

Regional Early Action Planning Grants (REAP)
Butte County Association of Government (BCAG)
Annual Report



<https://www.hcd.ca.gov/grants-funding/active-funding/reap.shtml>

REAP Grant Annual Report - 2021

Butte County Association of Governments

Overall Context: BCAG's overall goals in expending the 25% advanced allocation of REAP funding included updating its Regional Housing Needs Plan (RHNP), including developing an improved methodology, more expansive outreach to stakeholders and other groups, and more meaningful coordination and collaboration with its member jurisdictions. For the remaining 75% of funding, BCAG's goal was to suballocate the funds directly to member jurisdictions to result in the production of new housing, including affordable housing, in the region. This was particularly important due to the devastating impacts of the Camp and North Complex Fires on the region's housing supply.

Advance Allocation 25% Funding

For the 2020 update of BCAG's RHNP, REAP funding allowed BCAG to contract with a qualified consultant firm for the first time to assist in the development of the plan. The consultant team assisted BCAG in developing an improved methodology that expanded upon those used in past RHNP updates and resulted in more strategic distributions to member jurisdictions.

Stakeholder outreach was expanded and resulted in greater input from many entities involved in housing planning, low-income housing, housing development, fire recovery, and tribal government housing needs. Coordination with member jurisdictions was increased and resulted in consensus being reached on a final methodology and final RHNP for the region.

Remaining 75% Funding

In November 2018, the Camp Fire destroyed more than 18,000 structures in the Town of Paradise and unincorporated Butte County, including more than 14,000 housing units, making it the most destructive wildfire in California history. In September 2020, the North Complex Fire destroyed an additional 2,350 structures including more than 1,500 housing units in unincorporated Butte County. With the region losing approximately 18% of its housing stock through these disasters, BCAG member jurisdictions requested that the REAP funds be suballocated to them to help expedite the production of additional housing in the region.

The remaining 75% of REAP funding will be suballocated to three of BCAG's six member jurisdictions. BCAG requested all member jurisdictions to submit projects for consideration, with only three of the six submitting candidate projects for a total of four projects spread throughout the region. All four projects were able to be funded with REAP funding, and included completion of a CEQA document for a Specific Plan in north Chico, an infrastructure study to extend sewer service to new housing developments in south Oroville, a phased Annexation Plan and Zoning Code Amendment for the City of Biggs to increase the inventory of land zoned for residential growth, and a part-time Associate Planner for the City of Oroville for approximately one-year to expedite processing of development and permit applications. All projects will lead to the increase in housing production throughout the region, will facilitate the implementation of the 2020 RHNP, and aid the region in recovering from the devastating wildfires of 2018 and 2020 *(It should be noted that the Town of Paradise didn't submit candidate projects for REAP suballocation funding after several discussions with BCAG staff due to generally being overwhelmed with the scale of recovering from the natural disaster and the many other aspects of disaster recovery that the Town is dealing with. The idea of providing funding for additional staff*

support at the Town was discussed, but the Town eventually decided they would have trouble accommodating this as well. Despite this, BCAG and member jurisdiction staff believe the four suballocation projects will help alleviate the housing strain in the region created by the destructive fires.).

The remaining 75% of REAP funding has not yet been received, but BCAG and its member jurisdictions hope to receive the funding and begin implementing their suballocation projects sometime in April or May 2021.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

As of April 1, 2021, only the tasks funded through the advanced allocation of 25% of REAP funding have been initiated, and all tasks but one have been completed. This includes completing the 2020 update of the BCAG RHNP, which was completed in December 2020 and involved coordinating with BCAG member jurisdictions, developing an education and outreach strategy to key stakeholder groups, and developing an improved methodology for the 6th cycle of RHNA.

A request for proposals was circulated in February 2020, and the consultant firm Placeworks was retained to assist with the plan update. The plan update included the following key steps:

- Project kick-off meeting with consultant team and BCAG.
- Series of meetings throughout plan development with the City/Town/County Planning Directors Group (PDG) which contains planning staff from all five member jurisdictions and the Butte Local Agency Formation Commission (LAFCO) to reach consensus on RHNP parameters.
- Initial data collection to assemble datasets needed for the RHNP update process.
- Member jurisdiction survey as required by Government Code Section 65584.04.
- Allocation methodology development that included stakeholder, PDG and BCAG Board input sessions, data assembly and review, and review of potential factors, weighting, and formulas.
- Development of draft methodology, press releases and public hearings.
- Development of final methodology.
- Development of draft RHNP, press releases and public hearings.
- Development of final RHNP and adoption.

A stakeholder group was developed early in the planning process that greatly expanded upon previous BCAG RHNP update efforts. A virtual stakeholder meeting was held to educate the group on the project and receive early input on data and factors to be considered in the methodology. This input led to a much-improved final methodology. The group was kept informed throughout the development of the plan via email updates and information posted to the project website. Stakeholders included representatives from the following organizations:

- Berry Creek Rancheria of Maidu Indians
- Butte Environmental Council

- Camp Fire Long Term Recovery Group
- Chico Builders Association
- Chico Housing Action Team
- Chico State University Off-Campus Student Services
- Community Housing Improvement Program
- Environmental Coalition of Butte County
- Habitat for Humanity
- Housing Authority of County of Butte
- Konkow Valley Band of Maidu Indians
- North Valley Property Owners Association
- Reconstruction Recovery Advisors
- Sierra Club – Yahli Group

The funding through the REAP grant program allowing for BCAG to retain a consultant firm for the first time to provide a more robust RHNP update process. Through this, many benefits were realized including an improved education and outreach process, development of an expanded and improved methodology, and an overall improved process that resulted in more strategic distributions of housing units to each member jurisdiction and improved process for reaching consensus on the final methodology and plan.

BCAG anticipates initiating work shortly on the member jurisdiction sub-allocation projects that will be funded with the remaining 75% of funding. As of April 1, BCAG has not finalized a contract with the state to begin these tasks. Work is anticipated to begin in April or May 2021.

Status of Activities:

All tasks funded through the advanced allocation of 25% of REAP funding have been completed (*with the exception of task associated with BCAG staff overseeing and participating in development of sub-allocation projects which is yet to commence*). This includes completing the 2020 update of the BCAG RHNP, which was completed in December 2020 and involved coordinating with BCAG member jurisdictions, developing an education and outreach strategy to key stakeholder groups, and developing an improved methodology for the 6th cycle of RHNA.

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
REAP 25% Advanced Allocation Tasks						
Administration of program by BCAG staff, establishment of work program	Funds BCAG staff to administer grant program	\$19,143	\$19,143	Feb 2020-Dec 2020	Complete	Lead to the completion of the BCAG 2020 RHNP update which will facilitate member jurisdiction Housing Element update and compliance, resulting in member jurisdictions aligning with state housing goals and policies to plan for and increase housing production in the region, including low-income housing.
Coordinate with BCAG member jurisdictions to	Determine appropriate tasks and projects for	\$18,950	\$18,950	Jan 2020 – Mar 2020	Complete	Resulted in using funds to develop BCAG 2020 RHNP

determine tasks and deliverables for full grant application; develop full grant application	25% advance allocation funding					update which achieved the above-mentioned benefits.
Development of improved methodology for 6 th Cycle of RHNA	As part of BCAG 2020 RHNP update, develop improved methodology	\$8,690	\$8,690	Apr 2020 – June 2020	Complete	Improved RHNA methodology resulted in more strategic housing unit allocations to member jurisdictions, facilitating improved implementation of Housing Elements and increasing housing production in the region, including low-income housing.
Development of education and outreach strategy; survey other regions to identify best practices	As part of BCAG 2020 RHNP update, develop education and outreach strategy to result in improved RHNP update process	\$4,550	\$4,550	Mar 2020 – June 2020	Complete	Resulted in improved input into RHNP update process, improved methodology, and more strategic housing unit allocation to member jurisdictions, in turn facilitating implementation of Housing Elements and resulting in increased housing unit production in the region, including low-income housing.

Consultant Contracts for planning studies for increasing housing production in the region	Funded consultant contract to assist BCAG with 2020 update of RHNP	\$95,910.93	\$95,910.93	Feb 2020 – Dec 2020	Complete	Improved 2020 RHNP update will facilitate Housing Element implementation, increasing housing unit production in the region, including low-income housing.
BCAG staff costs for overseeing and participating in development of suballocation process	Will fund BCAG staff costs to oversee and participate in development of suballocation projects	\$73,589.07	\$0	Apr 2021 – June 2023	Not Started	Will lead to increase housing in the region through participating in suballocation project development.
REAP 75% Remaining Funding Tasks						
Suballocation of funds to Butte County/City of Chico for development of CEQA document for North Chico Special Planning Area	Butte County will lead the development of a CEQA document for the North Chico Special Planning Area	\$216,251	\$0	Apr 2021 – July 2023	Not Started	Will lead directly to increased housing production in north Chico by completing plans necessary for housing development projects to move forward, including low-income housing projects.
Suballocation of funds to Butte County for planning and design tasks for Las Plumas Area Gravity Sewer Interceptor Phase 2 in southern Oroville area in association	Butte County will lead the development of planning and design work to extend sewer to new development areas in south Oroville area.	\$216,250	\$0	Apr 2021 – July 2023	Not Started	Will lead directly to increased housing production in south Oroville area by completing planning and design tasks necessary to implement sewer expansion that is

with Lake Oroville Area Public Utilities District						needed for housing development projects to move forward, including low-income housing projects.
Suballocation to City of Biggs for Phased Annexation Plan and Zoning Code Amendments	The City of Biggs will develop a phased annexation plan and zoning code amendments to expand areas zoned for residential development	\$160,000	\$0	Apr 2021 – July 2023	Not Started	Will lead directly to increased housing production in the City of Biggs by completing plans and amendments necessary for housing development projects to move forward, including low-income housing projects.
Suballocation of funds to City of Oroville for Temporary Associate Planning Consultant, Planning/Building Department	The City of Oroville will contract with a consultant to provide temporary Associate Planning duties	\$46,000	\$0	Apr 2021 – July 2022	Not Started	Will lead directly to increased housing production in the City of Oroville by adding staff support to facilitate review of development applications and issuance of building permits.
Program Administration by BCAG staff	Funds BCAG administration of final 75% of REAP funding for suballocation projects by member jurisdictions	\$24,000	\$0	Apr 2021 – July 2023	Not Started	Will ensure the suballocation projects are successfully implemented and adhere to all grant program requirements.

Summary of Indicators of Housing Production:

Housing Production Indicator	Baseline Year HCD post-submission corrections (2019)	Current Year HCD post-submission corrections (2020)	Cumulative Change	Notes
Building Permits	3,489 1,471	1,835	+364	
Certificates of Occupancy	622	1,046	+424	
Completed Entitlements	736	503	-233	
Other				
Other				
Other				

Additional Information: