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Administrative Deputy,
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March 03, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

AUTHORIZATION TO SUBMIT AND ACCEPT A GRANT AWARD FROM THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S REGIONAL EARLY ACTION PLANNING 2.0 (REAP 2.0) GRANT TO DEVELOP AND IMPLEMENT AN INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM AND ENTER INTO AN AGREEMENT WITH SAN GABRIEL VALLEY HABITAT FOR HUMANITY FOR IMPLEMENTATION OF THE INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM

SUBJECT

Recommendation to authorize the Director of the Department of Regional Planning (DRP) to submit, accept and implement a grant award from the Southern California Association of Governments (SCAG) for the State of California Regional Early Action Planning 2.0 (REAP 2.0) Grant Program (Grant Program) to fund an Infill Accessory Dwelling Unit (ADU) Grant Program, and to enter into an agreement with the San Gabriel Valley Habitat for Humanity (SGVH4H) for implementation of said program.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the acceptance of the grant award is not a project pursuant to Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the attached Resolution to accept grant funding of approximately \$3,800,000 from the REAP 2.0 Grant Program for the Infill Accessory Dwelling Unit Grant Program and authorize the Executive Officer of the Board to execute the Resolution.
3. Authorize the DRP Director, or her designee, to execute any and all necessary documents to administer the grant, including but not limited to a Memorandum of Understanding with SCAG and

an agreement with the SGVH4H to implement the grant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Increasing the availability of housing, including affordable housing, is critical to bettering the quality of life for all Californians. The REAP 2.0 was established by the State of California Legislature as part of the 2021 California Comeback Plan under AB 140. The purpose of REAP 2.0 is to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 program, integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability. SCAG allocated \$3,800,000 in REAP 2.0 grant funds through the Subregional Partnership Program 2.0 (SRP 2.0) to the DRP to pursue and complete the Grant Program.

REAP 2.0-funded activities must meet specific program objectives, which are to accelerate infill development that facilitates housing supply, choice, and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Furthermore, all residential development must be in areas meeting the definition for “infill” provided in the REAP 2.0 guidelines.

DRP will work with the SGVH4H to develop and implement the Grant Program. The grants will subsidize ADU construction for at least 35 and up to 50 qualifying households in unincorporated Los Angeles County, with particular emphasis on properties within the Eaton Fire perimeter. The Program will require a 10-year covenant requiring the ADU to be used for housing purposes for households earning no more than 120% of the Area Median Income. Qualifying properties must meet locational criteria and be zoned R-1, R-2 or the equivalent zoning in specific plans. All ADUs must be under construction or completed by December 31, 2030.

Approval of the recommendation will enable the DRP to accept the grant and enter into various agreements to implement the Grant Program. The conditions of the grant acceptance require a Resolution from the governing board authorizing DRP to enter into an agreement with SCAG.

Implementation of Strategic Plan Goals

Acceptance of the funds and participation in the Grant Program supports the County’s Strategic Plan North Star 1: Make Investments That Transform Lives and the Housing and Homelessness goal by supporting fire survivors to rebuild and return to Altadena. This action will also assist in preventing displacement, stabilizing housing and creating affordable rental and homeownership opportunities in unincorporated Los Angeles County.

FISCAL IMPACT/FINANCING

The total cost for the above-mentioned work program is estimated to be \$3,800,000 and will be fully offset by the REAP 2.0 grant funding. The funds will be used to reimburse DRP staff for administrative costs not to exceed 5% or \$190,000. The remainder of the funds will be used by SGVH4H for program management and distributed in the form of grants to qualifying households.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

All documents required for the acceptance of the awarded grant and implementation of the program will be subject to review and approval by County Counsel prior to execution by the Director of DRP.

ENVIRONMENTAL DOCUMENTATION

The acceptance of the grant is not a project for which review is required under CEQA. Section 15378(b)(4) of CEQA states that a "Project" does not include the "creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended action is not anticipated to have negative impacts on existing programs or services.

CONCLUSION

The Executive Office is requested to provide a certified copy of the executed Resolution to DRP. For further information, please contact Connie Chung, Advance Planning Deputy Director, at (213) 893-7038 or cchung@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

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Enclosures

- c: Executive Office, Board of Supervisors
- Chief Executive Office
- County Counsel

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES**

**APPROVING THE EXECUTION OF AN AGREEMENT AND ANY AMENDMENTS FOR
RECEIVING FUNDING FROM THE REGIONAL EARLY ACTION PLANNING GRANT
PROGRAM OF 2021 (REAP 2.0) FOR THE INFILL ACCESSORY DEVELOPMENT
UNIT (ADU) GRANT PROJECT**

WHEREAS, the Regional Early Action Planning Grant Program of 2021 (“REAP 2.0”) was established by the state legislature as part of the 2021 California Comeback Plan under AB 140 to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 Program by integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability; and

WHEREAS, REAP 2.0 funded activities must meet the program objectives, which are to accelerate infill development that facilitates housing supply, choice and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Further, all grant funded residential development must be in areas meeting the definition for “Infill” provided in the REAP 2.0 Guidelines; and

WHEREAS the Southern California Association of Governments (“SCAG”) approved the increased allocation of \$3.8 million in REAP 2.0 funds through the Subregional Partnership Program 2.0 (“SRP 2.0”); to the County of Los Angeles Department of Regional Planning; and

WHEREAS, the County of Los Angeles (“County”) through its Department of Regional Planning (“Regional Planning”) seeks to fund the construction of accessory dwelling units (“ADU”) on qualifying infill sites within the Eaton Fire impacted area and other unincorporated areas (“Infill ADU Project”) utilizing REAP 2.0 funds; and

WHEREAS, the REAP 2.0 Grant Program Guidelines require the County Board of Supervisors to adopt a resolution authorizing Regional Planning to enter into an agreement with SCAG to receive REAP 2.0 funds;

WHEREAS, pursuant to Section 15268 of the California Environmental Quality Act (“CEQA”) Guidelines and California Public Resources Code section 21080(b)(1), the Infill ADU Grant Project, for which the REAP 2.0 funds would be awarded to, is statutorily exempt as ADUs are ministerially approved.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles that:

- (1) The Infill ADU Grant Project is exempt under CEQA.
- (2) The County of Los Angeles is an eligible applicant as determined by the REAP 2.0 and SRP 2.0 Grant Program Guidelines.
- (3) The County shall be subject to the terms and conditions as specified in the REAP 2.0 Memorandum of Understanding and/or Grant Agreement (collectively or individually “grant agreement”), the SCAG REAP 2.0 Grant Program Guidelines, and REAP 2.0. Grant funds are to be used for allowable expenditures as specifically identified in the grant agreement.
- (4) The Regional Planning Director or her designee is authorized to enter into the grant agreement and any amendments, complete the Infill ADU Grant Project, and as applicable, submit invoices or otherwise seek reimbursement of grant funds awarded for the Infill ADU Grant Project.

The foregoing resolution was adopted on the ___ day of _____, 2026, by the Board of Supervisors of the County of Los Angeles as the governing body of the Department of Regional Planning.

Edward Yen

Executive Officer Board of Supervisors

By
Deputy

APPROVED AS TO FORM:

By *Kathy Park*

Kathy Park
Deputy County Counsel
Office of the County Counsel
County of Los Angeles