

Regional Early Action Planning Grants of 2019 (REAP) Close Out Report Form



(Butte County Association of Governments)

(12-04-24)

REAP Close Out Report Form Instructions

This form is for Regional Early Action Planning Grants of 2019 (REAP) grant holders to satisfy the reporting requirements of California Health and Safety Code section 50515.04. The report must be submitted to the California Department of Housing and Community Development (HCD) via email to reap@hcd.ca.gov no later than December 31, 2025.

Additional information about the REAP program is found at the program's webpage at: <https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2019>

Please proceed to the REAP Close Out Report Form on the next page and complete Parts I–X.

REAP Close Out Report Form

Part I – Summary

Briefly describe the grantee's REAP project(s), including but not limited to the following information:

1. Overview of the project
2. Project start date, duration and completion
3. Project goals and relevance to REAP goals
4. Proposed uses and actions taken in support of proposed uses
5. Actions that had the greatest impact on housing production
6. Overall outcomes including quantified outcomes

As identified BCAG's REAP 1.0 grant funding request, BCAG primarily used the REAP 1.0 advance funds to develop its 6th cycle RHNA, including contracting with a qualified consultant firm for assistance. These tasks were initiated in January 2020 and completed in June 2023. For the full funding request, BCAG primarily suballocated these funds to BCAG member jurisdictions for projects that met the grant program criteria and these projects are identified in BCAG's REAP 1.0 full funding request. Tasks associated with these projects were initiated in January 2021 and completed in November 2024. All tasks had positive effects on housing production, particularly those associated with the suballocation projects.

The County of Butte developed accessory dwelling unit (ADU) prototype plans for the unincorporated Butte County to increase infill housing and help affirmatively further fair housing. This project will result in increased housing production affordable to all income levels. Butte County retained professional services from a consultant to develop three complete sets of building plans prepared in conformance with CA building code, including energy calculations. The project started in April 2024 and was completed in October 2024. In October 2024 the plans were approved by the Butte County Board of Supervisors.

The County of Butte also developed planning and design work associated with a new gravity sewer interceptor to convey sewer flows in the south Oroville area to a new regional lift station they coordinated with LOAPUD. The lift station is designed to accommodate 1,440 dwelling units and will increase housing production affordable to all income levels. Work on the project was initiated in October 2021 and completed in June 2023.

The City of Biggs developed a Phased Annexation Plan to increase the inventory of land zoned for residential growth within the city by annexing and pre-zoning approximately 578 acres of land adjacent to the eastern city limits. The annexation will create a development potential for the city of approximately 2,635 housing units. This

work was initiated in January 2023 and completed in November 2023. The Biggs City Council approved the plan in December 2023.

The City of Biggs also developed a housing conditions survey and developed pre-permitted ADU prototype plans that will be provided for free, leading to increased housing in the City of Biggs. The city also completed a Housing Market Conditions Survey, and Development Processing System Review, including work towards developing a low-income housing project within city limits. Work on these projects began in February 2024 and was completed in November 2024.

The City of Chico developed the 2022 Housing Element update and Environmental Impact Report for the Barber Yard Special Planning Area. The Housing Element update will lead to increased zoning for housing to accommodate the 3,488 units identified in the 2020 RHNP. This includes 1,101 very low income and 507 low-income housing units. The update was developed between January 2021 and June 2022, with approval by the Chico City Council in June 2022. The Environmental Impact Report for the Barber Yard Special Planning Area will eventually result in 1,250 infill housing units within the City of Chico along with other land uses. This project started in January 2021 with work continuing through October 2024. A draft EIR was released in December 2024.

The City of Oroville hired temporary staffing for the Planning/Building Department for approximately 1-year, resulting in the processing of a back log of development applications for approximately 750 units. This, combined with an additional 500 units through additional applications, resulted in the potential production of approximately 1,250 new housing units. This work initiated in May 2021 and was completed in January 2024.

Part II – Lead Agency and Partnerships

List lead agency and partnerships, including names, position titles, organizations, and the roles and responsibilities of each. What did those collaborative relationships and processes look like?

BCAG coordinated the development of its REAP 1.0 projects with its member jurisdictions through regular meetings of the City/Town/County Planning Directors Group. This group met quarterly throughout to initially determine which projects would be best to fund in order to fully achieve the grant program objectives. The group was able to reach consensus on the tasks and subtasks funded through the REAP 1.0 program, including suballocation projects, and regularly provided updates on the status of their projects.

Planning Directors Group members include:

Brendan Vieg, Planning Director, City of Chico

Paula Daneluk, Community Development Director, Butte County

Susan Hartman, Community Development Director, Town of Paradise

Patrick Piatt, Community Development Director, City of Oroville

Dave Hartman, City Engineer, City of Gridley

Bob Summerville, Planning Director, City of Biggs

Part III – Drivers

Answer the following questions:

1. Did any local, state, or federal legislation or mandates drive the project(s)? (SB 35, AB 1397, etc.)
 2. Was it a community-driven effort?
 3. Were there additional funding opportunities present?
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1. No
 2. All projects developed through the REAP 1.0 funds included community involvement. For example, the sixth cycle RHNA update included community workshops and a community survey, and all suballocation projects followed typical community outreach protocols ensuring community input in the development of these projects.
 3. Most suballocation projects also were partially funded by SB 1 and LEAP funds.

Part IV – Engagement Process

Answer the following questions:

1. Who were your stakeholders?
2. What did the engagement process look like?
3. What role did stakeholders play in the process? (Keep in mind: training, education, council formation, technical assistance, etc.)
4. What were the outcomes of the engagement process?

As discussed above, the sixth cycle RHNA update and suballocation projects engaged community members, including stakeholders, to solicit input in the development of each project. For the RHNA update, a stakeholder committee was developed that included representatives from a wide variety of housing, social service, and non-governmental agencies, as well as tribal government representatives. BCAG member jurisdictions engaged similar stakeholder in the development of their suballocation projects. By and large, the engagement process resulted in improved plans and projects that better addressed housing needs in the region by incorporating information from agencies and staff who have the requisite expertise on housing issues in the region.

Part V – Challenges

Answer the following questions:

1. What challenges were encountered?
2. What solutions were encountered or created?
3. Are there areas for improvement of policy alignment at the state or federal level to help achieve this project more easily?

Because LEAP and SB 1 funds were distributed to member jurisdictions nearly the same time as the REAP 1.0 funds, this led to a delay in seeing the REAP 1.0 funds spent. In some cases, suballocation projects only ended up needing a smaller portion of REAP 1.0 funds than expected, which resulted in funds being left on the table. The timing of the release of these funds could have been better if they were spaced out in time, allowing smaller jurisdictions more time to spend down the funds. To overcome this, BCAG requested additional projects from other member jurisdictions to ensure that the leftover funds were fully expended.

Part VI – Outcomes

Answer the following questions:

1. What are the current or projected outcomes? What are the benefits?
2. Did actual outcomes meet expectations?
3. Have new opportunities arisen as a result of this project?
4. What are the next steps?

Outcomes and benefits generally include increased housing projection in the region at all income levels. The results met expectations as all plans and project proposed to be developed we're successfully completed. These plans and projects create new opportunities to greatly increase housing projection in the region. The next steps are for BCAG member jurisdictions to implement these plans and project to ensure that the results desired are brought to fruition.

Part VII – Replicability

Answer the following questions:

1. What aspects of the project could be replicated in other communities?
2. What useful resources and tools were implemented? Were there specific tools used for specific regions or sectors?

Each of the plans and projects developed using REAP funding can be replicated in other communities, particularly the development of a phased annexation plan which allows communities to encumber additional lands to increase their housing supply. Additionally, pre-permitted ADU plans are useful in promoting infill housing development and can be developed in any community throughout the state. Utilizing the REAP 1.0 funds to develop the sixth cycle RHNA update was particularly beneficial as it allowed BCAG to contract with a qualified consultant firm for the first time to develop the sixth cycle update. By retaining these services, BCAG's RHNP did a better job of addressing the region's housing needs, ensuring that future housing is located in areas with the greatest opportunity, most potential for infill housing, and most robust public transportation network.

Part VIII – Project Highlights, Best Practices and Anticipated Achievements

Answer the following questions:

1. What are the most prominent project highlights and why?
2. What are some of the best practices that could be used by other agencies at a local, regional, state or federal level?
3. What are some long-term achievements that could result from the overall project?

Prominent project highlights and best practices are included in Section VII. Long-term achievements that are expected from the overall project include increasing the housing supply and mix of housing types, tenure, and affordability in the region in an equitable manner, increasing infill development and socioeconomic equity, the protection of environmental and agricultural resources, encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reduction targets.

Part IX – Additional Resources

Provide web links to:

1. the project itself, and
2. resources used throughout the project, and any other relevant resources.

BCAG 2020 RHNP Update:

<https://www.bcag.org/PlansProgramsModel/Regional-Housing-Need-Plan/2020-Regional-Housing-Need-Plan/index.html>

Butte County ADU Plans:

https://www.buttecounty.net/DocumentCenter/View/13819/2024-07-31_Butte-County_ADU_Schematic-Package---FOR-WEBSITE

City of Biggs Phased Annexation Plan:

[https://www.biggs-ca.gov/City-Services/Building--Planning/Biggs-Annexation-Plan/index.html#:~:text=City%20of%20Biggs%20Phased%20Annexation,see%20Phased%20Annexation%20Plan%20Map\).](https://www.biggs-ca.gov/City-Services/Building--Planning/Biggs-Annexation-Plan/index.html#:~:text=City%20of%20Biggs%20Phased%20Annexation,see%20Phased%20Annexation%20Plan%20Map).)

City of Chico Housing Element 2022:

<https://chico.ca.us/documents/Departments/Community-Development/Housing%20Division/HE%20Update%202022/Chico%20Housing%20Element%202022%20Update.pdf>

Part X – Further Information

Provide information on who can be reached for HCD to obtain more information about the project. Include names, phone numbers, and email addresses for one or more individuals.

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