

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

March 2021

REAP Grant Annual Report - 2024

County of Tuolumne

Overall Context:

The County of Tuolumne is in the 7th Cycle of Housing Element and has been updating new policies for inclusionary housing and housing streamlining over the last year. It has also evaluated RHNA vacant sites and proposed additional low—and moderate-income sites above RHNA requirements to include education and outreach for the Housing Element update.

We have completed most pre-development tasks, such as environmental review, rezoning, and parcel splits for a proposed affordable housing project. Some of the challenges the developer faces are competitive grant applications, financing sources, the rising costs of construction, and insurance.

A portion of the REAP funds were sub-allocated to the City of Sonora, which has successfully developed an ADU Ordinance and community outreach approved and adopted by the City of Sonora Board.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

The County of Tuolumne hired a Housing Development Specialist in 2023. She has been instrumental in the 7th Cycle Housing Element by coordinating with our Consultant, Community Meetings, Board Meetings, and Education and Outreach. We're excited about her work to streamline our ADU processing times and her work in the Title 17 update, and a Comprehensive Zoning Ordinance Update.

The County has formed the Foothill Housing Coalition with Amador, Calaveras, Tuolumne, and Mariposa Counties to increase affordable housing development in the Foothill region.

The County is working closely with local agencies and affordable housing developers through the Housing Collaborative, which meets quarterly and other forums. The County Planning and Housing Divisions work together to provide information and offer to meet with affordable housing developers to provide information ahead of the pre-application review. These meetings aim to discuss and provide high-level input to facilitate better initial applications and reduce potential barriers.

The County is also working with Visionary Home Builders, Inc., and Stanislaus Regional Housing Authority on two affordable housing rental projects. REAP funds have been and will be used for predevelopment costs on these projects. The County continues to work on innovative housing solutions for extremely low-income households.

Status of Activities:

[Insert information on Status of Activities]

[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	Update of 7 th Cycle Housing Element, including new policies for inclusionary housing and housing streamlining	\$51,556	\$51,556	Draft at the state level	Complete	Plan to meet projected housing needs adequately
2	Education and Outreach for the City of Sonora ADU Ordinance and County of Tuolumne for Housing Element Update	\$5,000.	\$5,000	Completed	Completed	Community Education
4	Sub-Allocation to the City of Sonora to create ADU Ordinance	\$34,365	\$34,365	Completed	Completed	The ability of Homeowners to add an Accessory Dwelling Unit to the property to increase housing needs
1	Pre-Development Tasks for two affordable rental housing developments	\$100,000	\$68,934	December 31, 2024	In progress	A total of 126 affordable rental units
6	Grant Administration	10,048	0	December 31, 2024	In progress	

Summary of Indicators of Housing Production:

[Insert information on Indicators of Housing Production]

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

Housing Production Indicator	Baseline Year HCD post- submission corrections (2019)	Current Year	Cumulative Change	Notes
Building Permits	58 19	78	20 +59	
Certificates of Occupancy	62 64	58	-4 -6	
Completed Entitlements	10 62	0	-10 -62	