

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

FOR 2023

REAP Grant Annual Report 2024

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:

Public open house conducted, study session with county and cities completed, public review draft and final draft prepared, public hearings with Planning Commission and Board of Supervisors conducted, and County adopted the 6th Cycle Housing Element update on 10/24/23.

2) General Plan Implementation/Zoning Code Update:

County initiated the rezoning and CEQA analysis for over 400 parcels of land to remove an antiquated zoning classification which requires a conditional use permit for all residential construction.

3) GIS Hardware and Software Upgrades:

GIS Contractor Pro West successfully completed the migration of 52 existing GIS layers from unsupported hardware and software to cloud-based ArcGIS Online format.

4) Mother Lode Region ADU Collaborative:

Consultant completed a recruitment flyer for owners/occupants of ADUs to solicit success stories; the County approved the ADU how-to guidebook, 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	\$40,202.50	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 information and hands-

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						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	51 SFD, 8 ADU	38 SFD, 9 ADU 128	+89 SFD, + 17 ADU +27	
Certificates of Occupancy	27 67	59	47 106	+39	
Completed Entitlements	1 0	15	7 132	+132	New residential parcels
Deed restricted units			3	+3	Kirkwood employee housing
Other					
Other					