



STAFF REPORT

Date: January 18, 2023

To: TMPO Governing Board

From: TRPA/TMPO Staff

Subject: Resolution authorizing the submittal of Request for Funds to the California Department of Housing and Community Development's Higher Impact Transformative Allocation of the Regional Early Action Planning 2.0 (REAP 2.0) funding program

Summary and Staff Recommendation:

The REAP 2.0 grant program, administered by the California Department of Housing and Community Development (HCD), seeks to accelerate progress towards state housing goals and climate commitments through regional actions. The REAP 2.0 Program includes three separate allocations: the Metropolitan Planning Organization (MPO) allocation, the Rural and Tribal Allocation, and the Higher Impact Transformative (HIT) Allocation. As the MPO for the Tahoe region, the Tahoe Regional Planning Agency/Tahoe Metropolitan Planning Organization is eligible to apply for both the MPO allocation and the HIT allocation. In November the TRPA Governing Board authorized TRPA staff to apply for the MPO allocation, which are non-discretionary formula funds. Staff now requests authorization to apply for \$2,412,475 in funding for the Higher Impact Transformative allocation, a competitive program.

TRPA staff recommends that the TMPO Governing Board approve a resolution (Attachment A) authorizing the Executive Director to execute an application request on behalf of the Tahoe Regional Planning Agency/Tahoe Metropolitan Planning Organization.

Required Motions:

To authorize submittal of Request for Funds, the Board must adopt the following motion:

- 1) A motion to approve a resolution (Attachment A) authorizing the Executive Director to submit a Request for Funds and application to the California Department of Housing and Community Development for the Higher Impact Transformative allocation.

In order for the motion to pass, an affirmative vote of any eight Board members is required.

Background:

The California Department of Housing and Community Development (HCD), in collaboration with the Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the State Air Resources Board (CARB), released the [Notice of Funding Availability and Final Guidelines – Regional Early Action Planning Grant \(REAP 2.0\) Higher Impact Transformative \(HIT\) Allocation](#) on November 9, 2022. HIT is made available as a portion of the overall REAP 2.0 funds and provides funding to Metropolitan Planning

Organizations (MPOs), Councils of Governments (COGs), local governments, transit agencies, Tribal Entities, and other affected entities on a competitive basis to support novel, unique, or innovative approaches that are scalable and that further REAP 2.0's Goals and Objectives. Key objectives of REAP 2.0 include meeting the state's housing and equity goals, reducing vehicle miles traveled (VMT) per capita, and advancing implementation of the region's Sustainable Communities Strategy (SCS).

The HIT allocation makes \$30 million total available to eligible entities across the state. Grant applications may be between one and ten million dollars.

Discussion:

In November and December TRPA worked with partners to identify needs and craft a proposal for the HIT allocation. With input from a broad coalition of partners, TRPA developed a proposal that draws on TRPA's extensive experience with transfer of development rights (TDR) programs and growth management to develop an updated model for these regulatory programs that addresses social equity, environmental sustainability, and housing choice and affordability with applicability across the state. The proposal will lay the groundwork for launching place-based projects by developing tools to help overcome hurdles for developers of affordable, moderate, and achievable rental and ownership housing, as well as non deed-restricted rental and ownership housing that is affordable by design. The proposal includes funds for robust community engagement and capacity building among both regional agency staff and community members to improve mutual, two-way communication. Capacity building toolkits may include training opportunities, mapping and visualization tools, and innovative opportunities for engagement between decision-makers and community members and groups, including community-based organizations.

Next Steps:

TRPA has submitted a preliminary application as required by HCD by the December 31, 2022 deadline. HCD requires an authorizing resolution for the application by February 15, 2023.

Contact Information:

For questions regarding this agenda item, please contact Karen Fink, kfink@trpa.gov, 775-589-5258.

Attachments:

- A. Resolution authorizing the Tahoe Metropolitan Planning Organization to submit a request for funds and application to the REAP 2.0 Higher Impact Transformative allocation.
- B. [Letters of Support from Partners](#)

Attachment A

Resolution authorizing the Tahoe Metropolitan Planning Organization
to submit a request for funds and application to the REAP 2.0
Higher Impact Transformative allocation

TAHOE REGIONAL PLANNING AGENCY
TMPO RESOLUTION NO. 2023–

AUTHORIZING THE SUBMITTAL OF REQUEST FOR FUNDS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S HIGHER IMPACT TRANSFORMATIVE ALLOCATION OF THE REGIONAL EARLY ACTION PLANNING 2.0 (REAP 2.0) FUNDING PROGRAM

The Tahoe Regional Planning Agency, serving as the Tahoe Metropolitan Planning Organization (“Applicant”) hereby consents to, adopts and ratifies the following resolution:

WHEREAS, the State of California Department of Housing and Community Development is authorized to provide up to \$30,000,000 to Eligible Entities (“Applicant”) listed in Health and Safety Code Section 50515.08, subdivisions (a)(1)-(6) under the Higher Impact Transformative (HIT) Allocation of the Regional Early Action Planning grants program (REAP 2.0), as detailed in Health and Safety Code Section 50515.08-10;

WHEREAS the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability on November 9, 2022 for REAP 2.0 HIT Allocation funds available to Eligible Entities;

WHEREAS Applicant is an Eligible Entity eligible to submit a Request for Funds pursuant to Health and Safety Code Section 50515.08(c) to develop and accelerate the implementation of the requirements described in Health and Safety Code section 50515.08(c)(1);

WHEREAS the Department shall approve the Request for Funds, subject to the terms and conditions of Eligibility, Guidelines, NOFAs, Program requirements, and the Standard Agreement by and between the Department and REAP 2.0 Grant Recipients;

NOW THEREFORE BE IT RESOLVED THAT:

1. The **Tahoe Regional Planning Agency** is hereby authorized and directed to request an allocation of funds not to exceed **\$2,412,475** (pursuant to Health and Safety Code Section 50515.08-10.
2. The **Executive Director** is authorized to execute the Request for Funds, on behalf of the **Tahoe Regional Planning Agency** as required by the Department for receipt of REAP 2.0 funds.
3. When the **Tahoe Regional Planning Agency** receives an allocation of REAP 2.0 funds in the authorized amount of **\$2,412,475** from the Department pursuant to the above referenced Request for Funds, it represents and certifies that it will use all such funds only for eligible activities as set forth in Health and Safety Code section 50515.08(c)(1), as approved by the Department and in accordance with all REAP 2.0 requirements, guidelines, all applicable state and federal statutes, rules, regulations, and the Standard Agreement executed by and between the Applicant **Tahoe Regional Planning Agency** and the Department.
4. The **Executive Director** is authorized to enter into, execute, and deliver a State of California Standard Agreement for the amount of **\$2,412,475**, and any and all other documents required or deemed necessary or appropriate to evidence and secure the REAP 2.0 Allocation, the **Tahoe Regional Planning Agency** obligations related thereto and all amendments the Department

deems necessary and in accordance with REAP 2.0.

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency this ____ day of _____, 2023, by the following vote:

Ayes:

Nays:

Absent:

Cindy Gustafson, Chair
Tahoe Regional Planning Agency
Governing Board

Attachment B

[Letters of Support from Partners](#)