Regional Early Action Planning Grants of 2021 (REAP 2.0)

Annual Report Template for Metropolitan Planning Organizations

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

Provide details of each Proposed Use. Utilize the project timeline and budget from the approved advance allocation and full application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Advance Allocation Application – Proposed Activities:**
  - **Activity Title** – Input Proposed Activity title.
  - **Timeline** – Approximate start and completion dates of work performed.
  - **Amount Proposed & Amount Expended** – Specify the grant amounts proposed and expended for each approved Activity.
  - **Status** – Select whether activity is not started, in progress, or completed as of the end of the reporting period.

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

- **Full Application – Proposed Uses & Subtasks:**
  - **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.
  - **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):

The Proposed Use is to advance and implement the financial feasibility of affordable and workforce housing in town centers and close to transit and services in the Tahoe Region, by working with the Tahoe Living Working Group (a 20-member advisory body), the public, historically disadvantaged and underserved communities, and decision-makers. This Proposed Use focuses on implementing Lake Tahoe Sustainable Community Strategy (SCS) goals of accelerating infill development, reducing vehicle miles traveled (VMT), and achieving affordable and workforce housing goals.

This Proposed Use is to analyze and update the Tahoe Regional Planning Agency's (TRPA) density, height, coverage, and related regulations and programs to better incentivize multi-family development and accessory dwelling units (ADUs), particularly deed-restricted affordable, moderate, and "achievable" housing units as defined in the TRPA Code of Ordinances Chapter 90.

Subtasks include:
1.1 Financial feasibility study to determine the development standards needed;
1.2 On-going community engagement and capacity building throughout all subtasks, including visualization and mapping;
1.3 Develop updated policies and codes;
1.4 Environmental analysis;
1.5 Consideration of updated policies and codes for approval by the TRPA Governing Board and committees; and
1.6 Integration of new codes into agency documents and tools.

Current Status:

TRPA and partners have completed most of the TRPA portion of Subtasks 1.1 – 1.5, which were to complete financial feasibility studies, develop and implement a community outreach and engagement plan, develop codes, complete environmental analysis, and bring proposed policies to the Governing Board for approval. On December 13, 2023, the TRPA Governing Board approved the set of code amendments that were envisioned and developed through this Proposed Use at the regional level. These amendments were called the "Phase 2 Affordable and Workforce Housing Amendments." In December 2024, the City of South Lake Tahoe updated its two existing area plans (the Tahoe Valley

Area Plan and the Tourist Core Area Plan) to incorporate these Phase 2 amendments, and currently has a third area plan, the "Mid-Town Area Plan" underway which will also incorporate these amendments. In 2025 TRPA is also working with the other jurisdictions, including Placer County and El Dorado County on the California side to incorporate these amendments into their area plans.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Using the REAP 2.0 funds, TRPA was able to expeditiously bring forward a set of updates to regional land use development codes that simultaneously removed barriers to infill housing for deed-restricted affordable, moderate, and "achievable" housing and mixed-use development with at least a 50 percent deed-restricted housing component, as well as introducing new strategies for improving water quality and reducing vehicle miles travelled (VMT). The adopted strategies helped implement best practices on parking requirements, and encouraging smaller, more affordable units through more flexible design standards for deed-restricted housing.

TRPA built on recommendations from its Transportation Equity Study, completed in 2023, to conduct targeted outreach to disadvantaged and historically underserved communities, as well as reaching out to a variety of groups through one-on-one meetings, booths at farmer's markets and other events, a webinar, and utilized new tools such as a "flash survey."

Please see the 2023 report for a summary of challenges, opportunities and accomplishments related to the adoption of the Phase 2 Affordable and Workforce Housing amendments at the regional level.

In 2024 TRPA began working with the local jurisdictions to adopt the Phase 2 amendments into the local area plans. Part of the Phase 2 Housing amendments required that within one year local jurisdictions take action to either incorporate the Phase 2 amendments in full into their area plans, or propose an alternative that is at least as effective as the TRPA standards in facilitating the construction of deed-restricted affordable, moderate, and achievable housing in the applicable jurisdiction. If local jurisdictions do not take action with one year, TRPA could assume lead agency authority to update the area plans and incorporate the new amendments.

This method has been effective and local jurisdictions have moved quickly to set up comprehensive update schedules, or have indicated to TRPA that they do not have the resources to update their area plans and that TRPA should assume lead agency authority. Of the five jurisdictions, one has already updated their area plans to incorporate the new amendments (the City of South Lake Tahoe), two have submitted schedules to TRPA for longer-term updates (Washoe County and El Dorado County), and two have indicated that they would not be able to start the process within one year, thus TRPA assumed lead agency authority (Placer County and Douglas County) and adopted the amendments into these two area plans on March 26, 2025.

The key challenge that has arisen during this period of local plan updates is differing goals for how to encourage naturally affordable housing between the local jurisdictions and the TRPA Governing Board. Early in the public engagement process of the Phase 2 Housing Amendments, draft policies had included density incentives for non-deed-restricted

development as well as deed-restricted projects. However, based on public input and concerns from some Tahoe Living Working Group members and Governing Board members, incentives for non-deed-restricted units were removed from the amendments. Now, as local jurisdictions are bringing forward area plan amendments, their public processes are showing support for allowing the Phase 2 incentives to apply to non-deed-restricted housing. However, there is not yet sufficient support for this at the TRPA Governing Board level to allow these incentives to proceed. The TRPA Governing Board has indicated that more research is necessary to ensure that incentives like this lead to more housing for local households, including working households, rather than becoming second homes. This research may occur as part of the next phase of the Tahoe Living housing work, partly funded through the REAP High Impact Transformative (HIT) grant, called the "Cultivating Community, Conserving the Basin" project.

Key accomplishments of the Proposed Use during 2024 include:

California jurisdictions:
-The approval of the City of South Lake Tahoe's Tahoe Valley Area Plan (TVAP), incorporating the Phase 2 Amendments, as well as other housing and environmental improvements.
-The approval of the City of South Lake Tahoe's Tourist Core Area Plan (TCAP), incorporating the Phase 2 Amendments, as well as other housing and environmental improvements.
-The submittal of a Notice of Intent to update the Tahoe El Dorado (TED) Area Plan, including addressing the requirements of the Phase 2 amendments, work towards which is already substantially underway.
-TRPA provided an update to the TRPA Governing Board of staff's intent to assume lead agency authority to incorporate the Phase 2 amendments into the Placer County Area Plan

Nevada jurisdictions (not covered by the REAP grant):
-The submittal of a Notice of Intent to update the Washoe Tahoe Area Plan (WTAP), including addressing the requirements of the Phase 2 amendments, work towards which is already substantially underway.
- TRPA provided an update to the TRPA Governing Board of staff's intent to assume lead agency authority to incorporate the Phase 2 amendments into the Douglas County South Shore Area Plan.

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 Activity/Use.

Advance Allocation Application – Proposed Activities

If the grantee did not submit the REAP 2.0 advance allocation application, check the following box and proceed to Full Application – Proposed Uses & Subtasks: ☐ Not Applicable

Activity Title	Timeline	Amount Proposed	Amount Expended	Status
Early program development, outreach to local jurisdictions	December 2021 – June 2022	1,600.00	1,600.00	Complete
Outreach to local jurisdictions, housing partners, Tribal entities, historically underserved communities	July - November 2022	12,000.00	12,000.00	Complete
Drafting program description, drafting evaluation metrics, drafting materials for seeking input	June – November 2022	18,300.00	18,300.00	Complete
Approval from Local Government and Housing Committee, TRPA Board	September – November 2022	2,000.00	2,000.00	Complete
Grant administration, including advance set-up work for full grant	September 2022 – December 2023	2,995.00	2,995.00	Complete
Advance Allocation Total Award:		36,895.00	36,895.00	Complete
				-Select-
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Total	N/A	$ 0.00	$ 0.00	N/A

Full Application – Proposed Uses & Subtasks

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Tahoe Living Priority Action Phase 2A - Height, Density, Coverage Updates (Award total; see subtasks below)	(i), (ii), (iii), (iv)	☐	7/1/2022-6/30/26	531,701.85	215,507.91	In Progress
1 .1	Financial Feasibility Study on needed development standards	(i), (ii), (iii), (iv)	☐	11/21/2022-6/30/2023	10,367.17	10,367.17	Complete
1 .2	Community Engagement and Capacity Building	(i), (ii), (iii), (iv)	☐	7/1/2022 - 1/31/2025	100,000.00	68,392.59	In Progress
1 .3	Code Development	(i), (ii), (iii), (iv)	☐	7/1/2022 - 8/31/2024	100,351.53	48,481.40	In Progress
1 .4	Environmental Analysis	(i), (ii), (iii), (iv)	☐	1/1/2023 - 5/30/2024	233,744.00	58,366.76	In Progress
1 .5	Board Consideration for Approval	(i), (ii), (iii), (iv)	☐	8/1/2024 - 12/31/2024	30,000.00	30,000.00	In Progress
1 .6	Integrate new codes into Agency documents and tools	(i), (ii), (iii), (iv)	☐	1/1/2024 - 6/30/2025	57,239.15	0.00	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	Allowable densities in town centers and in the vicinity of town centers	In town centers: Maximum 25 units/acre; In the vicinity of town centers: Maximum 15 units/acre	Greater than what is currently allowable	In town centers: Deed-restricted affordable, moderate and "achievable" housing exempt from density maximums in regional codes; In the vicinity of town centers (areas zoned multi-family): Deed-restricted affordable, moderate and "achievable" housing exempt from density maximums in regional codes.
2	Gross densities in town centers; gross densities within ½ mile of transit on the California side	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;	Gross densities in town centers: Stateline/Ski Run - 20 Kings Beach Commercial Core - 10 Tahoe Valley Area Plan (South Y) - 10 Tahoe City - 5;	No change yet in gross (actual) densities in town centers – this will change over time as land use patterns shift in response to the new codes

Proposed Use	Measurable Outcome	Baseline	Target	Results
		Within ½ mile of transit - 2.4	Within ½ mile of transit - 5	
3				
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Percent of Area Median Income needed to afford to purchase the median-priced home	El Dorado County – 180% of AMI; Placer County – 290% of AMI	120% of AMI	This is a long-term goal; new codes have not been in effect long enough yet to influence AMI needed to purchase the median-priced home
2	Number of ADU permits issued per year	ADU permits issued per year: 2020 - 1 2021 – 2 2022 - 17	40 ADU permits per year	2023 - 18 ADUs (new codes not in place yet) 2024 – 20 ADU permits issued (new codes in place)
3	Number of new deed-restricted affordable, moderate, “achievable” or non-deed-restricted workforce rental units constructed per year	Units constructed per year between 2020-2021: Deed-restricted: 42/year affordable; 1/year “achievable”; Non-deed-restricted: 14/year rental units; 1/year ADU; 58 units/year total	1000 units per year to 2026, within growth limitations	Units constructed in 2021: 0 units In 2022: 3 “achievable”; In 2023: 3 moderate; In 2024: 79 affordable (68 in Sugar Pine Village, SLT; 28 beds [equivalent to 11.2 units] in Kila Properties, Tahoe City) Average: 21 units/year

Proposed Use	Measurable Outcome	Baseline	Target	Results
				This metric is not yet affected by the new codes
4				
5				
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7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Daily Average VMT per capita	12.48 daily average VMT per capita	<11.63 daily average VMT per capita by 2045	3-year average VMT as reported in the 2023 Threshold Evaluation is 10.9 daily average VMT per capita https://thresholds.laketahoeinfo.org/ThresholdIndicator/Detail/184 This metric is not yet affected by the new codes
2	Allowable densities in town centers and in the vicinity of town centers	In town centers: Maximum 25 units/acre; In the vicinity of town centers: Maximum 15 units/acre	In town centers: increasing to between a max of 40-75 units/acre, also evaluating no density maximum in "pilot areas" such as town centers with transit hubs; In the vicinity of town centers: Minimum 3 units allowable on all multi-family parcels; overall maximum of 25 units/acre	In town centers: Deed-restricted affordable, moderate and “achievable” housing exempt from density maximums in regional codes In the vicinity of town centers (areas zoned multi-family): Deed-restricted affordable, moderate and “achievable” housing exempt from density maximums in regional codes

Proposed Use	Measurable Outcome	Baseline	Target	Results
3	Gross densities in town centers; gross densities within ½ mile of transit on the California side	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	Gross densities in town centers: Stateline/Ski Run - 20 Kings Beach Commercial Core - 10 Tahoe Valley Area Plan (South Y) - 10 Tahoe City - 5; Within ½ mile of transit - 5	No change yet in gross (actual) densities in town centers – this will change over time as land use patterns shift in response to the new codes
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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

Materials produced:

1. Zoning and Affordability Analysis by Cascadia Partners, April 2023: https://www.trpa.gov/wp-content/uploads/Cascadia-TRPA-Zoning-and-Affordability-Slides-Final-042423.pdf

2. Community Engagement Strategy: See Page 6 of Attachment G: Responses to Questions and Comments on the Phase 2 Housing Amendments: https://www.trpa.gov/wp-content/uploads/Attachment-G_Responses-to-questions.pdf

3. Final Development Code Proposal at the Regional Level, and Environmental Analysis Documents: https://www.trpa.gov/wp-content/uploads/Agenda-Item-No.-VI-A-Phase-2-Housing-Amendment.pdf

4. Webpage Describing Final Adopted Codes at the Regional Level: https://www.trpa.gov/housing/

5. City of South Lake Tahoe Area Plan Updates (Tahoe Valley Area Plan and Tourist Core Area Plan): https://www.trpa.gov/regional-plan/area-plans/