

Regional Early Action Planning Grants (REAP) 1.0
Butte County Association of Government (BCAG)

Annual Report

April 1, 2025



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

Butte County Association of Governments

Overall Context: BCAG's overall goals in expending the 25% advanced allocation of REAP 1.0 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. The plan was adopted by the BCAG Board of Directors in December 2020.

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 was 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. Due to unanticipated issues arising, the completion of a CEQA document for a Specific Plan in north Chico was cancelled with funding shifted to Butte County's ADU project. Also an infrastructure study by Butte County to extend sewer service to new housing developments in south Oroville was only partially completed. Funding left over from the two Butte County projects allowed completion of the City of Chico's Housing Element update and an EIR for an infill development project. The City of Biggs completed a phased Annexation Plan and Zoning Code Amendment for the City of Biggs to increase the inventory of land zoned for residential growth. A part-time Associate Planner for the City of Oroville for approximately one-year to expedite processing of development and permit applications was also completed with the funding. 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 remaining suballocation projects will help with alleviating the housing strain in the region created by the destructive fires.*).

Project Highlights, Best Practices and Recent and Anticipated Achievements:

All tasks funded through the advanced allocation of 25% of REAP funding were completed in April 2022. This included 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.

Most BCAG member jurisdiction suballocation projects funded with the remaining 75% of funding also include LEAP and SB 2 funding, which were expended before the REAP funds. Because of this, use of REAP funds on the project took longer than anticipated in most cases. Despite this, all projects were completed and 99% of the REAP 1.0 funds were fully expended with a balance remaining of approximately \$500.

Status of Activities:

All tasks funded through the advanced allocation of 25% of REAP funding 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.

All BCAG member jurisdiction suballocation projects funded with the remaining 75% of funding are complete.

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
<i>REAP 25% Advanced Allocation Tasks</i>						
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 tasks and deliverables for full grant application; develop full grant application	Determine appropriate tasks and projects for 25% advance allocation funding	\$18,950	\$18,950	Jan 2020 – Mar 2020	Complete	Resulted in using funds to develop BCAG 2020 RHNP 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	\$73,589.07	Apr 2021 – Oct 2024	Complete	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 for Design Services for Accessory Dwelling Unit Prototype Plans & Analysis, Outreach	Butte County will lead the development of a ADU plans to be made available for free to encourage ADU	\$120,542.47	\$120,542.47	Apr 2024 – Oct 2024	Project complete.	Will lead directly to increased housing production in unincorporated Butte County by completing plans necessary for ADU projects to move forward,

and Code Amendments for ADU allowance in Butte County	development in the unincorporated areas of the region.					including low-income housing
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 with Lake Oroville Area Public Utilities District	Butte County will lead the development of planning and design work to extend sewer to new development areas in south Oroville area.	\$51,703.50	\$51,703.50	Apr 2024 – Oct 2024	Project complete.	Will lead directly to increased housing production in south Oroville area by completing planning and design tasks necessary to implement sewer expansion that is 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	\$155,173.30	\$155,173.30	Apr 2021 – Oct 2024		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	The City of Oroville will	\$46,000	\$46,000	Apr 2021 –	Complete	Will lead directly to increased housing

Oroville for Temporary Associate Planning Consultant, Planning/Building Department	contract with a consultant to provide temporary Associate Planning duties			December 2023		production in the City of Oroville by adding staff support to facilitate review of development applications and issuance of building permits.
Suballocation of funds to City of Chico for Housing Element Update and Barber Yard EIR	The City of Chico will use funds to complete Housing Element update and Barber Yard Specific Plan EIR	\$264,530.40	\$264,530.40	Apr 2021-Oct 2024	Complete	Will lead directly to increased housing production in the City of Chico by completing EIR for infill housing development project and updating Housing Element identifying sites to satisfy the region's housing unit allocation through RHNA
Program Administration by BCAG staff	Funds BCAG administration of final 75% of REAP funding for suballocation projects by member jurisdictions	\$24,000	\$24,000	Apr 2021 – Oct 2024	Complete	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 2019	Current Year 2024	Cumulative Change	Notes
Building Permits	1,471	1,060	-411	
Certificates of Occupancy	622	1,543	+921	
Completed Entitlements	736	545	-191	