

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

FOR 2024

REAP Grant Annual Report 2025

Amador County

Overall Context:

Our REAP Grant Project had 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 was needed for compliance with State housing policy 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, and participating agencies using their own contract planners to review, proof, and present their respective housing elements.

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

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

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

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

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

Solutions: Authorization was given by REAP to hire additional staff to perform the work at substantial savings. This position ultimately became a full-time, County-funded staff planner.

3) GIS Hardware and Software Upgrades

Needs: The project was necessary to provide current land use and zoning data to the public, local officials, and the development community.

Challenges: The prior GIS used software and hardware over 10 years old that were no longer supported by their vendors.

Limiting factors: The County's GIS data had not been updated since 2011. Multiple data layers had to be corrected prior to the launch of the new system.

Opportunities: Needs for evacuation route planning, 911-addressing, floodplain and inundation zone mapping, housing site analysis, and the large-scale rezonings included in objective 2, above, made GIS improvements a priority.

Solutions: Staff resources from multiple County agencies (Planning, IT, Sheriff's Office, LAFCO, County Transportation Commission) worked together to develop a plan to upgrade the GIS.

4) Mother Lode Region ADU Collaborative

Needs: ADU development needed 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 was needed to help navigate the process.

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

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

Solutions: Amador, Calaveras, Mariposa, and Nevada counties, working with a housing consultant, developed a guidebook to provide guidance on the planning, permitting, and construction processes to help streamline ADU development including access to pre-approved building plans.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

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1) Joint Housing Element:

All six jurisdictions adopted and submitted their 6th Cycle Housing Element updates to HCD. To date, four have been certified as compliant, and two are in review.

2) General Plan Implementation/Zoning Code Update:

The County adopted zoning code amendments to expand the terms of permits for temporary manufactured homes to be used during the construction of a permanent dwelling and for use following a disaster, to reduce the minimum square footage of new dwellings from 800 to 360 square feet, and to prohibit short-term rental of all ADUs. The County rezoned a site occupied by a 16-room motel to allow conversion to SRO apartments or other multi-family use. The zoning code and zoning map amendments eliminated a discretionary permit requirement for primary and accessory dwellings on 18,364 acres. The affected areas now allow SFD/ADU construction as a by-right use with a current development potential for up to 1,800 units. The potential for more units will improve as utility infrastructure expands.

3) GIS Hardware and Software Upgrades:

52 existing GIS layers were migrated from unsupported hardware and software to the cloud-based ArcGIS Online format. The upgraded GIS was online in August, 2024, and numerous updated land use data layers were uploaded in October, 2024. Other improvements will be ongoing. The benefits include a robust, modern system that uses industry standard software and public interfaces that are familiar to users, and the ability to update and expand data without fear of crashing the system. The outcomes are overwhelming exceeding expectations when paired with staff that are well-versed in GIS application and administration. This is evident in the updated zoning layer that incorporated changes from 2011 to the present, making this information available to the public and prospective home builders.

4) Mother Lode Region ADU Collaborative:

The Mother Lode ADU guidebook and web resource for Amador County were published September and October, 2023, respectively. The benefits are having a wealth of ADU regulations and construction guides available in one central location, along with access to pre-approved ADU plans. The professional production of these resources exceeded expectations, and the guidebooks are frequently reviewed in the Community Development Agency's various department counters (Planning, Building, Environmental Health, and Fire). The project earned a Small Town and Rural Planning Division honor award from the American Planning Association in 2024.

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	\$198,144.50	10/21 – 01/25	Complete	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	\$188,809.50	6/22 – 10/24	Complete	The zoning code and map are updated and available online for public access. The zoning map changes opened 18,364 acres to by-right residential use with the potential for 1,800 new homes
1,5	GIS hardware and software upgrades	\$45,400	\$19,300.00	10/21 – 10/24	Complete	Accurate GIS data is 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.

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
1,2	Mother Lode Regional ADU Collaborative	\$37,500	\$37,750.00	10/22 – 09/23	Complete	The goal of this work effort is to provide more 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:

Housing Production Indicator	Baseline Year (2019)	Prior Year (2023)	Current Year (2024)	Cumulative Change	Notes
Building Permits	25 SFD, 2 ADU 101	39 SFD, 9 ADU	34 SFD, 3 ADU 51	+73 SFD, + 12 ADU -50	
Certificates of Occupancy	27 67	48	37 91	+85 +24	
Completed Entitlements	1 0	0	2 37	+2 +37	New residential parcels
Deed restricted units			3	+3	Kirkwood employee housing
Zoning code overhaul					18,364 acres rezoned to allow housing and ADUs