

Regional Early Action Planning Grants (REAP) 2025 Annual Report for the Lake County Region



[REAP Program Webpage](#)

March 2025

Lake Area Planning Council

Overall Context:

Overall Context: This section will provide an overview of the project, including needs, challenges, limiting factors, opportunities and solutions unique to the region. The section should also discuss the overall approach, goals and high-level summary of the status of the program.

The overall goal of the project is to facilitate housing production in the Lake County region. The Lake Area Planning Council (APC), in its role as the region's Council of Governments (COG), has sub-allocated the majority of its REAP funds to the area's three jurisdictions (County of Lake, cities of Clearlake and Lakeport), providing assistance for various projects that will help simplify the residential development process through the respective local planning agencies.

The individual community development departments are either finished or in the process of completing projects approved through the REAP program. As the REAP funds were mostly used to supplement costs of larger activities, local agency payments were invoiced and allocated, completing some projects while defraying the cost of others yet to be finalized. Administrative and monitoring costs borne by Lake APC have been combined with the sub-allocated REAP funds provided to the local agencies, with the totals ultimately being included in reimbursement requests to HCD.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

Project Highlights, Accomplishments and Best Practices: This section will generally discuss some highlights for the overall project from the last year and any accomplishments resulting from the efforts in implementing the program. This section may also list and explain some of the best practices occurring through the program. This section can highlight efforts at a regional, sub-regional or local level and can include a wide ranging variety of efforts that facilitate housing impacts such as engaging stakeholders, building support for housing, major progress in zoning amendments, subregional collaboration, technical assistance outcomes.

The region's approved REAP funds were mainly sub-allocated for local projects involving methods of facilitating housing production. While development and overall growth pressures are not as prevalent in rural Lake County as they might be in other urban areas of the State, regional County and city planning agencies are making efforts to simplify, update, or improve their respective permitting processes. The City of Clearlake has put its portion of the sub-allocated funds towards the purchase and installation of permitting software helping to streamline the development process of housing and related activities. The City of Lakeport's portion was used to help cover consulting costs of updating local zoning codes. Finally, the County of Lake used REAP funds towards consulting costs to prepare Local Area Plans as part of a larger General Plan update process.

Status of Activities:

Status of Activities: This section will provide a description of each of the major activities in the applicant's program. For major activities, the applicant can consult Section C from the application. The section will provide a general description of the overall activities, highlighting challenges, opportunities and accomplishment and will complete the status table. Column 1 of the status table is entitled Activity Category. This column will be completed with the relevant activity category (i.e., identification of best practices, education and outreach, improved RHNA methodology, suballocation, technical assistance and administration costs). Column 2 will include a brief description of the activity. Columns 3 and 4 will report the amount of money allocated to each activity and how much has been expended per activities as of the end of the calendar year. Column 5 will describe the overall timing of the project with beginning and anticipated completion dates. Column 6 will include a general status (i.e., not yet started, in progress, complete) and anticipated upcoming milestones. Column 7 will qualitatively and quantitatively, where possible, describe the regional impact on housing as a result of the activity.

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
6	Administrative costs	\$13,086	\$13,086	10/15/24	Completed	N/A
4	Sub-allocate for City of Lakeport zoning code update	\$29,862	\$29,862	10/15/24	Completed	Unable to determine
4	Sub-allocate for City of Clearlake permitting software	\$56,013	\$56,013	10/15/24	Completed	Unable to determine
4	Sub-allocate for Local Area Plan updates	\$149,682	\$149,682	10/15/24	Nearing adoption	Unable to determine
2	Regional status meetings, monitoring, housing legislation, reporting to local agencies	\$13,086	\$13,086	10/15/24	Completed	N/A

Summary of Indicators of Housing Production:

Summary of Housing Production Indicators: This section will give an overview of housing production indicators and a summary of building permits, certificates of occupancy, or other completed entitlements issued by entities within the region or by the jurisdiction, as applicable. Applicants may use the Annual Progress Reports published the previous year to provide the total number of new units for the region. Self-reported data by cities and counties is available on HCD's [Housing Element and Implementation and APR Data Dashboard](#) (note: HCD cannot independently verify most project-level data). HCD recognizes REAP funds may not begin to impact housing production completed in 2019 and 2020, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale. Baseline year will be the 2019 calendar year and current year will be the prior year annual progress report. Applicants may add other indicators of housing production and numerical outcomes and may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

HCD post-submission corrections

Housing Production Indicator	Baseline Year 2019	Current Year 2024	Cumulative Change	Notes
Building Permits	15	99	+84	Data unavailable (website down)
Certificates of Occupancy	25	37	+12	Data unavailable (website down)
Completed Entitlements	48	242	+194	Data unavailable (website down)

Additional Information:

Between lack of available housing production data and the indistinct nature of the approved projects, programmatic impacts on regional housing have yet to be determined.