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

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

Proposed Location – The Neighborhood Village

89 Units Self-Help Housing
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
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- 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