



SGVCOG



REAP 2.0- Affordable Housing Incubator and Revolving Loan Fund

February 2026

SGVCOG REAP 1 Successes

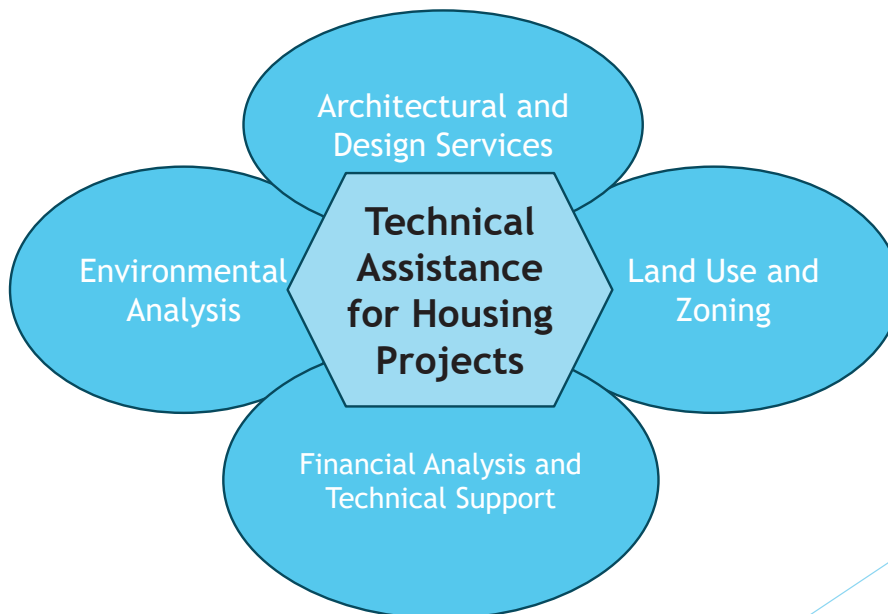
- ▶ SGVCOG launched its affordable housing incubator under REAP 1, offering technical assistance to cities to support affordable housing development
 - ▶ Financial analysis
 - ▶ Real Estate & Land Acquisition Support
 - ▶ Land Use and Environmental analysis
 - ▶ Public outreach and engagement
 - ▶ Grant writing
- ▶ SGVRHT Revolving Loan Fund program development
 - ▶ Determined the program's underwriting guidelines and criteria
 - ▶ Draft loan documentation
- ▶ SGVRHT Land Trust feasibility study
 - ▶ Studied other government affiliated nonprofits to determine most suitable structure for RHT land trust
 - ▶ Identify potential funding and develop Implementation plan
 - ▶ House SGV received 501c3 status in June 2025



Project Highlight- El Centro, South Pasadena

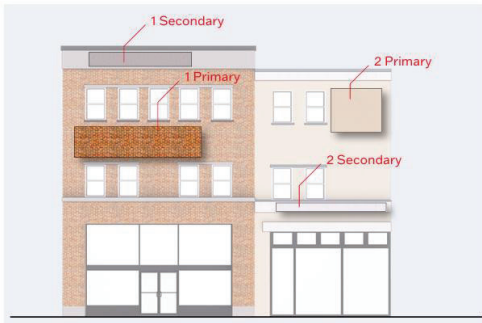
- ▶ REAP 1: Site analysis, design, and RFP completed under REAP 1 incubator
 - ▶ demonstrate economic viability of potential project
 - ▶ build community support
 - ▶ support issuing and reviewing RFP and proposals
- ▶ REAP 2: SGVRHT RLF loan of \$2M ensures the project will successfully navigate predevelopment
- ▶ **Result: 52 units of senior housing**

Affordable Housing Incubator- REAP 2

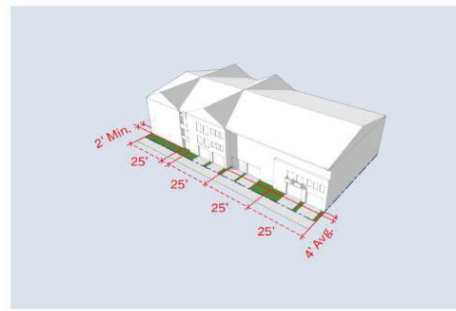


Incubator: Objective Design Standards

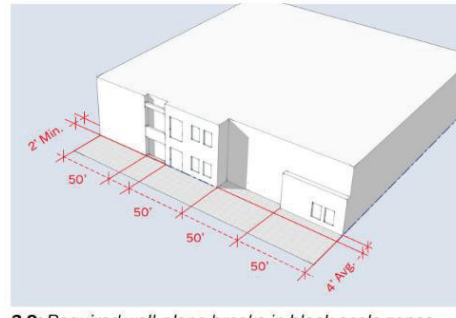
- ▶ Regionwide adoptable standards with City specific standards for participating cities
- ▶ Streamline approval process for multifamily housing
- ▶ Facilitates pedestrian-friendly and community-scaled design while also ensuring predictability in approval processes



3.9: Facade Colors Permitted



2.7: Required wall-plane breaks in house-scaled zones



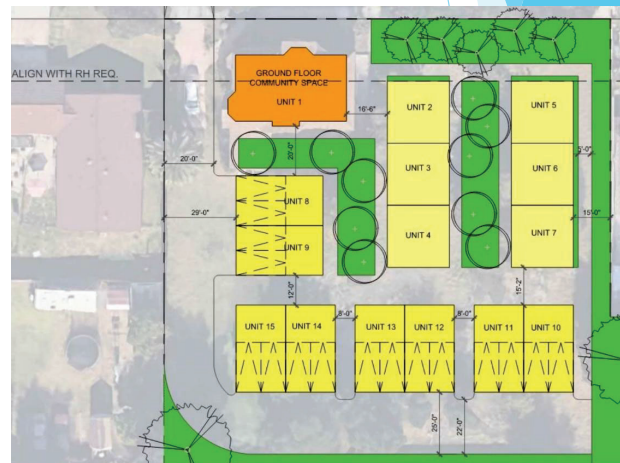
2.9: Required wall-plane breaks in block-scale zones

Affordable Housing Incubator: Financial Analysis and Design Services



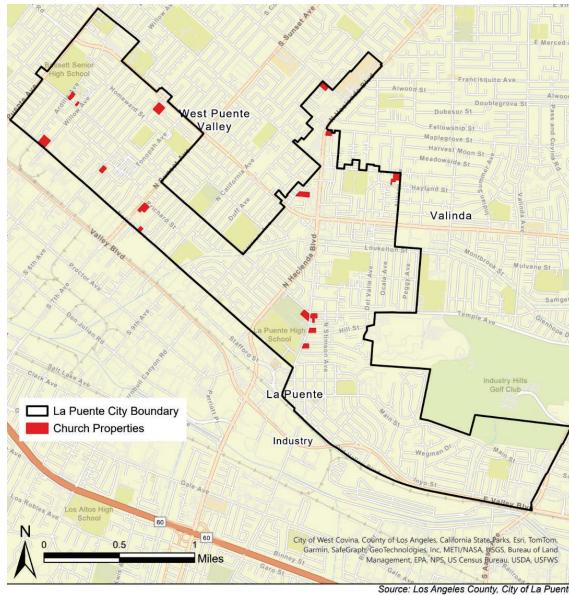
Site rendering to visually display massing and scale of a potential development on a city-owned site in Irwindale (Architect: Studio One Eleven)

Site layout to demonstrate feasible unit count and layout on a city-owned lot with an existing historic structure in Monrovia (Consultants: EPS, Studio One Eleven)



Affordable Housing Incubator: Land Use and Zoning

- ▶ La Puente: Amend the Zoning Code and General Plan to establish a Religious Congregational Sites Overlay program that allows by-right development of affordable housing; address other elements of HE to increase the opportunity for infill affordable housing
- ▶ Alhambra: aims to directly develop or preserve middle-income units, establish partnerships with employers and developers, and utilize financial resources and incentives for workforce housing



Revolving Loan Fund

- ▶ Started with \$8M State Earmark, short term capital for loans for:
 - Acquisition
 - Predevelopment
 - Construction
- ▶ Loan proceeds and repayments will be available to lend to new projects in perpetuity
- ▶ RLF loans may be paid down by Pipeline funding, allowing the funds to be advanced*

Project	Developer	Funded Amount	Units
Azusa - N. Angeleno Ave.	Habitat for Humanity	\$336,000	4
Baldwin Park - Torch Street	Habitat for Humanity	\$1,000,000	12
San Gabriel- 405 S. Del Mar	Related	\$810,000	72
Montebello- The Blvd.*	Cesar Chavez Foundation	\$4,000,000	81
Pomona- Garey Ave.	Pathway to Tomorrow	\$1,575,000	35
Alhambra- Mariposa*	American Family Housing	\$3,392,510	50
TOTAL		\$11,113,510	254



Revolving Loan Fund- REAP 2 expansion

- ▶ Awarded \$5M in REAP 2.0 to expand RLF
 - In-fill sites
 - Affirmatively further fair housing
 - Reduce VMT
- ▶ All funds committed by December 2025, ahead of June 2026 requirement

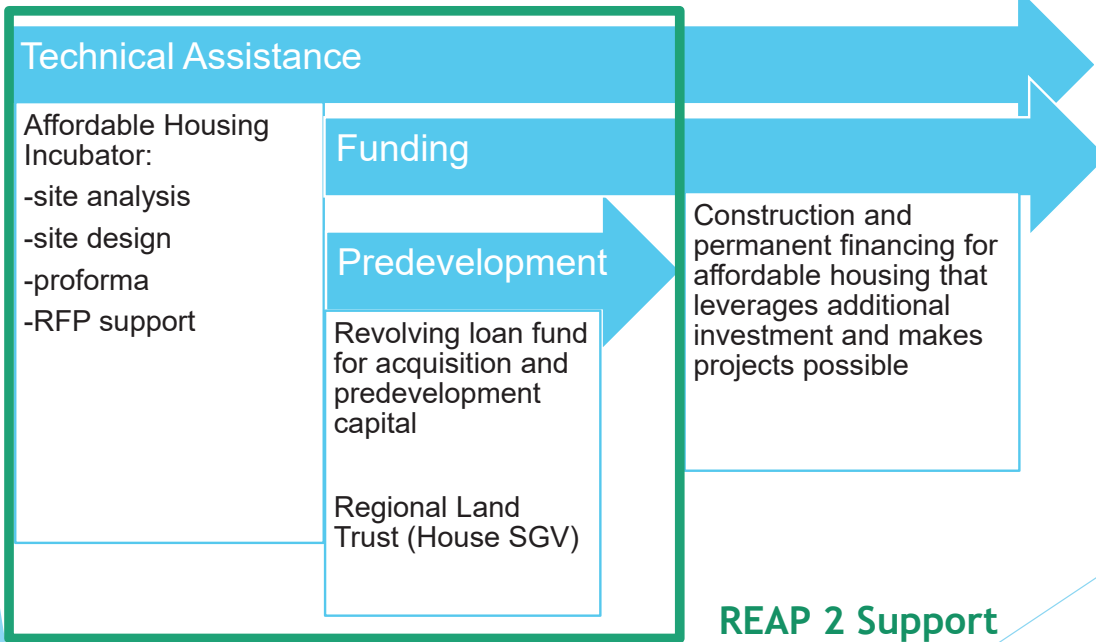
Project	Developer	Funded Amount	Units
San Gabriel, 405 S Del Mar.	Related	\$1,000,000	72
Duarte, Gabrielino	Jamboree	\$2,000,000	36
South Pasadena- El Centro	Related	\$2,000,000	52
	TOTAL	\$5,000,000	160



Project Highlight- Gabrielino Place, Duarte

- ▶ REAP 1: Site analysis, design, and RFP completed under SGVCOG incubator
 - ▶ Economic analysis determined potential sources of funding
 - ▶ Site design helped present the project to City Council and the community
 - ▶ RFP support; City selected Jamboree Housing as affordable housing developer
- ▶ Project awarded \$2M SGVRHT construction to perm loan through LHTF
- ▶ REAP 2: SGVRHT RLF loan of \$2M ensures the project will successfully navigate predevelopment
- ▶ **Result: 36 units of senior housing**

Integrated Support



Questions?

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