

Regional Early Action Planning Grants (REAP)

Annual Report



[REAP Program Webpage](#)

March 2023 & 2024

Mariposa County

REAP Grant Annual Report - 2025

Instructions

The following form is to be used for satisfying the annual reporting requirements of Health and Safety Code section 50515.04. The annual report utilizing this form must be submitted to HCD by April 1 of the year following receipt of funds and annually thereafter until funds are expended.

Applicants must submit the annual report to HCD by email at

reap@hcd.ca.gov.

Applicants should utilize the following instructions in completing the forms.

Overall Context: This section will provide an overview of the project, including needs, challenges, limiting factors, opportunities and solutions unique to the region. The section should also discuss the overall approach, goals and high-level summary of the status of the program.

Project Highlights, Accomplishments and Best Practices: This section will generally discuss some highlights for the overall project from the last year and any accomplishments resulting from the efforts in implementing the program. This section may also list and explain some of the best practices occurring through the program. This section can highlight efforts at a regional, sub-regional or local level and can include a wide ranging variety of efforts that facilitate housing impacts such as engaging stakeholders, building support for housing, major progress in zoning amendments, subregional collaboration, technical assistance outcomes.

Status of Activities: This section will provide a description of each of the major activities in the applicant's program. For major activities, the applicant can consult Section C from the application. The section will provide a general description of the overall activities, highlighting challenges, opportunities and accomplishment and will complete the status table. Column 1 of the status table is entitled Activity Category. This column will be completed with the relevant activity category (i.e., identification of best practices, education and outreach, improved RHNA methodology, suballocation, technical assistance and administration costs). Column 2 will include a brief description of the activity. Columns 3 and 4 will report the amount of money allocated to each activity and how much has been expended per activities as of the end of the calendar year. Column 5 will describe the overall timing of the project with beginning and anticipated completion dates. Column 6 will include a general status (i.e., not yet started, in progress, complete) and anticipated upcoming milestones. Column 7 will qualitatively and quantitatively, where possible, describe the regional impact on housing as a result of the activity.

Summary of Housing Production Indicators: This section will give an overview of housing production indicators and a summary of building permits, certificates of occupancy, or other completed entitlements issued by entities within the region or by the jurisdiction, as applicable. Applicants may use the Annual Progress Reports published the previous year to provide the total number of new units for the region. Self-reported data by cities and counties is available on HCD's [Housing Element and Implementation and APR Data Dashboard](#) (note: HCD cannot independently verify most project-level data). HCD recognizes REAP funds may not begin to impact housing production completed in 2019 and 2020, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale. Baseline year will be the 2019 calendar year and current year will be the prior year annual progress report. Applicants may add other indicators of housing production and numerical outcomes and may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

Additional Information: The applicant may add any applicable information as necessary to demonstrate the status and impacts of the overall program.

Additional Template Instructions: Please review and customize the footers of this document.

Mariposa County

Overall Context:

1. The Mother Lode ADU (MLADU) project encourages the development of Accessory Dwelling Units (ADUs), to increase housing production in a rural context. The MLADU collaborative includes the following counties: Nevada, Amador, Calaveras, and Mariposa. These are the Counties that choose to participate but it should be noted that MLADU could be expanded to include other geographically similar jurisdictions in the Sierra region. The MLADU workbook is a tool for homeowners and encourages and empowers the development of ADUs. This workbook streamlines the process of development planning and provides guidance on how to approach on site well/septic service(s), project finance, permitting, selection of a contractor and management of the ADU construction.
2. The internal process of forming a regional MOU between the participating Counties began in Spring of 2022. That was rapidly followed by a competitive solicitation process lead by the County of Mariposa resulting in the selection and contract with the Community Planning Collaborative (CPC) formerly known as Baird and Driskell. The heavy work of the project then began in October of 2022 and concluded in November of 2023.
3. Accelerating the production of housing affordable to moderate- and lower-income individuals.
4. The MLADU will be the lead document for ADU development in the participating Counties. Many actions were taken to elevate the document to a status worthy of this use including local and State code alignment, economic analysis, geographical analysis, process flows, marketing, best practices, FAQ's and more.
5. Introduce and explain ADU development then walk an individual through the development process from A to Z.
6. Overall outcome is the platform that supports ADU's throughout the region and the actual acceleration of the construction of ADU's.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

The project is wholistic, so it is hard to pick out a particular highlight. Perhaps the colorful friendly intention behind the product. This is manifested through the colors, graphics, and language of the product in an attempt to be personable and accessible to the residents of this region. As a local government entity, we strive to connect with our residents where they are, this can be difficult for staff as we live in a world of code and regulation that is often hard to communicate back to laymen. The Motherlode ADU workbook and website help bridge that gap.

I would build on the first point for best practices, focusing on accessibility first then content second. It is difficult for many individuals to interact with a development services counter if they are not an established builder or designer. This product allows individuals to learn from home at their own pace. I would also add that the robust community engagement of this project is a best practice. Funneling State support to local experts (Local Government Staff) to connect with their people is an incredible way to align State, local government and personal values.

The Motherlode ADU project has also won a 2023 National American Planning Association John Keller Award for outstanding Planning initiative. The Project team has also presented a session titled “Accelerating ADU’s in Every Community” at the California 2024 APA conference.

At the end of 2024 the Motherlode ADU accelerator tool has been also added to the suite of ADU resources, allowing the County to become SB 1332 compliant and further empowering residents to develop ADU through pre-approved plans and a return on investment calculator.

Status of Activities:

Motherlode ADU project is complete. Please see motherlodeadu.org

[Insert data in the following table regarding Status of Activities]

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
1,5	ADU base line assessment. Costing, permit cross check.	\$12,100	\$12,098.47	5.31.2024	Complete	
1,5,	Draft development process guide.	\$12,700	\$12,700	5.31.2024	Complete	+14 New ADUs
1, 2, 5	Community Outreach. Present and feedback loops between staff and local builders and real estate pros. Present guidebook at fairs public meeting. Print and product guidebook and website.	\$32,920	\$32,653	5.31.2024	Complete	+14 New ADUs in Mariposa County.
6	Administrative Cost	3,037	3,037	5.31.2024	Complete	
	Total	\$60,757	\$60,488.47	5.31.2024	Complete	

Summary of Indicators of Housing Production:

In accordance with RHNA Objectives and Health and Safety Code 65584(d) the Motherlode ADU program is promoting and increased density and collocation of housing. This development pattern ensures wildlife corridors and space for fire protection. It also assists in the increasing the mix of unit types and affordability of those units in Mariposa County which is dominated by single family residences.

In 2024 The Mariposa Version of the Motherlode ADU Guide Book was downloaded 48 times and there was a total of 5,500 visits.

Since the launch of Motherlode ADU in October of 2023. The Mariposa Guidebook has been downloaded 65 times and has had 6,200 views.

[Insert data in the following table regarding Summary of Indicators of Housing Production]

HCD post-submission corrections

Housing Production Indicator	Baseline Year 2019	Current Year 2024	Cumulative Change	Notes
Building Permits	Not clear, Between 9-16. The old system did not track garage conversions to bigger spaces or ADU well. 63	4 56	+4 -7	One detached Three Attached in 2024
Certificates of Occupancy	9 60	4 71	13 +11	
Completed Entitlements	42	4 0	4 -42	
FROM APPLICATION				
Best practices for planning to accelerate local housing production Activity 1	The only resource we had locally was the HCD ADU guidebook.	Aligned State ADU statues with local context. Produced ADU workbook for rural ADU developers. In a easy to	New ADU ordinance, workbook, website, Plans gallery, preapproved plans, ROI calculator.	

Housing Production Indicator	Baseline Year	Current Year	Cumulative Change	Notes
		understand friendly style.	All for Mariposa and the western foothills.	
Education and Outreach Activity 2	Limited understanding internally and externally on ADUs	Comprehensive ADU ordinance being reviewed by HCD. Website and workbook for public.		
Public Engagement Activity 2 and 5	2021 Very little knowledge of ADU	2025 Comprehensive Webpage and paper resources. Dedicated staff. Social media resources.	Website visited 5,500 times. Social Media and outreach campaign complete.	User-friendly resource.
Consulting Activity 5	2020 No cross jurisdiction info was happening at a staff level. Directors communicated but this brought a team of directors and staff together	2025 Professional Relationships were established but information sharing has slowed.	Consulting between jurisdictions, including Calaveras, Mariposa, Amador and Nevada Counties.	The connections established through the project have helped the over all region communicate better.
Tools Activity 5	2020. No information was available on ADU locally besides the State ADU handbook (which is great).	2025 Trifold. Process handout. ADU guidebook, contractor list, preapproved ADU plans. ADU ROI calculator,	New context appropriate resources and tools. Development checklist, process document, ADU preapproved plans.	People appreciate the tools and they cut down on staff time as the public better understands the ADU development process.

Housing Production Indicator	Baseline Year	Current Year	Cumulative Change	Notes
			Workbook and website. ROI calculator.	
Collaboration Activity 5	2020 Not much. Minimal information sharing at the department head level.	2025 Trusted contacts a crossed the western slope of the Sierra Nevada. That can collaborate and share info.	Benefits for 4 jurisdictions. Interest from Tuolumne and El Dorado Counties.	

Additional Information:

The County implemented a new permit tracking system in the fall of 2024. This will allow our jurisdiction to closer track the permitting, entitlement and completion on ADU's.