

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

March 2023

REAP Grant Annual Report – 2024

Mendocino Council of Governments

Overall Context:

The overall goal of the project is to facilitate housing production in the Mendocino County region. The Mendocino Council of Governments (MCOG), in its role as the region's Council of Governments (COG), has sub-allocated the majority of its REAP funds to the area's five jurisdictions (County of Mendocino, cities of Fort Bragg, Point Arena, Ukiah, and Willits), providing assistance for various projects that will help simplify the residential development process through the respective local planning agencies.

To date, the individual community development departments are in the process of completing projects approved through the REAP program. Further, many of the original time frames will need to be extended. These noted delays stem primarily from reduced staffing levels and/or turnover among the local agencies, which have struggled (even under "normal," non-pandemic circumstances) to maintain workloads with increasingly constrained budgets.

MCOG has yet to receive reimbursement requests from the local agencies carrying out the projects. However, administrative and monitoring costs borne by MCOG will be sent to HCD for reimbursement in the coming months.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

The region's approved REAP funds were mainly sub-allocated for local projects involving methods of facilitating housing production such as zoning code updates and online permitting/public participation platforms. MCOG has made periodic inquiries as a means of monitoring progress on the projects, receiving mixed feedback from the region's five local planning agencies. For instance, several of the projects listed in the approved application are currently moving forward while others have been delayed due to unforeseen shifts in local needs, priorities, and staffing issues. As a result, timeline revisions will be pursued as estimated completion dates have or will have been exceeded by several months or more. As noted, reimbursement requests from the local jurisdictions have yet to be received by MCOG.

While development and overall growth pressures are not as prevalent in rural Mendocino County as they might be in other urban areas of the State, its County and city planning agencies are making efforts to simplify, update, or improve their respective permitting processes. Timely implementation is often made difficult by limited staffs, employee turnover, or workload challenges faced by the local departments.

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	Regional status meetings, monitoring legislation, reporting to local agencies	\$12,500.00	\$6,012.96	Ongoing tasks through 9/30/24	Ongoing	N/A
2	Regional RHNA meetings, prepare RHNA educational materials	\$6,662.50	\$734.00	Ongoing tasks through 9/30/24	Ongoing	N/A
4	Suballocate to City of Ukiah to update permitting software	\$69,536.37	\$40,250.00	3/1/21 through 3/31/24	Ongoing	Unable to determine
4	Suballocate to City of Point Arena to update ADU ordinance	\$16,380.67	\$16,380.67	10/1/19 through 12/31/22	Complete	Unable to determine
4	Suballocate to City of Willits to prepare an administrative draft environmental document for GP amendment	\$35,364.85	\$35,364.85	5/1/21 through 3/31/24	Complete	Unable to determine

4	Suballocate to County of Mendocino for updating permitting & GIS software, coordination with City of Ukiah, and development of MAC academies	\$177,228.42	\$52,177.06	3/1/21 through 8/31/24	Ongoing	Unable to determine
4	Suballocate to City of Fort Bragg to preserve affordable housing and develop a feasibility study for a community land trust	\$46,410.19	\$0.00	3/1/21 through 8/31/24	Ongoing	Unable to determine
6	Administration costs	\$19,162.00	\$17,156.42	Ongoing tasks through 9/30/24	Ongoing	N/A

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]

HCD post-submission correction

Housing Production Indicator	Baseline Year 2019	Current Year 2023	Cumulative Change	Notes
Building Permits	142	161	+19	Website down – data unavailable
Certificates of Occupancy	97	121	+24	Website down – data unavailable
Completed Entitlements	97	2	-95	Website down – data unavailable