

Regional Early Action Planning Grants (REAP)

2024 Annual Report



County of Shasta
On behalf of City of Redding and City of Shasta Lake Sub-Recipients

April 2025

County of Shasta

Overall Context:

The REAP Grant comprises funding for two projects to be carried out by sub-recipient Cities within the County. The City of Redding was awarded \$398,245.80 to provide staffing to complete a comprehensive General Plan Update which would accommodate a 15%-20% increase in residential capacity in the City's incorporated boundaries or sphere of influence areas to be annexed. Secondly, the City of Shasta Lake was awarded \$250,000 along with \$10,000 in administration costs to complete the Summit City Wastewater Feasibility Study and prepare a grant application for implementation of the improvement project which would provide sewer facilities for over 100 existing residential units, accommodate a 160-unit subdivision, create capacity for ADUs on existing lots where it is not currently feasible and increase residential capacity and opportunity for numerous lots within the area. The County of Shasta was awarded \$24,118.20 to cover administrative costs for serving as the recipient of the grant and by sub-allocating the funds to the Cities so that the projects could be completed. For its project, the City of Redding has recently approved the Redding General Plan 2045 Update which REAP 1.0 funds helped facilitate by reimbursing the costs necessary for a Senior Planner to facilitate the development of the plan through various stages of data accumulation, public outreach, stakeholder meetings, Planning Commission workshops and final preparation. As for the City of Shasta Lake, an RFP has been completed, a consultant selected and preliminary engineering was completed for The Summit City Wastewater Feasibility Study. After extensive public outreach and surveys, the Shasta Lake City Council approved the feasibility study and staff is working on a grant application to facilitate final design and environmental review for the Summit City Wastewater facilities project. The County has executed agreements with each City to facilitate the sub-allocation of funds through the grant.



Project Highlights, Best Practices and Recent and Anticipated Achievements:

The Redding City Council approved the Redding General Plan 2045 Update on Tuesday, March 26th, 2024. The REAP 1.0 program, involving the City of Redding as a sub-recipient, set out to complete a comprehensive General Plan Update by hiring a Senior Planner in April of 2021 for the specific role of heading up the update for the 2023-2045 General Plan. The work completed includes extensive public outreach and stakeholder engagement efforts, public meetings and stakeholder sub-committee meetings, background work on the chapters, data updates and maps, circulation of an Environmental Impact Report, and responding to public input and decision-makers discussion. Ultimately, a draft version of the General Plan 2045 update and associated Environmental Impact Report was prepared and recommended for approval by staff. Currently, no further reimbursable action under this program of the grant is proposed. All requests for funds for reimbursable action under this program of the grant have been received by Shasta County and disbursed to the City of Redding. A Close Out Report for all REAP grant activities was submitted to HCD in October of 2024.

The City of Shasta Lake completed the Summit City Wastewater Feasibility Study. The Shasta Lake City Council approved the feasibility study and authorized the City Manager or their designee to seek grant funding for Alternative 3 implementation of the plan on February 6th, 2024. The REAP 1.0 grant application was revised and approved the use of the remaining REAP grant fund balance allocated to Shasta Lake City to be used for the provision of technical assistance in applying for grant funding to move forward with the Summit City Wastewater project (Task 6). The Clean Water State Revolving Fund (CWSRF) grant has no submittal deadline, and applications are reviewed on a rolling basis. REAP grant funds were expended on Task 6 from March through May of 2024. Shasta Lake City has since applied for a CWSRF grant and are currently on a “fundable project” list under that grant program. Currently, no further reimbursable action under this program of the grant is proposed. All requests for funds for reimbursable action under this program of the grant have been received by Shasta County and disbursed to the Shasta Lake City. A Close Out Report for all REAP grant activities was submitted to HCD in October of 2024.



Status of Activities:

There are two major activities funded by the REAP Grant Application and administrative costs included for the City of Shasta Lake and the County of Shasta. The first major activity is the Comprehensive General Plan Update for the City of Redding where funding is supporting a full-time Senior Planner tasked with completing the General Plan Update. The effort to update the General Plan is completed.

The second major activity is the Summit City Wastewater Feasibility Study for the City of Shasta Lake and a subsequent grant application. The Summit City Wastewater Feasibility Study has been approved by the Shasta Lake City Council and the grant application is being prepared. Administration of the grant is ongoing with reimbursement requests pending submittal.

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
4 - Suballocation	Comprehensive General Plan Update – City of Redding	\$398,245.80	\$398,245.80	February 2021 - March 2024	Completed	The update will result in a 15%-20% increase in residential housing capacity citywide.
4 - Suballocation	Summit City Sewer Feasibility Study – Technical Grant Assistance – City of Shasta Lake	\$250,000.00	\$235,130.49	June 2022 through May 2024	Completed	164 unit subdivision, ADU capacity for 100 existing lots & makes additional residential density possible.
6 – Administration	Administrative Costs (City of Shasta Lake)	\$10,000.00	\$7,359.24	June 2022 through May 2024	Completed	N/A
6 - Administration	Administrative Costs (County of Shasta)	\$24,118.20	\$14,276.44	February 2021 -	Completed	N/A



Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
				August 2024		



Summary of Indicators of Housing Production:

While both the General Plan Update for the City of Redding and the Summit City Sewer Feasibility Study for the City of Shasta Lake have been approved, there has not been any implementation results that would have any effect on housing for the year of 2024. Each project projects for an increase in housing capacity in the respective jurisdiction. Short-term housing production will not provide any indication of the efficacy of the programs in REAP until the programs themselves are fully implemented. Because the two projects are located within the boundaries of the City of Redding and City of Shasta Lake respectively, the numbers provided are taken from the Housing Element Annual Progress Reports for each City in the previous reporting year (2024).

City of Redding

HCD post-submission corrections

Housing Production Indicator	Baseline Year (2019 HE APR)	Current Year (2023 HE APR) 2024	Cumulative Change	Notes
Building Permits	420	271	+706	Cumulative Y4 - 2019 BY may reflect inflated numbers
Certificates of Occupancy	255	248	+366	due to Carr Fire rebuilding.
Completed Entitlements	398	222	-176	Impacts on housing not expected
Other				until project completion.

City of Shasta Lake

Housing Production Indicator	Baseline Year (2019 HE APR)	Current Year (2023 HE APR) 2024	Cumulative Change	Notes
Building Permits	43	57	+40	Cumulative Y4 - Project construction is not
Certificates of Occupancy	43	6	-18	complete. No impact on housing



Housing Production Indicator	Baseline Year (2019 HE APR)	Current Year (2023 HE APR)	Cumulative Change	Notes
Completed Entitlements	0	0	0	is expected until after the
Other				project is constructed.

Additional Information:

None at this time.

