

Regional Early Action Planning Grants of 2021 (REAP 2.0) Tribal and Rural Allocation Annual Report Template



Indian Cultural Organization

For the reporting period of:
August 5, 2024 to April 1, 2025

Instructions

This form is to be used for satisfying the reporting requirements of California Health and Safety Code section 50515.10. The report must be submitted to the California Department of Housing and Community Development (HCD) via email at reap2021@hcd.ca.gov in Microsoft Word format by April 1 of the year following award of funding, and annually thereafter by April 1 until all funds are expended.

Details about the REAP 2.0 program can be found at:

<https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2021>

Note: This Microsoft Word form uses cross-references and formulas to autofill some fields using information inputted by the user. Cross-references and calculations may not update immediately upon input. The user may force updates to cross-references by entering and exiting the Print Preview of Word (*shortcut: Ctrl+P, Esc*), or by saving, closing, and then reopening the document. Formulas may be updated by right-clicking the field and selecting *Update Field*.

Refer to the following instructions to complete each part of the report.

Part I – Overall Context

In 500 words or less, provide a brief overview regarding the current status of each Proposed Use and Subtask(s)¹.

- **Overview:** A general description of the overall Proposed Use(s) and Subtask(s).
- **Current Status:** A short summary of the information requested in Part III – Status of Activities on progress made by each Proposed Use to meet the REAP 2.0 objectives:
 - Accelerating infill development that facilitates housing supply, choice, and affordability,
 - Affirmatively Furthering Fair Housing (AFFH), and
 - Reducing Vehicles Miles Traveled (VMT).

¹ If one or more Proposed Uses includes suballocations, please provide additional context for each suballocated award.

Part II – Highlights, Challenges, Opportunities, and Accomplishments

In a paragraph or two per Proposed Use², discuss the highlights, challenges, opportunities, and accomplishments realized at regional, subregional, or local levels to date. This part may include updates about:

- Engaging stakeholders
- Building support for housing and transportation
- Developing strategies for reducing VMT
- Adopting policy reforms to remove barriers to housing production
- Completing project deliverables
- Fostering subregional collaboration on housing and transportation planning
- Administering technical assistance
- Best practices
- Exemplary highlights and program outcomes

Part III – Activity Status and Funding Summary

Utilize the project timeline and budget from the approved grant application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Activity No.** – Should correspond with Activity Number in Proposed Use Timeline and Budget in full application.
- **Activity Title** – Should correspond with Activity Title in Proposed Use Timeline and Budget in full application.
- **Eligible Uses** – Indicate which eligible uses are being achieved through the activity as listed in 50515.08 (c)(1)(E)(i-iv) (reference section [50515.08 \(d\)\(4-7\)](#) for additional information):
 - (i) Accelerating infill development, including housing;
 - (ii) Supporting residents through realizing Multimodal Communities,
 - (iii) Shifting travel behavior through reducing driving, and/or
 - (iv) Increasing transit ridership.
- **Suballocation (Sub)** – Check the box for each activity that utilizes suballocated funds.
- **Timeline** – Approximate start and completion dates of work performed.
- **Amount Allocated & Amount Expended** – Specify the grant amounts allocated and expended for each approved Proposed Use and Subtask.

² For Proposed Uses that are suballocated, please provide this detail for each suballocation award.

- **Status** – Select a status from the dropdown menu (not started, in progress, complete).

Part IV – Measurable Outcomes by Proposed Use

Provide information in the tables provided related to accelerating infill housing, reducing VMT, and Affirmatively Furthering Fair Housing resulting from the performance of activities as of the end of the reporting period.

Part V – Web Report

Provide the URL(s) on the grantee's public website containing existing maps that illustrate VMT generation patterns in their region. A grantee may submit maps produced in the development of the grantee's adopted sustainable community strategies. If public maps are not available on the grantee's website, a statement confirming that the VMT information in [Site Check \(https://sitecheck.opr.ca.gov\)](https://sitecheck.opr.ca.gov) accurately visualizes VMT patterns in their region is sufficient. Additional maps relevant to the proposed use(s) may also be included.

Part VI – Additional Information

Provide materials produced for REAP 2.0 activities as supplemental documentation to this report. This may include templates, announcements, or other program guidance. Common file formats such as PDF, Word document, JPEG, etc. are sufficient.

The grantee may add any other information as deemed appropriate to demonstrate the status and impacts of the overall REAP 2.0 activities. The grantee may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

The grantee may also add recent developments to the data inputted in the Annual Report submitted in the previous reporting period, if applicable. Self-reported data by cities and counties is available on [HCD's Housing Element and Implementation and APR Data Dashboard \(https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard\)](https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard) (note that HCD cannot independently verify most project-level data). HCD recognizes REAP 2.0 funds may not immediately impact production indicators for projects completed in 2023 and 2024, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale.

Report

Part I – Overall Context

Overview of Proposed Use(s) and Subtask(s):

Indian Cultural Organization's Eco-Village Project is composed of three Proposed Uses. The first is a Zoning Adjustment, which is necessary because current county zoning policy does not apply to traditional tribal ways of living. This Proposed Use includes the following Subtasks: county application preparation, hiring legal and policy experts, and administration. Our second Proposed Use is General Plan Development, which includes five Subtasks: site topography, wastewater treatment design concept plans, preliminary grading/drainage plans, EIR/CEQA initial reports, and project management and administration. Our final Proposed Use is Construction of Housing and Community Structures, which includes the following Subtasks: construction, renovation and repair of existing housing, and project management and administration.

Current Status:

We have made excellent progress towards the REAP 2.0 objective of accelerating infill development by completing nearly all our Zoning Adjustment Subtasks. We are now beginning work with a legal/policy expert, which will fulfill our last Subtask for this Proposed Use. We are also much further along in our Proposed Use of Construction of Housing and Community Structures than we initially anticipated, as renovations have allowed for us to take existing structures and repair them for immediate housing concerns for disabled tribal members, tribal members with families, and elders. Simultaneously, we are making progress in acquiring contracts with the appropriate engineers and partners to further the Proposed Use of General Plan Development for the Eco-Village on the undeveloped land adjacent to the current Tuiimyali Village.

All of this progress successfully furthers the additional REAP 2.0 objectives of Affirmatively Furthering Fair Housing (AFFH) and Reducing Vehicle Miles Traveled (VMT), as the vision for the Eco-Village, as well as the current Village at Tuiimyali, is to provide housing for all Winnemem Wintu Tribal members regardless of age, occupation, or ability. As aforementioned, current renovations will provide housing for a disabled tribal member, tribal families, and repair housing for several tribal elders. Once complete, we will be able to house three tribal families within walking distance of family members, most of whom are elders; this will enable each to provide support for the other, as is Winnemem Wintu tradition but also reducing VMT.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Proposed Use 1: Zoning Adjustment

Much of the groundwork for a Zoning Adjustment is complete. Working with Josh Cuthbertson of R2SD Design, we now have a conceptual site design that includes initial topographic studies. The design includes tribal housing of various types, a community center, tribal offices, staff housing, and a cultural center - all within walking distance or accessible by electric scooter for our elder/disabled tribal members. This design provided us with the visual representations necessary to engage our tribal members, begin initial discussions with county officials, and has also allowed us to progress into Proposed Use 2 as we engage with potential engineering firms. This process has helped build stronger relationships with Shasta County and opened the door to more inclusive planning conversations. One of the main challenges has been navigating the differences between tribal and county procedures, which has required additional time and coordination.

Our concerns over who the legal/policy expert might be to assist us in developing proposed language for the zoning code adjustment dissipated when we were able to make a connection with a researcher out of UC Davis, Marisa Raya, who has agreed to do this work for us as part of her research. She will be doing a site visit with us on April 15, 2025. With her assistance, we plan to draft zoning language that reflects tribal values while aligning with local planning processes. It is our goal to have a Tribal Village District zoning proposal completed by September 2025. This work is helping to remove barriers to housing development on tribal land, creating a clear path for future housing approvals.

Proposed Use 2: General Plan Development

General Plan Development is focused on preparing key infrastructure plans needed for future housing and community development in our Eco-Village. Highlights include the procurement of soils engineering and civil engineering firms. We are currently in the procurement process for a contractor to complete site topography. The results of this aerial mapping will not only inform the architect and engineers, but tribal members are particularly interested in using the data to layer in sites of cultural significance, from sacred sites to harvest sites of our traditional plants for food and basketry materials - which in turn will provide crucial information to our architect in the planning of the Eco-Village. We are also in partnership with CalFire through a separate project in which they are completing EIR/CEQA requirements for the same land which is proposed for the Eco-Village.

The main challenge for us in General Plan Development was initially funding. Once REAP funds were received in December 2024, we had the additional challenge of winter weather prohibiting engineers from getting onsite to provide us with bids for services. Now, we are navigating the challenging but necessary coordination of engineers, cultural burn

practitioners, and CalFire onsite for each of their purposes. Once soils testing is complete, we will be able to move forward with the rest of the Subtasks for this Proposed Use, including the designs for wastewater treatment, drainage, and stormwater systems. These planning activities are crucial to helping us secure additional funding for construction of the Eco-Village and will reduce barriers to the implementation of our plan - a model for tribally-led planning that meets both community and environmental goals.

Proposed Use 3: Construction of Housing and Community Structures

While Construction of the Eco-Village will not begin until Proposed Uses 1 and 2 are complete, our architect is making good progress in laying the foundation for it through coordination with all our necessary partners. We have been able to make significant progress in Subtask 3.2: Renovation/Repair of Existing Housing. While tribal members are interested in plans for the Eco-Village, they are aware that it will take some time before anything new will be built, and that additional funding will be needed to bring the General Plan to fruition. In the meantime, the fact remains that current tribal housing is inadequate or in various stages of disrepair. After consulting with all tribal members living at the current village of Tuiimyali, a list of needs was developed and prioritized. We are in the final stages of completing renovations for a disabled tribal member and a tribal family whose houses were uninhabitable. Our next priority is to address the many repairs needed at several houses to ensure our elders and families are safe, warm, and dry. Until the Eco-Village is built, these renovations and repairs will allow us to reduce VMT for the 15 tribal members currently residing at Tuiimyali.

This Subtask is underway concurrently with Proposed Uses 1 and 2. The coming spring, summer, and fall seasons of 2025 will allow for more efficient progress in this area, as the winter weather posed a challenge for any roofing repairs or significant work indoors that required removal of tribal members' belongings. It is our goal to complete Subtask 3.2 by the end of 2025.

Part III – Activity Status and Funding Summary

Insert data in the tables below regarding the status of activities, and funding allocations and expenditures for each Proposed Use.

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Zoning Adjustment	(i), (ii), (iii), (iv)	☐	12/15/23-11/1/25			In Progress
1 .1	Application Preparation	(i), (ii)	☒	12/15/23-6/15/25	37,436.33	26,000.00	In Progress
1 .2	Hire Legal/Policy Experts	(i)	☒	10/1/24-11/1/25	12,000.00	7,828.18	Complete
1 .3	Administration	(i), (ii), (iii), (iv)	☒	11/27/23-11/1/25	2,471.82	2,471.82	In Progress
- -			☐				-Select-
2 .0	General Plan Development	(i), (ii), (iii), (iv)	☐	12/15/23-6/30/26			In Progress
2 .1	Site Topography	(i), (ii), (iii), (iv)	☒	12/15/23-1/15/25	62,000.00		In Progress
2 .2	Onsite wastewater treatment	(i)	☒	11/1/24-1/15/25	14,000.00		Not Started
2 .3	Preliminary grading/drainage plans	(i)	☒	11/1/24-1/15/25	24,000.00		Not Started
2 .4	EIR/CEQA initial reports	(i)	☒	11/15/24-11/15/25	225,000.00		In Progress
2 .5	Project Management/ Administration	(i), (ii), (iii), (iv)	☒	12/15/23-6/30/26	16,250.00	2,031.00	In Progress
- -			☐				-Select-
3 .0	Construction of Housing & Community Structures	(i), (ii), (iii), (iv)	☐	1/1/25-6/30/26			In Progress
3 .1	Construction of Houses	(i), (ii), (iii), (iv)	☒	3/1/25-6/30/26	1,363,042.77	23,085.28	Not Started
3 .2	Renovation/Repair of Existing Housing	(i)	☒	10/1/24-12/30/25	250,000.00	69,644.17	In Progress

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
3 .3	Project Management/ Administration	(i), (ii), (iii), (iv)	☒	1/1/25-6/30/26	53,841.85	6,730.23	In Progress
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
Total	N/A	N/A	N/A	N/A	\$2,060,042.77	\$105,944.17	N/A

Part IV – Measurable Outcomes by Proposed Use

Input estimates in the tables below resulting from the performance of each REAP 2.0 activity. Please complete to the best of your ability regardless of whether the activity has been fully implemented or not.

Accelerating Infill Development

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Draft of Zone Ordinance	No Tribal Zoning	Draft Completion	In Progress
2	Accurate Topography & Soils Engineering Reports	Sparse land information for construction development	Complete, verified topography & soils reports available to the tribe	In Progress
3	Total homes renovated/repared	9 current houses at Tuiimyali	7 homes in need of repair	2 near completion
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Completion of surveys to gauge housing needs	No data	Completion of initial/yearly surveys to keep data current	First surveys completed Feb/Mar 2025
2	First draft of multiple housing layouts to meet tribal dynamics/needs	No housing choice/ options currently	Multiple housing layouts in final General Plan	Completion expected December 2026
3	Total homes renovated/repared	9 current houses at Tuiimyali	7 homes in need of repair	2 near completion
4				
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				
2				
3	Bus Stop Added in Close Proximity to Village	No Use of Public Transport	10% use of Public Transport per month	Part of planning process
4				
5				
6				
7				
8				

Part V – Web Report

URL(s): Our tribe's website is currently under construction. However, the VMT information in Site Check (<https://sitecheck.opr.ca.gov>) accurately visualizes VMT patterns in our region.

Part VI – Additional Information

Provide any additional indicators, outcomes, and anticipated changes, if applicable. ☐ Not Applicable

Below are links to sign in sheets from our first round of tribal meetings to inform the tribe of the status of the project. We held a smaller elders' meeting ahead of a later meeting for the whole tribe. Attendance and feedback were excellent; it was at these meetings that surveys were distributed.

Elders' Meeting:

https://drive.google.com/file/d/1J6q7dAa5f6y1l_WIV7ziAMsHuqpmZ98X/view?usp=sharing

Tribal Meeting:

https://drive.google.com/file/d/1REpC2yBjdq5ieG05O5syLRpi3n0_ebpy/view?usp=sharing
https://drive.google.com/file/d/19j0qc-LFN8wFT4RKg5r-_4v-jcd3tG5k/view?usp=sharing