chapter 316, Statutes of 2025

Summary: This bill would clarify that a 21st century warehouse and a tier 1 21st century warehouse are required to comply with those standards as are in effect at the time that the building permit for a development of a 21st century warehouse is issued and make other clarifying changes relating to permissibility of use of conduits and electrical hookups at loading bays at those locations. The bill would revise the definition of “logistics use” and instead define “logistics use development” for these purposes to mean a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products.

[SB 507 \(Limón, D\)](#) Planning and zoning: regional housing needs allocation.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 519, Statutes of 2025.

Summary: This bill would authorize a local government within the same county as a tribe to enter into a voluntary agreement with a tribe to allow new tribal housing development projects to count toward the locality’s share of the regional housing needs allocation, as specified. The bill would prohibit a local government from requiring a tribe to waive sovereign immunity in order to enter into a voluntary agreement pursuant to these provisions. The bill would define various terms for these provisions. The bill would state the intent of the Legislature that the Department of Housing and Community Development be encouraged to approve units in a tribal housing development as counting toward the locality’s regional housing needs allocation, as specified. (Based on 10/10/2025 text)

Subject: Transportation

[SB 63 \(Wiener, D\)](#) San Francisco Bay area: local revenue measure: public transit funding.

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 740, Statutes of 2025.

Summary: This bill would establish the Public Transit Revenue Measure District with jurisdiction extending throughout the boundaries of the Counties of Alameda, Contra Costa, San Mateo, and Santa Clara and the City and County of San Francisco and would require the district to be governed by the same board that governs the commission, thereby imposing a state-mandated local program. The bill would authorize a retail transactions and use tax applicable to the entire district to be imposed by the board of the district or by a qualified voter initiative for a duration of 14 years, and in an amount of 0.5% in each of the above-described counties located within the district and 1% in the City and County of San Francisco, subject to voter approval at the November 3, 2026, statewide general election.

[SB 71 \(Wiener, D\)](#) California Environmental Quality Act: exemptions: transit projects.

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 742, Statutes of 2025.

Summary: The bill would also exempt a transit comprehensive operational analysis, as defined, a transit route readjustment, or other transit agency route addition, elimination, or modification, from the requirements of CEQA. Because a lead agency would be required to determine whether a plan qualifies for this exemption, the bill would impose a state-mandated local program. (Based on 09/12/2025 text)

SB 695 (Cortese, D) Transportation: climate resiliency: projects of statewide and regional significance.

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 781, Statutes of 2025.

Summary: This bill would require the department, in consultation with the commission and the agency, and on or before July 1, 2026, and annually thereafter, to create a prioritized list of projects of statewide and regional significance, as defined, to better prepare the state for extreme weather-related events, with priority based on specified criteria. (Based on 09/08/2025 text)

AB 417 (Carrillo, D) Local finance: enhanced infrastructure financing districts: community revitalization and investment authorities.

Status: 10/03/2025 - Chaptered by Secretary of State - Chapter 260, Statutes of 2025

Summary: This bill would authorize the designation of a proposed enhanced infrastructure financing district to finance capital facilities or other specified projects for the acquisition, construction, or repair of commercial structures by the small business occupant of such structures, as described above, if such acquisition, construction, or repair is for purposes of fostering economic recovery of a community, as specified. (Based on 10/03/2025 text)

AB 888 (Calderon, D) California Safe Homes grant program.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 536, Statutes of 2025.

Summary: This bill would establish the California Safe Homes grant program to be developed by the Department of Insurance to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund and would make the funds available to the department for the program upon appropriation by the Legislature or upon receipt of federal or other grants or funds. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature. (Based on 10/10/2025 text)

AB 920 (Caloza, D) Permit Streamlining Act: housing development projects: centralized application portal.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 501, Statutes of 2025.

Summary: This bill would require a city or county with a population of 150,000 or more persons to make a centralized application portal available on its internet website

to applicants for housing development projects, as prescribed. The bill would, notwithstanding that provision, authorize a city or county described above to make a centralized application portal available on its internet website no later than January 1, 2030, if the legislative body of the city or county, on or before January 1, 2028, takes certain action, including initiating a procurement process to make a centralized application portal available on its internet website. The bill would require the centralized application portal to allow for tracking of the status of an application. The bill would specify that a city or county is not required to provide the status of any permit or inspection required by another local agency, a state agency, or a utility provider. (Based on 10/10/2025 text)

SB 233 (Seyarto, R) Regional housing need: determination: consultation with councils of governments.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 577, Statutes of 2025.

Summary: For the 7th revision of the housing element, the bill would require the department to meet and consult with each council of governments at least 38 months prior to the scheduled revision, except for specified councils of governments. For the 8th and subsequent revision of the housing element, the bill would require the department to meet and consult with each council of governments at least 38 months prior to the scheduled revision. (Based on 10/10/2025 text)

SB 358 (Becker, D) Mitigation Fee Act: mitigating vehicular traffic impacts.

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 515, Statutes of 2025.

Summary: This bill requires local agencies to reduce vehicle mitigation fees for housing developments near transit unless they make findings supported by substantial evidence in the record that projects are not expected to reduce automobile trips.



Bill Number	Position/RC Action	Topic	Summary	Status
2025 LEGISLATIVE SESSION BILLS				
SB 71 (Wiener)	Support - 3/6/25	CEQA Exemptions for Environmental Leadership Transit Projects	This bill would extend the CEQA exemptions implemented by SB 922 until January 2040 and expand the exemptions to include microtransit, shuttles, ferries, and locomotives. It also extends the streamlined review process by one year, until January 2027, for Environmental Leadership Transit Projects.	Signed by Governor.
SB 233 (Seyarto)	Support - 3/6/25	RHNA Determination Consultation	This bill would require HCD to meet with COGs regarding the regional housing need methodology at least 38 months prior to the scheduled revision of the housing element.	Signed by Governor.
SB 239 (Arreguín)	Support - 3/6/25	Brown Act Modernization	This bill would allow a subsidiary body of a local agency to teleconference its meetings without having to notice and make each teleconference location publicly accessible or have at least a quorum participate from locations within the agency's boundaries until January 2030.	Signed by Governor through SB 707 (Durazo).

Attachment: 2025 SCAG Bill Position Tracker (November 2025 State and Federal Legislative Update)



Bill Number	Position/RC Action	Topic	Summary	Status
SB 360 (Rubio, S.)	Support – 5/1/25	Land Conservation: San Bernardino County	This bill would authorize San Bernardino County to use revenues from the sale or exchange of lands acquired with Proposition 70 (1988) funding for improvements to any lands within the Chino Agricultural Preserve that the County owns.	Pending hearing in Asm. Water, Parks, and Wildlife Committee. Two-year bill.
SB 607 (Wiener)	Support - 6/05/25	CEQA Exemptions for Infill Projects	This bill previously made various CEQA reforms to narrow and standardize review scope, expand urban infill exemptions, and exempt rezonings consistent with a housing element. It was gut-and-amended to contain intent language that prohibits CEQA streamlining for the Delta Conveyance Project, in addition to supporting general CEQA reform.	Included in SB 131 (Housing Budget Trailer Bill II) and signed into law by Governor Newsom on 6/30/25.
SB 681 (Wahab)	Oppose - 6/05/25	Housing and COG revisions to RHNA	This bill requires COGs to develop a revised methodology in consultation with HCD, bypassing SCAG's comprehensive public outreach process used to develop the RHNA distribution methodology,	Included in AB 130 (Housing Budget Trailer Bill I) and signed into law by Governor Newsom on 6/30/25.



Bill Number	Position/RC Action	Topic	Summary	Status
			among various other changes.	
SB 752 (Richardson)	Support – 5/1/25	Tax Exemptions for ZEBs	This bill would extend the partial sales and use tax exemption for the purchase of ZEBs for public use until January 1, 2028.	Held Under Submission in Sen. Approps. Two-year bill.
AB 226 (Calderon & Alvarez)	Support - 3/6/25	FAIR Plan	This bill would authorize the California FAIR Plan Association to request the IBank issue catastrophe bonds to help finance insurance claims costs, increasing the FAIR Plan's claims-paying capacity.	Signed by Governor.
AB 239 (Harabedian)	Support – 5/1/25	LA County Disaster Housing Task Force	This bill would require HCD and OES jointly to convene a housing task force with FEMA to coordinate and streamline efforts with local governments to rebuild housing in communities impacted by the wildfires.	Vetoed by Governor.
AB 259 (Rubio, B.)	Support - 3/6/25	Brown Act Modernization.	This bill would extend the Brown Act exemptions provided by AB 2449 until January 2030. These exemptions allowed members of a local agency, with just cause, to use teleconferencing without identifying each teleconference location in the notice and agenda of the meeting and without making	Signed by Governor through SB 707.

Attachment: 2025 SCAG Bill Position Tracker (November 2025 State and Federal Legislative Update)



Bill Number	Position/RC Action	Topic	Summary	Status
			each teleconference location accessible to the public.	
AB 334 (Petrie-Norris)	Support – 5/1/25	National Interoperability of Toll Facilities	This bill would support the national interoperability of toll facilities by authorizing toll agencies in California to share specified categories of customer data with out-of-state operators.	Passed Asm. Floor 74-0. Pending Sen. Floor vote. Ordered to inactive file. Two-year bill.
AB 609 (Wicks)	Support - 6/05/25	CEQA Exemptions: Housing Development	This bill would exempt infill housing projects from CEQA if they comply with local standards, are located on an infill site, or sensitive/hazardous sites.	Included in AB 130 (Housing Budget Trailer Bill I) and signed into law by Governor Newsom on 6/30/25.
AB 650 (Papan)	Support - 6/05/25	RHNA Reform	This bill would extend various RHNA and housing element timelines for HCD, COGs, and local jurisdictions. It would also require HCD to provide more precise feedback and justification for a Housing Element that HCD determines is not substantially compliant.	Vetoed by Governor.
AB 736 (Wicks)/SB 417 (Cabaldon)	Support - 6/05/25	Affordable Housing Bond Act	Will place a bond measure on the 06/26 ballot to provide \$10 billion to CA’s affordable housing programs. Funding affordable rental housing for lower-income families, homeownership opportunities, and supportive housing.	AB 736: Passed Asm. Floor 65-11. Two-year bill. SB 417: Pending first hearing. Two-year bill.

Attachment: 2025 SCAG Bill Position Tracker (November 2025 State and Federal Legislative Update)



Bill Number	Position/RC Action	Topic	Summary	Status
AB 888 (Calderon)	Support – 5/1/25	California Safe Homes Grant Program	This bill would establish the California Safe Homes grant program, which would be funded by appropriation from the Legislature to provide grants for home hardening and communitywide mitigation for individuals and local governments.	Signed by Governor.
AB 891 (Zbur)	Support – 5/1/25	Quick-Build Project Pilot Program	This bill would establish the Quick-Build Project Pilot Program and require Caltrans to fund and implement six improvements under it by December 2028.	Passed Asm. Floor 61-17. Passed Sen. Trans. 11-4. Held under submission in Sen. Approps. Two-year Bill.
AB 1007 (Rubio, B.)	Support - 6/05/25	Permit Streamlining Act Reform	This bill would expedite housing project approvals by requiring responsible agencies to act within 45 days of lead agency approval or application completion for residential and mixed-use developments.	Signed by Governor.
AB 1131 (Ta)	Support – 5/1/25	Congregate Care Housing Units RHNA Credits	This bill would allow jurisdictions to include the number of approved congregate care housing units in their APRs to HCD and apply for credits for these units to be included in their RHNA to satisfy up to 15 percent of a jurisdiction's	Passed Asm. Floor 77-0. Passed Sen. Housing 11-0. Held under submission in Asm. Approps. Two-year bill.

Attachment: 2025 SCAG Bill Position Tracker (November 2025 State and Federal Legislative Update)



Bill Number	Position/RC Action	Topic	Summary	Status
			allocation for any income category.	
AB 1244 (Wicks)	Watch - 6/05/25	VMT Mitigation Fee	This bill would establish a statewide mitigation fund for transit-oriented housing, which will pool developer contributions to support infill projects through the existing TOD Implementation fund under HCD.	Included in AB 130 (Housing Budget Trailer Bill I) and signed into law by Governor Newsom on 6/30/25.
AB 1275 (Elhawary)	Watch - 6/05/25	Regional Housing and RTP	This bill would align RHNA and SCS timelines by requiring HCD to provide COGs with a final RHND one year early and COGs to delegate subregions to consider including SCS development patterns in the RHNA distribution methodology.	Signed by Governor.
AB 1276 (Carrillo)	Support - 6/05/25	Housing Developments: Ordinances, Policies, and Standards	This bill would extend existing requirements on cities and counties to state and regional agencies, helping ensure housing projects aren't subject to regulatory changes at the state and regional agency level after a preliminary application is submitted.	Passed Asm. Floor 71-0. Passed Sen. Housing 11-0 and Sen. Local Gov 7-0. Held under submission in Sen. Approps. Two-year bill.



Bill Number	Position/RC Action	Topic	Summary	Status
AB 735 (Carrillo) & SB 415 (Gómez Reyes)	Oppose - 6/05/25	AB 98 Reform	This bill would clarify various aspects and amend AB 98 (Carrillo & Reyes, 2024). These changes include extending the Circulation Element update deadline, except for some SCAG jurisdictions and authorizes the AG to fine noncompliant jurisdictions not making a “good faith” effort to meet that requirement, among various other changes.	AB 735: Passed Asm. Floor 61-4. Ordered to inactive file by the author as SB 415 became the main bill. SB 415: Signed by Governor.



AGENDA ITEM 16

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

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 17

REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Erika Bustamante, Deputy Director
(213) 236-1892, Bustamante@scag.ca.gov

Subject: Purchase Orders below the Regional Council's Approval Threshold

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. 2: Be a cohesive and influential voice for the region. 3: Spur innovation and action through leadership in research, analysis and information sharing. 4: Build a unified culture anchored in the pursuit of organizational excellence. 5: Secure and optimize diverse funding sources to support regional priorities.

BACKGROUND:

SCAG executed the following Purchase Orders (POs) for more than \$5,000 but less than \$500,000 in September 2025:

Vendor	Description	Amount
PC LAW GROUP	FY26 LEGAL SERVICES	\$70,000
CITY FARE, INC	FY26 RC MEETINGS CATERING	\$35,000
PLANETBIDS INC	FY26 ONLINE BIDDING SYSTEM	\$23,265
WEST PUBLISHING CORP	FY26 WESTLAW ADVANTAGE SUBSCRIPTION	\$21,672
GRAMMY MUSEUM FOUNDATION INC	FY26 HOLIDAY EVENT VENUE RESERVATION	\$14,000
DAY ONE INC	FY26 BIKE REPAIR BOOTH EVENT	\$10,000
REACH OUT WEST END	FY26 TRAFFIC SAFETY BOOTH EVENT	\$10,000
LOS ANGELES COUNTY PUBLIC HEALTH	FY26 TRAFFIC SAFETY BOOTH EVENT	\$9,948
WALK N' ROLLERS	FY26 TRAFFIC SAFETY BOOTH EVENT	\$8,025



AGENDA ITEM 18

REPORT

Southern California Association of Governments
November 6, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Cindy Giraldo, Chief Financial Officer
(213) 630-1413, giraldo@scag.ca.gov

Subject: CFO Monthly Report

RECOMMENDED ACTION:

Information Only - No Action Required

STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 5: Secure and optimize diverse funding sources to support regional priorities.

PLANNING CONTRACTS Ended 9-30-25

2025 Go Human Safety Strategies & Research

SCAG and Circulate Planning completed the 2025 Go Human Safety Strategies and Research project. The contract included a comprehensive evaluation of three Go Human program areas, with feedback from 37 local agencies and CBOs, which concluded in 30+ actionable recommendations, for improved accessibility, as well as community-led safety messaging strategies to inform the campaign. The contract activities also resulted in the purchase and distribution of 2,000+ bicycle and pedestrian safety materials, four (4) traffic safety events, and the development of educational materials from six (6) local community experts.

Transportation Safety Predictive Modeling & Analysis Platform

In 2024, SCAG was awarded a California Office of Transportation Safety grant to develop a web-based transportation safety data and analytical platform to analyze, model, and predict local transportation safety risks with the goal of affirming SCAG's commitment to advancing transportation safety in its 2021 resolution by reducing the number and severity of traffic collisions. Over two grant cycles, SCAG and Citian developed the Transportation Safety Predictive Modeling and Analysis Platform to predict traffic incidents and generate recommendations for effective mitigation actions to reduce safety risk in locations where a high probability of collision-related fatalities and serious injuries have been identified. SCAG also developed case studies with the cities of Pasadena, Ontario, and San Bernardino to conduct crash analyses using the platform which resulted in two reports, one dashboard and one StoryMap.

ACCOUNTING:Membership Dues

As of September 30, 2025, 168 cities, 6 counties, 7 commissions, and 8 tribal governments have paid their Fiscal Year (FY) 2025-2026 membership dues. SCAG has collected \$2.06 million out of \$2.85 million billed. This represents 72.20% of the membership assessment.

Investments & Interest Earnings

As required by SCAG's investment policy adopted by the Regional Council in July 2018, staff will provide a monthly report of investments and interest earnings. As of September 30, 2025, SCAG has invested \$29.57 million in the LAIF account and has earned \$236,424.73 in interest income (as of Q1). The interest earnings are distributed on a quarterly basis with an average interest rate of 4.34%. Additionally, SCAG has opened a Money Market Account to maximize interest income while monitoring the REAP's funding balance, interest earnings from this account are distributed monthly. As of September 30, 2025, SCAG has invested \$14.17 million in the Money Market Account and has earned \$253,508.63 (YTD), in interest income.

Grant Billing as of September 30, 2025

During FY 2025-26, staff have prepared and submitted requests for reimbursements of approximately **\$2.89 million** to the following agencies (\$2.25 million is for work completed in FY 2024-25). Additionally, since inception of the REAP programs, SCAG received advance funds of \$61.51 million for REAP 2.0 Program.

1. Office of Local Assistance:

- a. **\$0.48 million** to Caltrans District 7, Office of Local Assistance for work funded with the Carbon Reduction Program (CRP) grants that were completed in April 2025 to June 2025. Of the \$0.48 million, \$0.40 million has been received.
- b. **\$0.44 million** to Caltrans District 7, Office of Local Assistance for work funded with the Active Transportation Program (ATP) grants that were completed in April 2025 to June 2025. The entire amount has been received.
- c. **\$0.26 million** to Caltrans District 7, Office of Local Assistance for work funded with the Congestion Mitigation and Air Quality Improvement program (CMAQ) grants that were completed in February 2025 to June 2025. The entire amount has been received.
- d. **\$0.17 million** to Caltrans District 7, Office of Local Assistance for work funded with the Surface Transportation Block Grant program (STBG) grant that was completed in February 2025 to June 2025. The entire amount has been received.
- e. **\$14,616** to Caltrans District 7, Office of Local Assistance for work funded with the FHWA Highway Infrastructure Programs (HIP) grant that was completed in April 2025 to June 2025. The entire amount has been received.

2. **CPG: \$10.1 million** to Caltrans for work funded with federal and state grants that was completed April thru June 2025. The entire amount has been received.
3. **MSRC: \$0.64 million** to the Mobile Source Air Pollution Reduction Review Committee for work funded with the Mobile Source Air Pollution Reduction (MSRC) grant that was completed in March 2023 to December 2024. The entire amount has been received.
4. **SALC: \$68,340** to the State of California Department of Conservation for work funded with the Sustainable Agricultural Lands Conservation Planning grant that was completed in March 2025 to June 2025. The entire amount has been received.
5. **ATN: \$284** to Anaheim Transportation Network (ATN) for SCAG staff time funded with ATN local funds that was completed in April 2025 to June 2025. The entire amount is still outstanding.
6. **REAP 2.0: \$61.51 million** in funds have been received from Housing and Community Development for the Regional Early Action Planning Grants 2.0 as of September 30, 2025. Approximately \$48.39 million has been expended to date (\$2.41 million during FY 2025-26).

BUDGET & GRANTS (B&G):

In October, staff continued to work on the Amendment 2 to the FY 2025-26 Comprehensive Budget, including the Overall Work Program (OWP). Budget Amendment 2 primarily includes adjustments to account for the actual grant balances and carryovers for various Federal, State, and Local funding sources. The Amendment 2 to the FY 2025-26 Comprehensive Budget including the OWP is scheduled to be presented to the Executive/Administration Committee (EAC) and the Regional Council (RC) in November 2025.

In October, staff also worked on preparing the FY 2025-26 OWP 1st Quarter Progress Report as well as other progress reports for various grant funded projects. All the progress reports were submitted to the respective funding agencies by the deadline set forth in the respective funding agreements.

Lastly, staff reviewed and analyzed the budget requests for FY 2026-27 Comprehensive Budget, including the OWP. The preliminary analysis and data was shared with the Executive Team in October. A draft budget will be presented to the EAC and RC in March 2026.

CONTRACTS ADMINISTRATION:

In October 2025, the Contracts Administration Department supported 27 formal procurements and 193 active contracts for goods & services.

Additionally, Contracts staff have been working with our Legal team and Executive Office to implement necessary changes to ensure compliance with the U.S. Department of Transportation's Interim Final Rule on the Disadvantaged Business Enterprise (DBE) program, effective October 3, 2025.



SCAG assessed the impact of the Interim Final Rule on our current and upcoming procurements and implemented immediate changes, including:

1. **DBE Update Letter** to existing SCAG DBE consultants and subconsultants explaining the program changes and next steps.
2. **DBE Contract Template Update** to replace DBE provisions in our standard agreement, as well as related DBE exhibits.
3. **RFP Template Update** to remove all DBE requirements.

ATTACHMENT(S):

1. CFO Charts for November 6, 2025



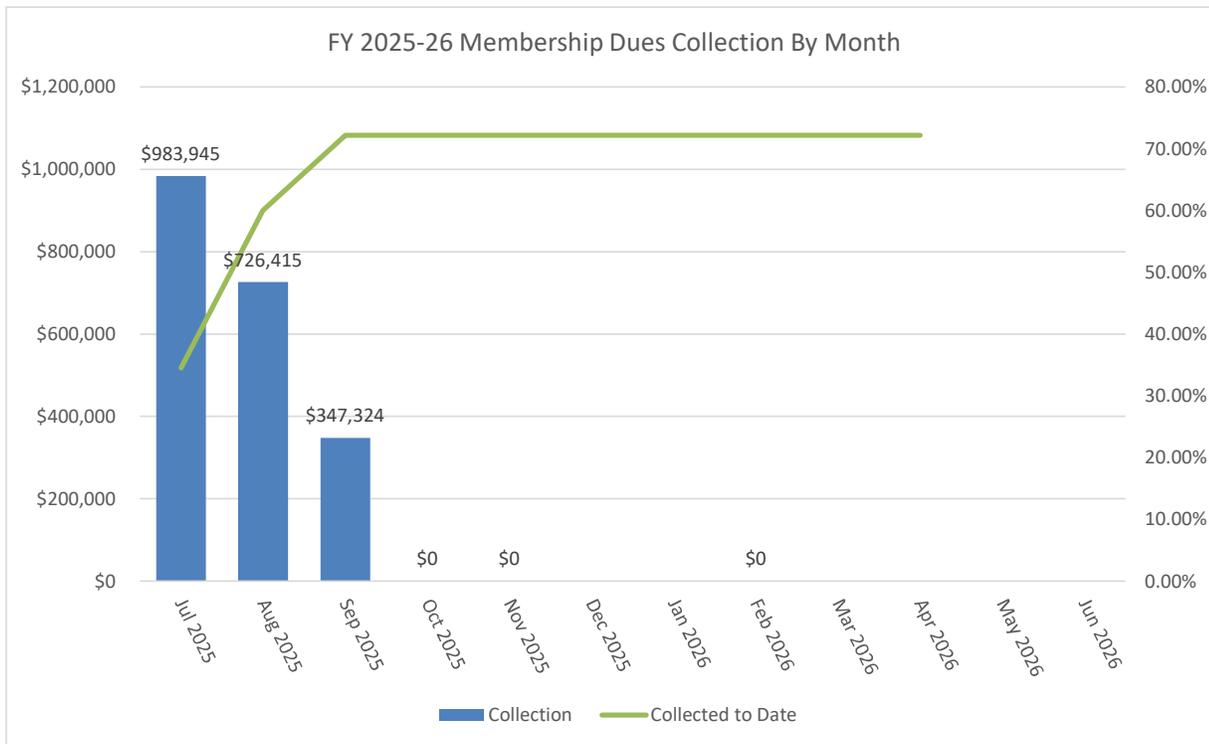
Office of the Chief Financial Officer

Quarterly Report

September 2025



Membership Dues & Collections
 July 1, 2025 through September 30, 2025



Summary

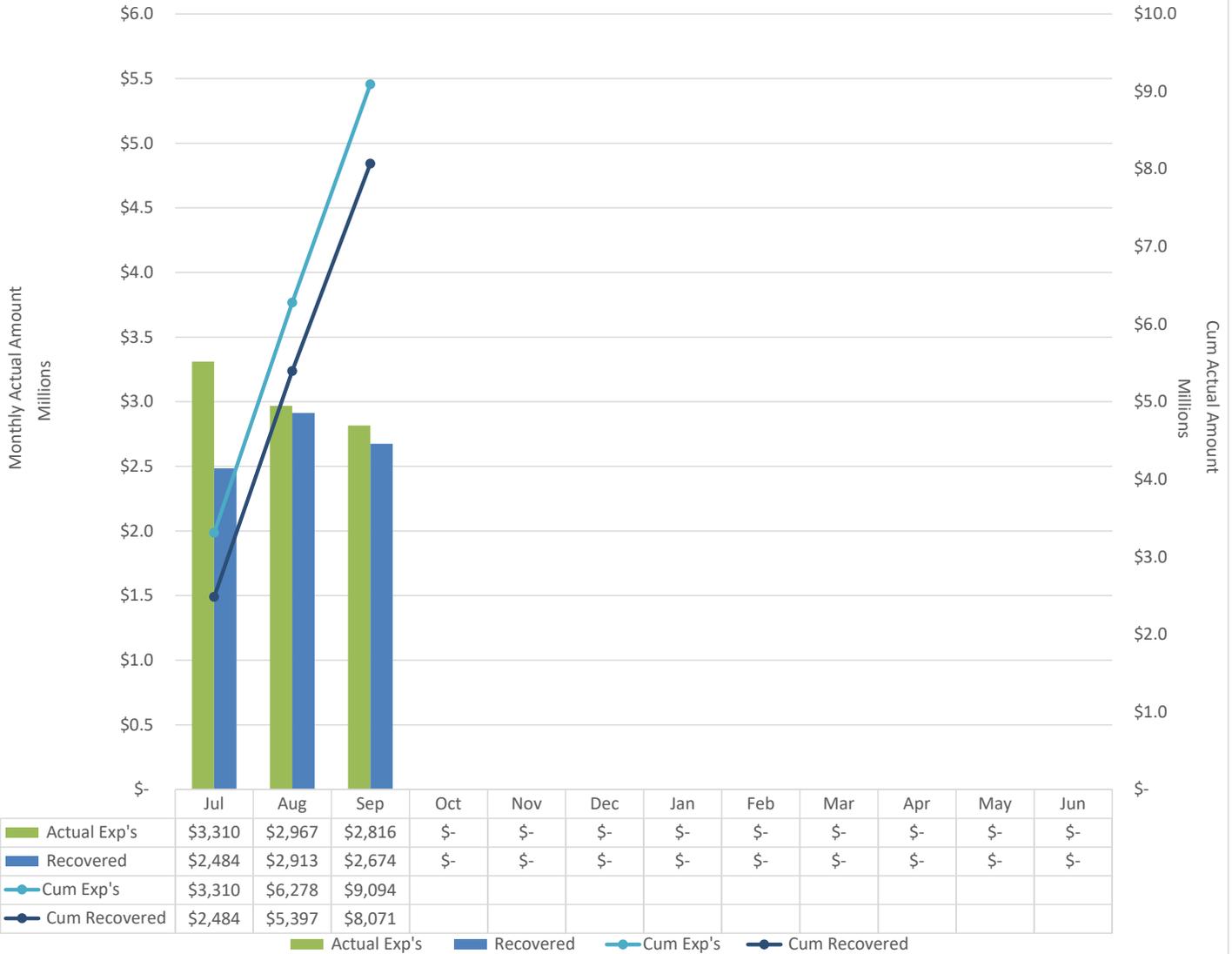
As of September 30, 2025, 168 cities, 6 counties, 7 commissions and 8 tribal governments paid their FY26 membership dues. This represents 72.20% of the dues assessed.

FY25 Membership Dues	<u><u>\$ 2,850,089</u></u>
Total Collected	<u><u>\$ 2,057,684</u></u>
Percentage Collected	<u><u>72.20%</u></u>

Attachment: CFO Charts for November 6, 2025 (CFO Monthly Report)



Indirect Cost & Recovery
July 1, 2025 through September 31, 2025



Summary

This chart shows a comparison of Indirect Cost (IC), incurred by SCAG vs. IC recovered from SCAG's grants. Through September 2025, SCAG was under recover by \$1.02 million due to lower IC rate in FY2025-26. The IC rate was adjusted to reduce the over-recovery from prior year. The FY 2025-26 IC rate includes a carry-forward of approximately \$3.2 million, which represents an over-recovery costs from FY 2023-2024.



**Consolidated Balance Sheet
As of September 2025**

	<u>Sep-25</u>
Cash & Investment	44,806,954 (1)
Other Assets	14,431,798
Total Assets	59,238,752
Total Liabilities	19,225,838
Fund Balance	40,012,914
Total Liabilities & Fund Balance	59,238,752

(1) No comparison for the first quarter ending September 30, 2025.



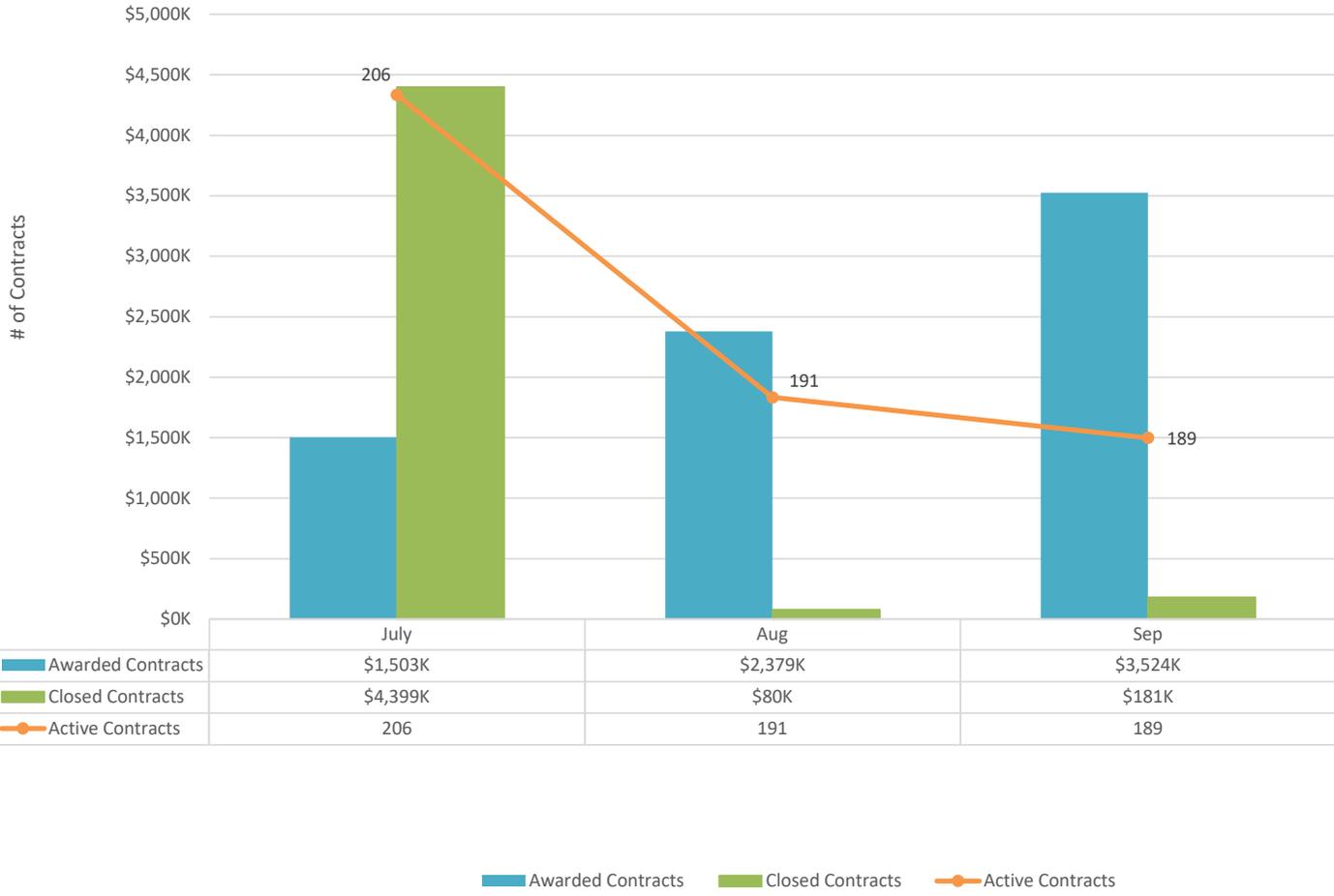
**Consolidated Statement of Revenues, Expenditures, and
Changes in Fund Balances
Quarter Ended September 2025**

	September 2025 Budgetary Comparison Statement		
	July 1, 2025 to September 30, 2025	FY 2025-26 Budget	Under / (Over) Budget
Revenues	45,395,902	478,045,331	432,649,429 ⁽¹⁾
Expenditures:			
Salaries & Benefits	28,307,561	105,769,418	77,461,857
Services & Supplies	12,234,980	372,275,913	360,040,933
Total Expenditures	40,542,541	478,045,331	437,502,790 ⁽¹⁾
Change in Fund Balance	4,853,361	-	(4,853,361)
Fund Balance Beginning of the Year	35,159,553	35,159,553	-
Fund Balance at End of the Period	40,012,914	35,159,553	(4,853,361)

(1) Note that multi-year grant revenues and services & supplies expenditures are budgeted in the award year including any beginning Fund Balance. The \$432.6 million revenue variance and the \$437.5 million expenditure variance are predominately related to anticipated implementation timing for various multi-year grants. Any remaining balances at the end of the fiscal year will be carried over to subsequent years of the grant period.



SCAG Contracts FY 2025-26



Overview
This chart shows the number of contracts administered from July to September 2025.

Summary

As of October 2025, the Contracts Administration Department is managing a total of 193 contracts. Seventeen (17) are Cost Plus Fixed Fee contracts; 91 are Lump Sum contracts, 35 are Specified Rates of Compensation (includes Time and Materials, Labor Hour and Retainer), and 50 are On-Call Services/Bench contracts.

CFO Report

As of November 1, 2025

Staffing Update

Division	Authorized Positions	Filled Positions	Vacant Positions	Interns/Temps	Agency Temps	Fellows	Total
Executive Office	8	8	0	0	0	0	8
Finance	45	42	3	1	0	0	43
Gov. & Public Affairs	25	25	0	4	1	0	30
Human Resources	11	11	0	1	0	0	12
Information Technology	29	29	0	1	0	0	30
Legal	3	3	0	1	0	0	4
Planning	116	108	8	11	0	0	119
Total	237	226	11	19	1	0	246

