

Regional Early Action Planning Grants of 2021 (REAP 2.0)

Tribal and Rural Allocation Annual Report Template



Inyo County

For the reporting period of:

11/5/2024 to 4/1/2025

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.

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

- **Amount Allocated & Amount Expended** – Specify the grant amounts allocated and expended for each approved Proposed Use and Subtask.
- **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):

Inyo County, in collaboration with the consultant, is conducting a residential infill project to assess the inventory of vacant and underutilized lands and review the zoning and General Plan for properties in the communities of Big Pine, Independence, and Lone Pine. The preliminary assessment has identified vacant and underutilized lands, along with residential parcels, that may be suitable for zoning and General Plan changes to promote affordable housing opportunities, primarily by increasing allowable residential density. This preliminary assessment has been presented to the three communities and the Planning Commission for feedback and comments, and the consultant is reviewing this information to identify potential development opportunities.

Current Status:

The preliminary assessment of vacant and underutilized lands, as well as residential areas, has been presented to the communities of Big Pine, Independence, and Lone Pine through a series of community meetings for feedback and comment. The assessment has also been presented to the Planning Commission for their feedback and comments. The consultant is currently reviewing the feedback received, including responses from a survey circulated in these communities, and is working on the next step of proposing potential changes to the zoning and General Plan requirements to facilitate increased density for affordable housing.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

The highlights include the number of community members in attendance at the first series of community workshops. Challenges include the fact that some members of the public do not fully understand the concepts of zoning and General Plan requirements, are wary of changes to their communities, and face the issue of limited land in Inyo County near jobs and services for housing development. The opportunities lie in infill development through adjustments to zoning standards and increasing General Plan densities. An accomplishment to date is that we are successfully engaging community members, as attendance at the community workshops exceeded expectations.

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	Revised and Update Zoning Code and General Plan to Facilitate Infill Development	(i)	☐	12/31/2024 - 12/31/2025	220,000.00	19,180.75	In Progress
1.1	Public Outreach	(i)	☐	12/30/2024-10/31/2025	87,000.00	4,172.00	In Progress
1.2	Zone and General Plan Evaluations	(i)	☐	3/1/2025-6/1/2025	45,000.00	12,639.45	In Progress
1.3	Draft Zone and General Plan Changes	(i)	☐	6/1/2025-7/30/2025	37,500.00	730.00	In Progress
1.4	Prepare environmental document compliant with CEQA on proposed zoning and general plan changes, AB 52 noticing if necessary	(i)	☐	7-30/2025-8/30/2025	25,000.00		Not Started
1.5	Final Draft Ordinance presented to Planning Commission for recommendation	(i)	☐	10/22/2025-10/22/2025	3,000.00		Not Started
1.6	Final Draft Ordinance presented to Board of Supervisors for approval	(i)	☐	11/2025-11/2025	11,000.00	1,640.00	Not Started
1.7	Grant Administration	(i)	☐	11/1/2024-12/31/2025	11,000.00		Not Started
- -			☐				-Select-
- -			☐				-Select-

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-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	\$ 0.00	\$ 0.00	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	Waiting for results	Waiting for report	Waiting for report	Waiting for results
2				
3				
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	N/A			
2				
3				
4				
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	N/A			
2				
3				
4				
5				
6				
7				
8				

Part V – Web Report

URL(s): Residential Infill Project - Big Pine, Independence, Lone Pine | Inyo County California.
www.inyocounty.us/services/planning-department/residential-infill-project-big-pine-independence-lone-pine

Part VI – Additional Information

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