Regional Early Action Planning Grants of 2021 (REAP 2.0)

Higher Impact Transformative Annual Report Template

Tahoe Regional Planning Agency

For the reporting period of:

1/1/2024 to 12/31/2024

Version 03/2024

Instructions

This form is to be used for satisfying the reporting requirements of California Health and Safety Code section 50515.10. The report must be submitted to the California Department of Housing and Community Development (HCD) via email at reap2021@hcd.ca.gov in Microsoft Word format by April 1 of the year following award of funding, and annually thereafter by April 1 until all funds are expended.

Details about the REAP 2.0 program can be found at:
https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2021

Note: This Microsoft Word form uses cross-references and formulas to autofill some fields using information inputted by the user. Cross-references and calculations may not update immediately upon input. The user may force updates to cross-references by entering and exiting the Print Preview of Word *(shortcut: Ctrl+P, Esc),* or by saving, closing, and then reopening the document. Formulas may be updated by right-clicking the field and selecting *Update Field*.

Refer to the following instructions to complete each part of the report.

Part I – Overall Context

In 500 words or less, provide a brief overview regarding the current status of each Proposed Use and Subtask(s)[1].

- **Overview:** A general description of the overall Proposed Use(s) and Subtask(s).
- **Current Status:** A short summary of the information requested in Part III – Status of Activities on progress made by each Proposed Use to meet the REAP 2.0 objectives:
  - Accelerating infill development that facilitates housing supply, choice, and affordability,
  - Affirmatively Furthering Fair Housing (AFFH), and
  - Reducing Vehicles Miles Traveled (VMT).

[1] If one or more Proposed Uses includes suballocations, please provide additional context for each suballocated award.

Part II – Highlights, Challenges, Opportunities, and Accomplishments

In a paragraph or two per Proposed Use[2], discuss the highlights, challenges, opportunities, and accomplishments realized at regional, subregional, or local levels to date. This part may include updates about:

- Engaging stakeholders
- Building support for housing and transportation
- Developing strategies for reducing VMT
- Adopting policy reforms to remove barriers to housing production
- Completing project deliverables
- Fostering subregional collaboration on housing and transportation planning
- Administering technical assistance
- Best practices
- Exemplary highlights and program outcomes

Part III – Activity Status and Funding Summary

Utilize the project timeline and budget from the approved grant application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Activity No.** – Should correspond with Activity Number in Proposed Use Timeline and Budget in full application.
- **Activity Title** – Should correspond with Activity Title in Proposed Use Timeline and Budget in full application.
- **Eligible Uses** – Indicate which eligible uses are being achieved through the activity as listed in 50515.08 (c)(1)(E)(i-iv) (reference section 50515.08 (d)(4-7) for additional information):
  - (i) Accelerating infill development, including housing;
  - (ii) Supporting residents through realizing Multimodal Communities,
  - (iii) Shifting travel behavior through reducing driving, and/or
  - (iv) Increasing transit ridership.
- **Suballocation (Sub)** – Check the box for each activity that utilizes suballocated funds.
- **Timeline** – Approximate start and completion dates of work performed.

[2] For Proposed Uses that are suballocated, please provide this detail for each suballocation award.

- **Amount Allocated & Amount Expended** – Specify the grant amounts allocated and expended for each approved Proposed Use and Subtask.
- **Status** – Select a status from the dropdown menu (not started, in progress, complete).

Part IV – Measurable Outcomes by Proposed Use

Provide information in the tables provided related to accelerating infill housing, reducing VMT, and Affirmatively Furthering Fair Housing resulting from the performance of activities as of the end of the reporting period.

Part V – Web Report

Provide the URL(s) on the grantee's public website containing existing maps that illustrate VMT generation patterns in their region. A grantee may submit maps produced in the development of the grantee's adopted sustainable community strategies. If public maps are not available on the grantee's website, a statement confirming that the VMT information in Site Check (https://sitecheck.opr.ca.gov) accurately visualizes VMT patterns in their region is sufficient. Additional maps relevant to the proposed use(s) may also be included.

Part VI – Additional Information

Provide materials produced for REAP 2.0 activities as supplemental documentation to this report. This may include templates, announcements, or other program guidance. Common file formats such as PDF, Word document, JPEG, etc. are sufficient.

The grantee may add any other information as deemed appropriate to demonstrate the status and impacts of the overall REAP 2.0 activities. The grantee may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

The grantee may also add recent developments to the data inputted in the Annual Report submitted in the previous reporting period, if applicable. Self-reported data by cities and counties is available on HCD's Housing Element and Implementation and APR Data Dashboard (https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard) (note that HCD cannot independently verify most project-level data). HCD recognizes REAP 2.0 funds may not immediately impact production indicators for projects completed in 2023 and 2024, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale.

Report

Part I – Overall Context

Overview of Proposed Use(s) and Subtask(s):

This Proposed Use builds off the Tahoe Regional Planning Agency's (TRPA) more than 50 years of experience with two key regulatory systems: the Transfer of Development Rights (TDR) and growth management programs. These programs accomplished important environmental goals of restoring sensitive lands and slowing the loss of lake clarity, but there have also been unintended consequences, such as an increase in the development of large, vacation-oriented luxury homes to the near exclusion and even demolition of low- and moderate-income housing types. Those who work in Lake Tahoe find it increasingly difficult to live in the basin, which is impacting Lake Tahoe's unique environment and local communities.

Through the Proposed Use, TRPA and our regional partners will:

- Transform Tahoe's TDR and growth management programs to address equity, climate change impacts, and housing choice and affordability;
- Develop an environmental clearance approval process for infill multi-family development that supports housing supply, choice, and affordability;
- Build community and regional agency capacity to meaningfully engage on policies, planning, implementation,and programming, increasing community resilience and inclusivity; and
- Disseminate results throughout the region and the state.

Current Status:

The Proposed Use, renamed "Cultivating Community, Conserving the Basin" is the third phase in TRPA's Tahoe Living Strategic Priority. The Tahoe Living Strategic Priority is one of three key priorities of the Tahoe Regional Planning Agency as identified in the agency's annual operations plan. The Tahoe Living Strategic Priority is focused on achieving regional housing needs while supporting community revitalization and achieving environmental thresholds. Cultivating Community, Conserving the Basin (Cultivating Community), as described above is intended to transform Tahoe's transfer of development rights and growth management programs to address equity, climate change and other environmental

impacts, and housing choice and affordability. A key focus is also to build community and regional agency capacity for two-way engagement on policy-making to help create resilient, responsive communities.

In 2024, TRPA completed a work plan, community engagement plan, fact sheets, a selection process for an 11-member Community Partner Group (CPG), a selection process for recipents of four mini-grants for in-depth outreach to Priority Equity Communities as described in the Transportation Equity Study, and outreach and engagement as part of the "Listen and Explore" phase of the project. The "Listen and Explore" phase is the first of four project stages, and was focused on developing intended project outcomes, initial policy ideas, and additional input on engagement. By December 2024, the project had developed a draft of the intended project outcomes, which was ready for TRPA Governing Board consideration for approval in early 2025.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Accomplishments and Highlights:
-Near completion of the "Listen and Explore" stage of the project, resulting in draft Intended Project Outcomes.
-Posted Project FAQ Fact Sheet, Community Engagement Fact Sheet, and living Community Engagement Plan.
-Selection of a "Community Partner Group," an 11-member group of community-based organizations representing equity priority communities as identified in the TRPA's Transportation Eqity Study. Six of the eleven members receive a stipend for participation.
-Selection of four mini-grant recipients, to help communicate content and gather feedback from equity priority communities using materials and methods tailored to those communities.
-Held two public workshops to gather input on the intended project outcomes, policy ideas, housing stories, and data needs.
-Offered on-line survey version of the public workshop for those that could not attend, in English and in Spanish.
-Convened the Community Partner Group and the Tahoe Living Working Group to provide input on the intended project outcomes, policy ideas, community engagement, and training needs.

Challenges and Opportunities:
TRPA has significantly expanded the number and breadth of organizations and individuals directly involved in the project, with a particular emphasis on including equity priority communities as identified in TRPA's Transportation Equity Study. This has involved convening an ad hoc Community Partner Group in addition to the existing Tahoe Living Working Group, as well as conducting multiple one-on-one meetings with other individuals and groups, in-person workshops, and online surveys. As new voices come to the table, they are helping the agency identify the range of training and education needed on basic elements of TRPA's policies, so that as many people as possible can engage at a high level of knowledge in the process. This is an exciting piece of the capacity-building element of the Proposed Use, however, there is a significant amount of training needed in a short amount of time, and TRPA is working to produce content early enough that it can be useful to participants and so that they will have time to absorb it. In 2025, TRPA is producing training webinars and workshops, looking for ways to partner with other organizations to produce content, and is introducing a scholarship program to help reduce cost and time barriers for community members to participate in the trainings.

Part III – Activity Status and Funding Summary

Insert data in the tables below regarding the status of activities, and funding allocations and expenditures for each Proposed Use.

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Equity and Climate Assessment of TRPA's Transfer of Development Rights and Growth Management Programs	(i), (ii), (iii), (iv)	☐	7/1/2022 - 6/30/2026	2,412,475.00	547,599.63	In Progress
1 .1	Analyze and Update TRPA's TDR and Growth Management Program	(i), (ii), (iii), (iv)	☐	7/1/2022 - 6/30/2026	1,986,274.00	247,194.87	In Progress
1 .2	Build Regional Capacity and Foster Meaningful Community Engagement	(i), (ii), (iii), (iv)	☐	7/1/2022 - 6/30/2026	396,996.00	297,904.76	In Progress
1 .3	Disseminating Lessons Learned	(i), (ii), (iii), (iv)	☐	1/1/2024 - 6/30/2026	29,205.00	2,500.00	In Progress
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Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
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Total	N/A	N/A	N/A	N/A	$ 0.00	$ 0.00	N/A

Part IV – Measurable Outcomes by Proposed Use

Input estimates in the tables below resulting from the performance of each REAP 2.0 activity. Please complete to the best of your ability regardless of whether the activity has been fully implemented or not.

Accelerating Infill Development

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Increase in gross housing density in town centers and within 1/2 mile radius of transit stops	Gross densities in town centers: Stateline/Ski Run - 9.6 Kings Beach Commercial Core - 4.3 Tahoe Valley Area Plan (South Y) - 3.9 Tahoe City - 1.6; Within ½ mile of transit - 2.4	Not specified	Results are not expected until further into implementation of Proposed Use.
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Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Increase in the number of new deed-restricted affordable units since August 2020 (toward the RHNA)	Constructed/Operational since August 2020: 84 deed-restricted "affordable"	Not specified	Results are not expected until further into implementation of Proposed Use.
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	VMT reduced per capita VMT reduced per capita per year	VMT per capita was 12.48 in 2020 VMT per capita reduction per year anticipated, in order to meet SCS target: 0.3 percent.	Not specified	Results are not expected until further into implementation of Proposed Use.
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Part V – Web Report

URL(s): https://trpa.shinyapps.io/PIA_Tool/
http://www.trpa.gov/rtp/

Part VI – Additional Information

Provide any additional indicators, outcomes, and anticipated changes, if applicable. ☒ Not Applicable

1. Project webpage: www.tahoeliving.org

2. Project Fact Sheets: www.tahoeliving.org

3. Work Plan and Community Engagement Plan, including Key Performance Indicators: https://www.trpa.gov/wp-content/uploads/Agenda-Item-No.-XII.-A.-B.-Cultivating-Community-Conserving-the-Basin-Workplan-and-Community-Engagement-Plan-.pdf

4. Public Workshop Summary: https://a893f30b-91b3-4cf8-8aa1-1ca03f0081b7.usrfiles.com/ugd/e3bef4_cecec03100304c6fa7acf26f95cf0a14.pdf

5. Stakeholder meeting summary: https://a893f30b-91b3-4cf8-8aa1-1ca03f0081b7.usrfiles.com/ugd/a893f3_0a2174f5fe294c878be72545d5c1b273.pdf

6. Intended Project Outcomes from the "Listen and Explore" phase (under "Project Documents"): https://www.tahoeliving.org/resources