

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

March 2021

REAP Grant Annual Report 2025

County of Tuolumne

Overall Context:

The County of Tuolumne successfully adopted the 7th Cycle of the Housing Element, which was approved by the Department of Housing and Community Development (HCD) on July 23, 2024. As of July 30, 2024, HCD found the adopted Housing Element to substantially comply with the State Housing Element Law.

Over the past year, we have diligently updated policies related to inclusionary housing and housing streamlining. Additionally, we have evaluated Regional Housing Needs Allocation (RHNA) vacant sites and proposed additional low—and moderate-income sites beyond the RHNA requirements. Our efforts also include education and outreach for the Housing Element update.

We have completed all pre-development tasks for two proposed affordable housing projects, including environmental review, rezoning, and parcel splits. However, the developer faces challenges, including competitive grant applications, financing sources, rising construction costs, and insurance.

A portion of the Regional Early Action Planning (REAP) funds was sub-allocated to the City of Sonora. The City has successfully developed an Accessory Dwelling Unit (ADU) Ordinance and conducted community outreach, both of which have been approved and adopted by the City of Sonora Counsel.

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, 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 works closely with local agencies and affordable housing developers through the Housing Collaborative, which meets quarterly and has 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 deliver high-level input to facilitate better initial applications and reduce potential barriers.

The County also collaborates with Visionary Home Builders, Inc. and Stanislaus Regional Housing Authority on two affordable housing rental projects and with Habitat for Humanity, Inc. on eight affordable rental housing units. REAP funds have been used for predevelopment costs on these projects. The County continues to develop 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	\$100,000	Completed	Completed	A total of 126 affordable rental units
6	Grant Administration	10,048	10,048	Completed	Completed	

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 2019	Current Year 2024	Cumulative Change	Notes
Building Permits	58	78	20	
Certificates of Occupancy	62	63	1	
Completed Entitlements	10	0	-10	