

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



County of Tuolumne

For the reporting period of:
January 1, 2024 to December 31 , 2024

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):

Proposed Use 1 (design and construction of a wastewater treatment force main) has been replaced by a more impactful project opportunity. This alternative use was identified in response to a new services moratorium enacted by the Jamestown Sanitary District (JSD). In December 2023 the District approved the moratorium, noting the waning capacity of the aging sewer collection system. This failing capacity prevents the REAP 2.0 goals of infill development and decreased VMT. After extensive consultation with the County staff, Tuolumne Utility District staff, and other local subject matter experts, there was consensus to request rehabilitation of the critical portions of the sewer collection as an alternative to the original proposed use. Early estimates of this replacement identified the potential of 128 or more new connections. In May 2024, County staff requested this alternative proposed use which was accepted by the REAP 2.0 Grant Administrators. This proposed action will directly facilitate short-term new service connections for infill development and long-term financial drivers to improve expansion and infrastructure modernization within JSD. All this directly or indirectly supports the REAP 2.0 grant objectives. All funds allocated to JSD have been redirected to address the new project as described above.

Proposed Use 2 (Construction of the Valley Vista Water Storage Tank) remains unchanged in scope and funding. This project will provide 500,000 gallons of potable water storage, increasing water security for the 230-home Valley Vista planned development.

Current Status:

Proposed Use 1: The Change in scope for the JSD subaward significantly delayed the project timeline. However, adjustments to the sub-agreement contract scope of work and project kick-off meetings have been completed, and the project is now underway. Tuolumne County provides ongoing guidance, support, and resources to JSD through regular check-in meetings, documents, templates, and other resources as needed.

Closed-circuit video inspection of sewer collection has begun and is currently on track for timeline completion. JSD is in the process of procuring contracts to rehabilitate/replace deficient sections of the sewer collection.

Once completed, processing new service connections within the District is expected to resume, allowing infill development and decreasing VMT.

Tuolumne Utilities District provided "REAP Project Assistance" to JSD for a work period between 12/1/2024 and 3/31/2025 to support Proposed Use 1. To clarify, reference to this work is not reflected in Part III of this report since the invoice for this work was received in the 2025 Grant Reporting cycle. No other Proposed Use 1 invoices were submitted in 2024.

Proposed Use 2: (Construction of the Valley Vista Storage Tank) also experienced delays in initial workflow due to delays in municipal approval of the subdivision plan. However, this project is also underway and on track for completion within the grant performance period. When completed, it will support new development and decreased VMT.

The County has passed through 100% of the administrative funding to the subrecipients. Even so, the County continues to support the subrecipients with regular progress meetings, consultation, and resources as needed. No Proposed Use 2 invoices were received in 2024.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

The relative inexperience of the small-scale Jamestown Sanitary District in project management of public works capital improvement projects of this complexity has created a challenge. The lack of institutional legacy knowledge of the District's Board and Staff further complicates this challenge.

However, the JSD project team has been a pleasure to work with. They are working with consultants, TUD, and County subject matter experts to establish efficient procurement and management best practice standards that comply with the Standard agreement and other pertinent codes.

Though no work was invoiced in the current reporting period, work by both sub recipients has begun in earnest and will be reflected in the Part III and Part IV of the next reporting period.

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	Increase connection capacity of Jamestown Sanitation District Sewer Collection	(i), (iii)	☒	4/25 - 4/26	2,660,000.00	0.00	Not Started
1 .1	Condition Assessment and Capital Improvement plan	(i), (iii)	☒	4/25 - 7/25	650,000.00	0.00	Not Started
1 .2	Modernize highest value collection conveyance	(i), (iii)	☒	6/25 - 4/26	2,010,000.00	0.00	Not Started
2 .0	Valley Vista Water Storage Tank	(i), (iii)	☒	6/25 - 4/26	425,000.00	0.00	Not Started
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Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
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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	Increase connection capacity of Jamestown Sanitation District Sewer Collection	Limited connections available Moritorium in effect, no capacity to expand	Create a path for Infill Deveopment. Additional housing cannot occur without the expansion of the infrastructure	Pending
2	Construction of new tank, upgrading infrastructure for water systems	One tank, no water security	Create a path for infill development. Additional housing cannot occur without water security	Pending
3				
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Increase connection capacity of Jamestown Sanitation District Sewer Collection	Limited connections available Moritorium in effect, no capacity to expand	The Jamestown community is identified as a low income community. The project will further fair housing. Investments in additional housing and water security will benefit disadvantaged residents.	Pending
2	Construction of new tank, upgrading infrastructure for water systems	One tank, no water security	see above	Pending
3				
4				
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Increase connection capacity of Jamestown Sanitation District Sewer Collection	Currently no new housing can be constructed due to JSD new services moratorium	Actions are expected to facilitate 128 or more new connections to support new casino's employees, reducing out of area commuter travel.	Pending
2	Construction of new tank, upgrading infrastructure for water systems	One tank, no water security	Improved water security to support conditions for new development.	Pending
3				
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Part V – Web Report

URL(s): The <https://sitecheck.lci.ca.gov/data> and analytics provided by Govenors Office of Planning and Research (Office of Landuse and Climate Innovation) was sufficient to develop the project and accurately visualized the VMT.

Part VI – Additional Information

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

None at this time.