

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

FOR 2022

REAP Grant Annual Report - 2023

Amador County

Overall Context:

Our REAP Grant Project has four primary objectives:

1) Preparation of a Joint Housing Element with the cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek.

Needs: The project is need for compliance with State housing element law and to achieve RHNA land use availability.

Challenges: Six communities working together on the same project with sparse staffing and resources.

Limiting factors: Limited data availability and minimal residential development pressure across all income categories.

Opportunities: The occasion for six communities to save substantial funds by completing a joint project vs separate housing elements.

Solutions: Using a consultant familiar with several involved communities to expedite the process.

2) General Plan Implementation/Zoning Code Update by additional staff funded by REAP Grant.

Needs: The project is necessary to achieve compliance with State land use law that requires General Plan and zoning consistency.

Challenges: It was difficult to find a consultant to work on a limited project for a small community.

Limiting factors: Funding consultants would require substantially more funds that were available in the grant.

Opportunities: In-house staffing was determined to be more fiscally efficient.

Solutions: Authorization was given to hire additional staff to perform the work at substantial savings.

3) GIS Hardware and Software Upgrades

Needs: The project is necessary to provide current land use and zoning data to the public.

Challenges: The currently used software and hardware are over 10 years old and are no longer supported by their vendors.

Limiting factors: The County's GIS data has not been updated since 2011.

Opportunities: Needs for evacuation route planning, 911-addressing, and housing site analysis made GIS improvements a priority.

Solutions: Staff resources from multiple County agencies worked together to develop a plan to upgrade the GIS.

4) Mother Lode Region ADU Collaborative

Needs: ADU development needs to be encouraged to help with State-wide housing shortages.

Challenges: The State-mandated ADU rules are difficult for the public to understand and a permitting guide would encourage ADU development.

Limiting factors: Pre-approved ADU plans and easy-to-understand permitting processes are not available

Opportunities: Several counties with similar geography, demographics, and housing needs working together can solve this problem collectively to the benefit of all involved.

Solutions: Amador, Calaveras, Mariposa, and Nevada counties will develop a guidebook to streamline ADU development and providing guidance on how to approach on-site well and septic services for an ADU.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

Project Highlights, Best Practices and Recent and Anticipated Achievements:

1) Joint Housing Element:

Consultant selected, data gathering completed, public workshops held, administrative draft prepared, 30-day public review completed in 2022. (Note: Amador County adopted the 6th Cycle Housing Element update on 10/24/23.)

2) General Plan Implementation/Zoning Code Update:

County adopted zoning code amendments to expand the terms of permits for temporary manufacture homes, reduce the minimum square footage of new dwellings, and prohibit short-term rental of all ADUs. County rezoned former motel site to multi-family to allow conversion to SRO/apartments.

3) GIS Hardware and Software Upgrades:

Contractor selected to migrate 52 existing GIS layers from unsupported hardware and software to cloud-based ArcGIS Online format and to develop an application to allow seamless upload of ownership and parcel split/merger data from the Assessor's office. Interface between Megabyte property data software and ArcGIS was completed and GIS databases began process of migration to cloud-based storage.

4) Mother Lode Region ADU Collaborative:

A Request for Qualifications for professional services to draft and implement the ADU workbook was evaluated, consultant selected, and draft guidebooks, pre-approved plans, and draft websites were prepared. (Note: Amador County approved the guidebooks, pre-approved plans, and website on 09/26/23.)

Status of Activities:

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
1,2,3,5	Housing Element Update	\$159,040	\$121,141.65	10/21 – 10/23	In progress	The Housing Element identifies barriers to housing growth and identifies areas to be zoned to accommodate the 6th cycle RHNA
1,3,5	Zoning Code Update	\$202,064	\$48,590.98	6/22 – 12/23	In progress	Upon completion, the zoning code and map will be updated for consistency with the General Plan to expand areas needed for compliance with the 6th cycle RHNA
1,5	GIS hardware and software upgrades	\$45,400	\$12,800	10/21 – 12/23	In progress	Accurate GIS data will be made available to the public via an updated GIS viewer, which will remove an obstacle that the real estate and development community has in obtaining information on potential residential sites.
1,2	Mother Lode Regional ADU Collaborative	\$37,500	\$8,903.41	10/22 – 09/23	In progress	The goal of this work effort is to provide more

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						information and hands-on resources (guidebooks, webpages, pre-approved plans) that will motivate and encourage homeowners to develop ADUs.

Summary of Indicators of Housing Production:

HCD post-submission corrections

Housing Production Indicator	Baseline Year (2019)	Prior Year (2021)	Current Year (2022)	Cumulative Change	Notes
Building Permits	25 SFD, 2 ADU 101	39 SFD, 5 ADU 96	51 SFD, 8 ADU 128	+90 SFD, + 13 ADU +27	
Certificates of Occupancy	27 67	44 129	59 106	+39	
Completed Entitlements	10	15 66	7 132	+132	New residential parcels
Deed restricted units			3	+3	Kirkwood employee housing