

UNDERSTANDING THE BASICS OF HOW HOUSING IS FINANCED AND BUILT--- HOW CAN THE COUNTY HELP?



California State Association of Counties (CSAC)
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ABOUT SELF-HELP ENTERPRISES



- ❖ Established in 1965
- ❖ Helped 6,300 families build their own homes & developed 1,618 units of permanently affordable rental housing and over 6,400 new single-family homes
- ❖ Work with over 120 small water systems; active in the drought and permanent water solutions and recently added energy solutions
- ❖ Provide professional services to 20+ SJV small cities and counties
- ❖ Expanding impact to include senior housing, PSH and tribal partnerships



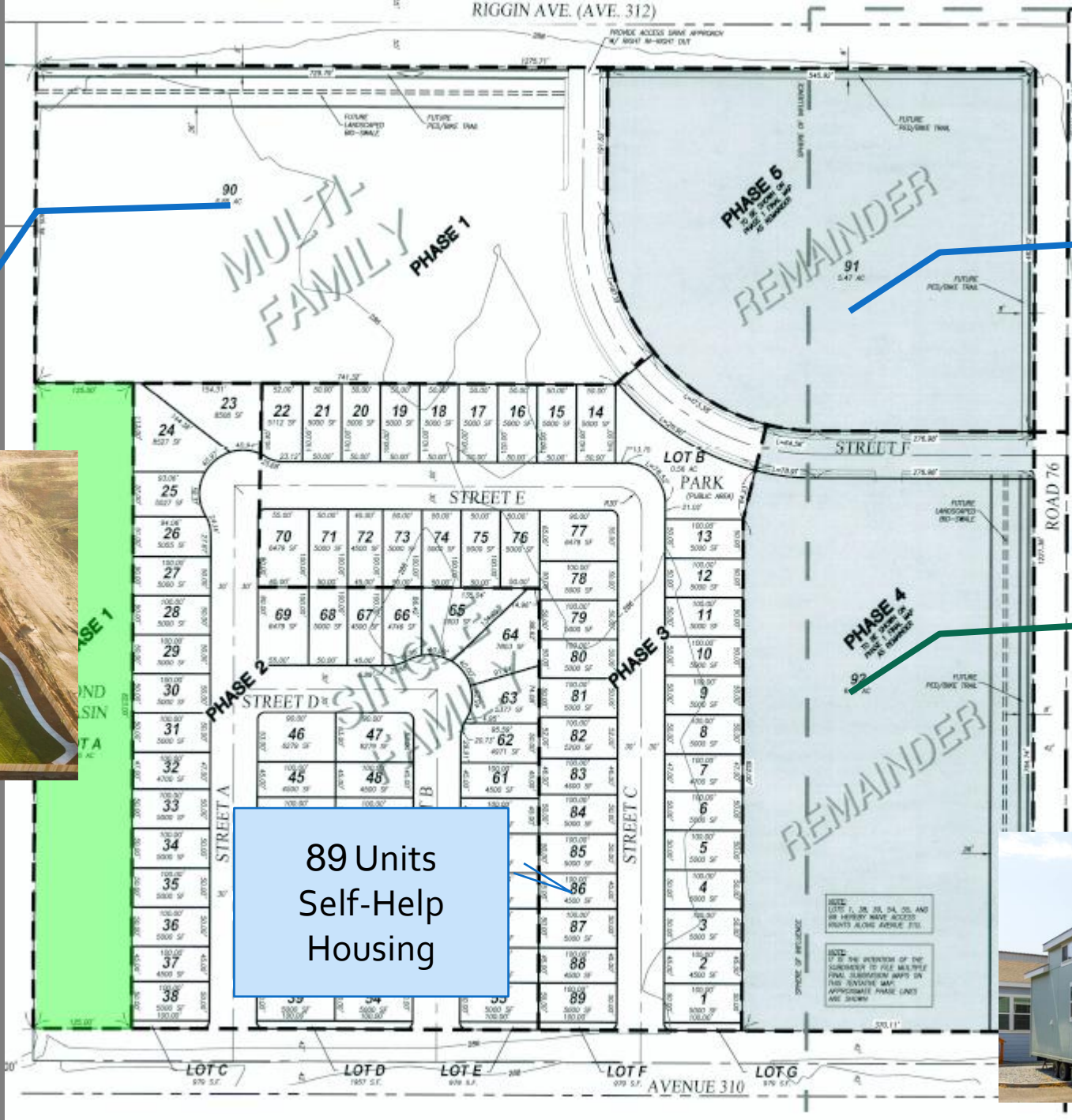
Local Policies – Impacting Housing

- Land availability and site control
- By-right Development
- Impact and Permit Fees
- CEQA exemptions and willingness to use them
- Creating a culture of flexibility – from the top down
- Water and Sewer Services
- Funding– indirect, co-applicant, pass through
- Support with regulations, guideline feedback, and legislative actions



Case Study #1 – Goshen (Tulare County)

Sequoia
Commons I
and II



89 Units
Self-Help
Housing

Sold for the
development
of a Grocery
Store, Gas
Station, Other
Commercial

Proposed
Location
– The
Neighborhood
Village

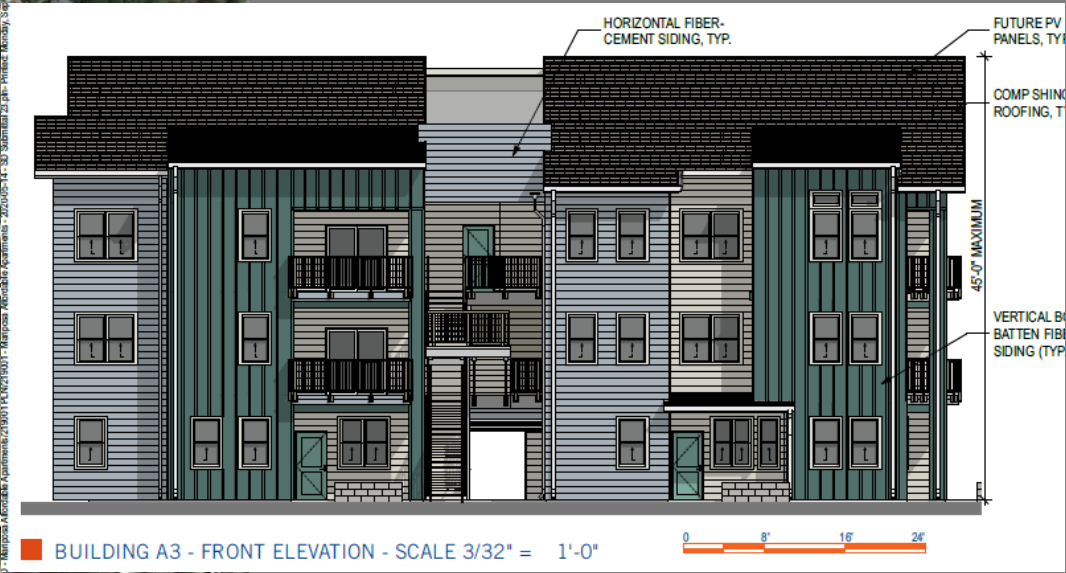
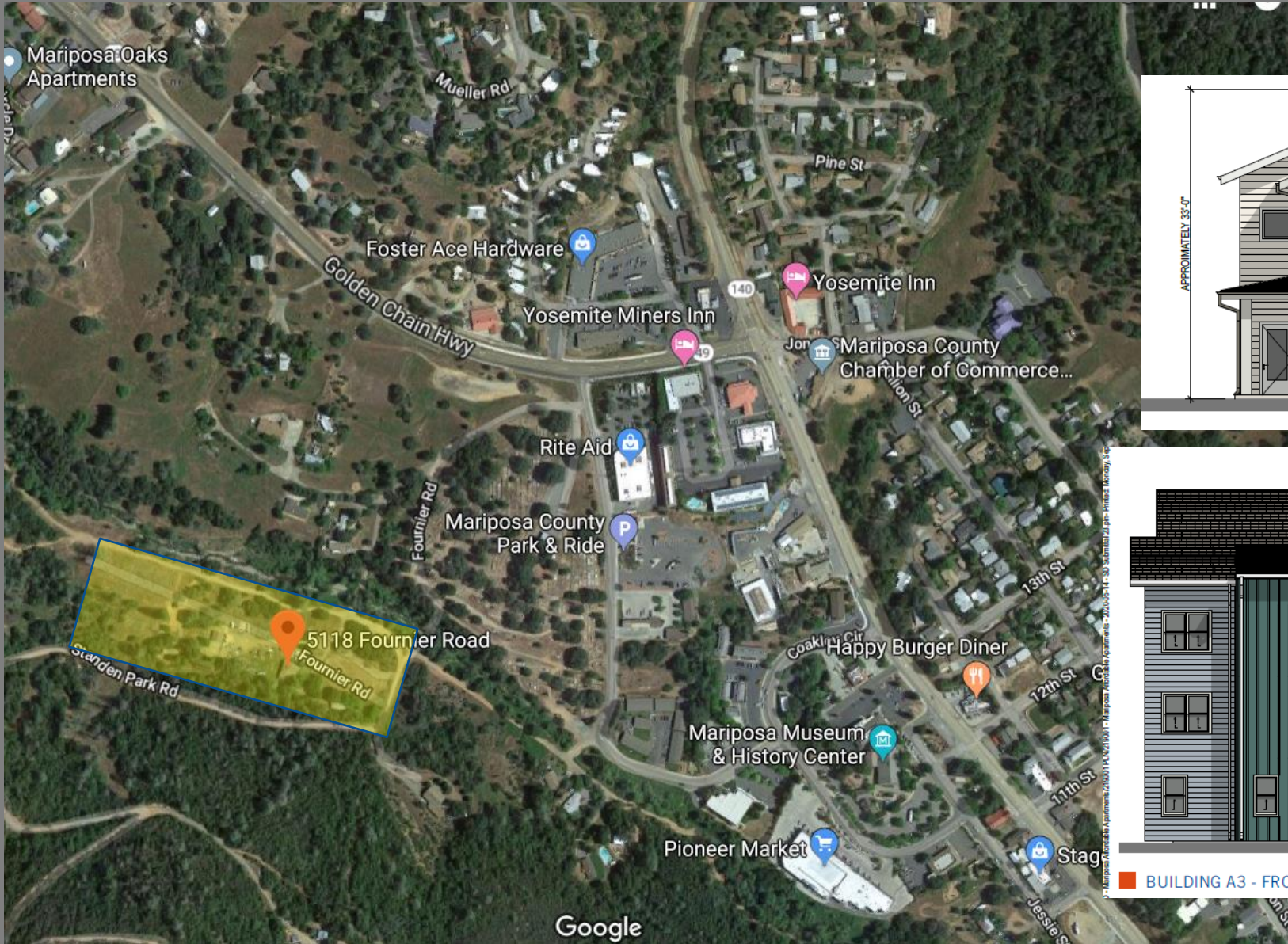


Case Study #1 – Goshen (Tulare County)

- Start the conversation with “What do you need?”
- Have kept design standards and requirements simple – e.g. parking requirements
- Minimal fees
- Always work to streamline CEQA
- Willing to partner as a co-applicant – NPLH, IIG, etc.
- Participated in active feedback on AHSC program
- Flexibility –affordability covenant when not required
- Willing to establish maintenance districts to allow for shared amenities



Case Study #2: Creekside Terrace



■ BUILDING A3 - FRONT ELEVATION - SCALE 3/32" = 1'-0"

Case Study #2: Creekside Terrace

- Identified the site
- Completed early due diligence (phase I and appraisal)
- Committed 20 years of supportive services
- Assisted with NPLH commitments—non-competitive and competitive application
- Leadership at the Board level
- Coordination from multiple County departments
- Stepped in with PLHA and WPC funding
- Mitigation with public utility challenges



How to get involved...

- ▶ Analyze your community and identify sites that are good candidates for housing development
- ▶ Understand the funding programs and NOFA schedule; prepare in advance
- ▶ Stay current on your Housing Element
- ▶ Brainstorm with local developers, service providers etc.
- ▶ Leverage housing funding for other community amenities—community building space, transit, etc.
- ▶ Consider appointing an ombudsmen or single-point of contact
- ▶ Plan a 5-7 year pipeline—projects require patience

