

San Joaquin Valley Regional Early action Planning (REAP) for Housing

Workshop for Valley Jurisdictions

July 27, 2021



Background

- The Local Government Planning Support Grants Program (AB 101) was established to provide regions and jurisdictions with one-time grant funding for planning activities to meet the sixth cycle of the regional housing needs assessment, and to spur affordable housing production.
- A total of \$18,975,323 in Regional Early Action Planning (REAP) grant funds is available to the eight San Joaquin Valley Regional Planning Agencies.
- A 24 member San Joaquin Valley REAP Committee for Housing has been established and three official meetings have been held to help steer this planning effort.



SJV REAP Committee for Housing



Kern County Supervisor Zack Scrivner, County of Kern Councilmember Bob Smith, City of Bakersfield Mayor Cathy Prout, City of Shafter	Merced County VICE CHAIR - Supervisor Lloyd Pareira, County of Merced Mayor Matt Serratto, City of Merced Mayor April Hogue, City of Dos Palos
Kings County Supervisor Doug Verboon, County of Kings Vice-Mayor Diane Sharp, City of Hanford Mayor Alvaro Preciado, City of Avenal	San Joaquin County Supervisor Tom Patti, County of San Joaquin Councilmember Mayor Dan Wright, City of Stockton Councilmember Gary Singh, City of Manteca
Fresno County Supervisor Steve Brandau, County of Fresno Mayor Jerry Dyer, City of Fresno CHAIR - Vice Mayor Gary Yep, City of Kerman	Stanislaus County Supervisor Vito Chiesa, County of Stanislaus Bill O’Brien, private citizen Anthony Canella, private citizen
Madera County Supervisor Robert Poythress, County of Madera Mayor Santos Garcia, City of Madera Mayor Diana Palmer, City of Chowchilla	Tulare County Supervisor Eddie Valero, County of Tulare Councilmember Frankie Alves, City of Exeter Vice-Mayor Martha Flores, City of Porterville

Major Work Areas for the SJV REAP Process

RHNA (regional housing needs assessments)

- Developing an improved methodology for the distribution of the sixth cycle regional housing need assessment, and housing element implementation.

Suballocations to Jurisdictions

- Providing grants to accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.

Valleywide Work Efforts

- Conducting a comprehensive housing report, regional planning and coordination, program implementation, technical assistance, and other activities. Administration of the REAP application, agreements, consultants, outreach and communication, and other administrative and program management duties.



Funding Distribution

- Fresno COG, on behalf of the San Joaquin Valley REAP process, is the designated fiscal agent, and has applied for and received \$10.2 million of first and second rounds of funding (initial funding).
- The final round funding application (\$8.7 million) has been submitted to the State Housing and Community Development (HCD) Department for a total of \$18.9 million to be distributed as follows:

Fresno Council of Governments	\$3,172,397
Kern Council of Governments	\$2,849,769
Kings County Association of Governments	\$480,807
Madera County Transportation Commission	\$492,009
Merced County Association of Governments	\$883,343
San Joaquin Council of Governments	\$2,405,036
Stanislaus Council of Governments	\$1,728,155
Tulare County Association of Governments	<u>\$1,488,802</u>
Subtotal	\$13,500,322
Funding for Valleywide work efforts (including Fresno COG administrative cost)	<u>\$5,475,000.00</u>
Total	\$18,975,322



Subregional Priorities and Use of Funds

- Each regional planning agency is responsible, through their respective boards, to determine funding amounts and policies for RHNA planning, jurisdictional suballocations, and other related activities.
- As an example, San Joaquin COG (SJ COG) has prioritized its use of REAP funding for the following activities:
 - ✓ Development of a Regional Housing Trust Fund
 - ✓ Streamlining the Development Process*
 - ✓ Planning and Coordination to Develop a Regional Project Pipeline
 - ✓ Supporting Local Jurisdictions Impacted by COVID-19*

**The highlighted activities are to be conducted on the jurisdictional level, the other two will be implemented led for the region by SJ COG.*

- Fresno COG has opted for a competitive process to allocate REAP funding to its jurisdictions. The competitive process prioritizes the eligible planning activities for jurisdictions in the REAP statute. At least 50 percent of the funds will be set aside for small cities.



Eligible Uses of REAP Funds

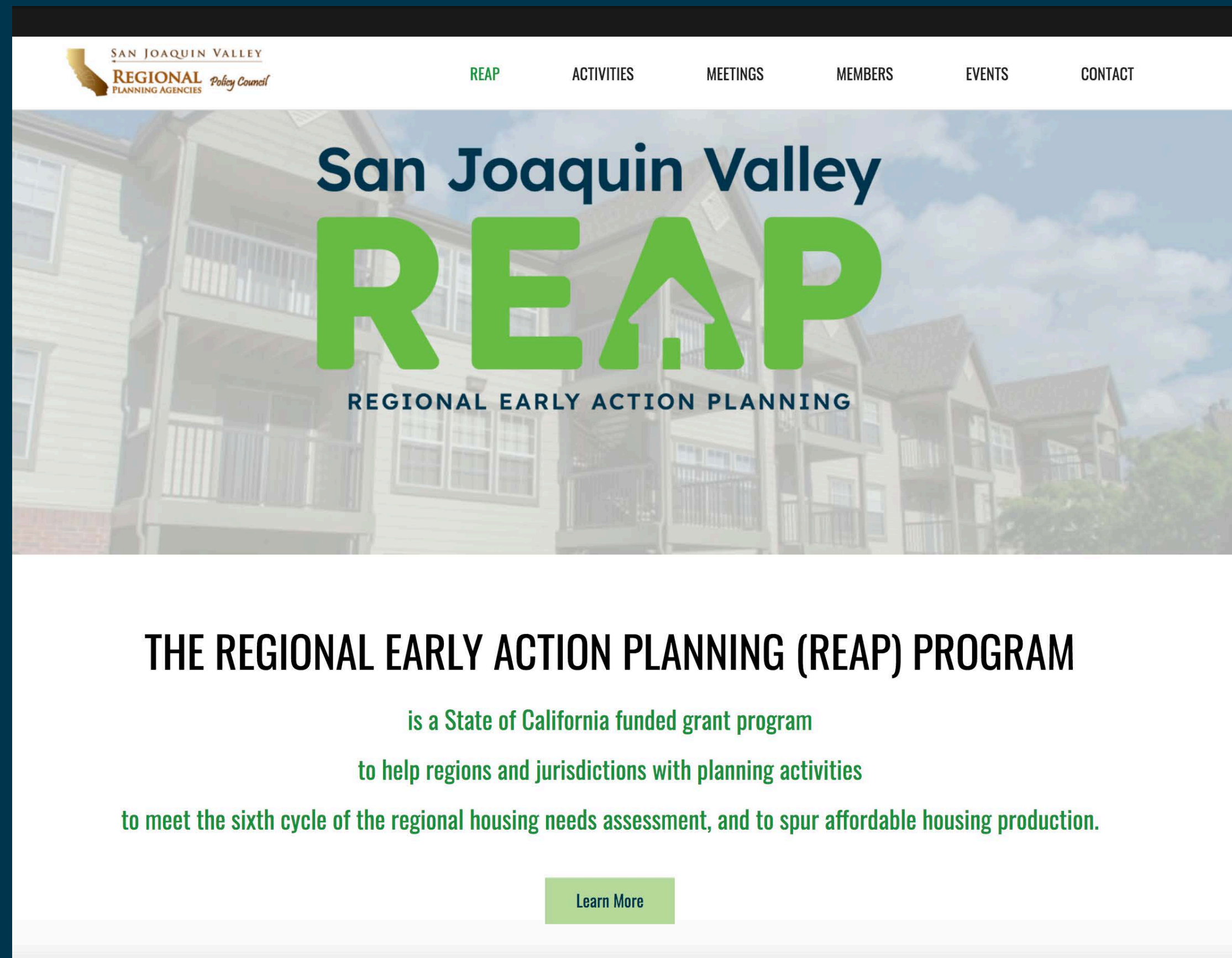
- RHNA and Housing Element planning activities.
- Providing jurisdictions and other local agencies with technical assistance, planning, temporary staffing or consultant needs associated with updating local planning and zoning documents, expediting application processing, and other actions to accelerate additional housing production.
- Covering the costs of administering any programs.
- Suballocating moneys directly and equitably to jurisdictions in the form of grants, to accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.
- Jurisdictional suballocations shall only be used for housing-related planning activities:
 - ✓ Technical assistance in improving housing permitting processes, tracking systems, and planning tools.
 - ✓ Facilitating technical assistance between jurisdictions.
 - ✓ Establishing regional or countywide housing trust funds for affordable housing.
 - ✓ Performing infrastructure planning, including sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents.
 - ✓ Performing feasibility studies to determine the most efficient locations to site housing.
 - ✓ Performing feasibility studies for affordable housing projects on surplus properties owned by school districts or county offices of education.
 - ✓ Covering the costs of temporary staffing or consultant needs associated with the activities described above.

Ineligible Uses of REAP Funds

- Activities unrelated to accelerating housing production.
- Activities unrelated to preparation and adoption of planning documents, and process improvements to accelerate housing production.
- Activities that obstruct or hinder housing production.
- Capital financing, operation or funding related to programs of individual housing development projects.
- Administrative costs of persons employed by the grantee for activities not directly related to the preparation and adoption of the proposed Activity or Activities



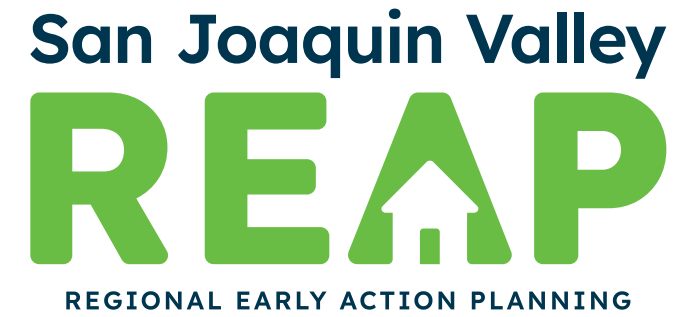
Updated Website



www.sjvcogs.org/reap

The screenshot displays the "Technical Assistance Request" form on the REAP website. The form includes the REAP logo and a title "Technical Assistance Request". It contains several input fields: "Name (Required)" with sub-fields for "First" and "Last", "City / County (Required)", "Job Title (Required)", "Email (Required)", and "Phone (Required)". Below these is a section titled "I would like Technical Assistance with: (Check all that apply)" containing a list of 15 checkboxes for various assistance types, such as "Affordable housing production assistance", "Housing Element '101' assistance", "Zoning code and audits assistance", "Streamline permitting assistance", "Available sites identification assistance", "Grant funding assistance", "Support for existing SB2 and LEAP activities", "Infrastructure planning to include sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents.", "Affirmatively Furthering Fair Housing (AFFH) assistance", "Implementing Pro Housing Policies assistance", "Development impact fee advisement, linkage fees, inclusionary housing policies", "Feasibility studies to determine the most efficient locations to site housing.", "Education and community outreach", "Accessory dwelling units", and "Other please specify".

Technical Assistance Request Form



Workshop Series

Housing in the SJV, Challenges and Opportunities

Workshop Number One
July 27, 2021

Accessory Dwelling Units (ADUs)

Ordinances, plans, legislation, everything you need to know
August 24, 2021

Pro Housing

What is it and how can adopting Pro Housing strategies help your community
September 2021

Regional Housing Needs Allocation (RHNA)

Planning for the Sixth Cycle
October 2021

Housing in the SJV, Challenges and Opportunities

Workshop Number Two
November 2021

SB 330, “The Housing Crisis Act”

Impacts to the local housing approval process
December 2021

Compact and Mixed Use Housing

Making it work in the SJV
January 2022

New Housing Laws

Overview of the the multiple new laws affecting housing in your community
February 2022

Housing Elements 101

A refresher course for the upcoming sixth cycle
March 2022

Site Identification Process for New Housing

What you need to know to help you plan better and meet your RHNA numbers
April 2022

Affirmatively Furthering Fair Housing (AFFH)

Impacts of AFFH for your next Housing Element
May 2022

Annexations and Tax Sharing Agreements

An essential tool for accommodating more housing in your community
June 2022



SAVE THE DATE

ACCESSORY DWELLING UNITS IN THE SAN JOAQUIN VALLEY

SAN JOAQUIN VALLEY REAP WORKSHOP SERIES

Legislation // Ordinances // Plans & Programs

WEBINAR HOSTED BY PRECISION CIVIL ENGINEERING, INC.

TUESDAY, AUGUST 27, 2021

[SJVCOGS.ORG/REAP/REAP-WORKSHOPS](https://sjvcoqs.org/reap/reap-workshops)

San Joaquin Valley
REAP
REGIONAL EARLY ACTION PLANNING

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or more information**

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HOUSING IN THE SAN JOAQUIN VALLEY

**San Joaquin Valley
Regional Early Action Planning (REAP) for Housing**

July 27, 2021

Initial Valleywide Team



WORKSHOP OVERVIEW



Introduction to Housing Elements and RHNA

Overview

2



Overview of Initial Valleywide Work Products

Overview

3



Preliminary Findings

Overview

4

What has been your experience?

Barriers/Success

Overview

NEW HOUSING STATE LAWS

Increase Capacity

- Increase areas/density zoned for residential uses (2017: SB 166, 2019: SB 330)
- Identify areas with realistic potential (SB 166, AB 1397)

Expand Housing Options

- Accessory Dwelling Units (2018:SB 1226; 2017: SB 1069, AB 2299, AB 2406; 2019: AB 68, AB 587, AB 670, AB 671, AB 881, SB 13)
- Supportive housing for persons with disabilities (2019: AB 2162)
- Housing for the homeless (2019: AB 101)

Remove Constraints For Development

- Reduce fees, development standards (2019: SB 330)
- Streamline processing procedures - by right approval of housing (2017: SB 35; 2019: SB 330, AB 1485)
- Objective standards for site plan and design reviews (2019: SB 330)

WHAT IS THE HOUSING ELEMENT?

One of the mandated elements of a local General Plan, but different...

- Subject to detailed statutory *requirements*, rather than guidelines
- Must be updated periodically and subject to a statutory deadline (December 2023-February 2024 in the Valley)
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance

Consequences of non-compliance can include:

- Litigation by advocacy groups or the Attorney General
- Lose eligibility (or priority) for State grants

WHAT IS RHNA?

RHNA:

Regional Housing
Needs Allocation

**Goal:
Identify adequate
sites with
appropriate zoning
and development
standards to fully
accommodate RHNA**

Most critical and stringent component of State review (AB 1397)

1. State Department of Housing and Community Development (HCD) determines the regional housing needs assessment for “council of governments” (COG)
2. Each COG allocates the housing need amongst all of the jurisdictions (cities/counties) within that region
3. In the Housing Element, jurisdictions identify adequate housing sites to accommodate their RHNA

KEY HOUSING ELEMENT COMPONENTS

Adequate sites to accommodate RHNA, including:

- Pipeline projects
- Anticipated Accessory Dwelling Units (ADUs)
- Available vacant and underutilized sites

Strategies to advance housing production, for example:

- Inclusionary zoning
- Affordable housing overlay
- Streamlined permitting
- Incentives and subsidies
- Homebuyer and housing rehabilitation assistance
- Adaptive reuse
- Tenant protections
- Housing and land trusts

INITIAL VALLEYWIDE WORK EFFORTS

Initial Valleywide Work Products (2021)

- Existing Conditions Report
- Local Land Use and Housing Element Report
- Impediments to Housing Production and Planning Report
- Best Practices to Increase Housing Production Report
- Final Report: Policy and Strategy Recommendations to Improve Housing Production

Outreach To-Date

- Stakeholder Interviews
- COG Director Interviews
- City and County Staff Survey

HOUSING ISSUES & IMPEDIMENTS

Housing Issues & Trends

- Demand remains high
- Low inventory
- Increasing unaffordability
- Poor jobs-housing balance
- High VMT
- Work from home unknowns
- Lack of housing type diversity
- Farm labor housing shortage
- Displacement and isolation
- Homelessness

Root Causes

- Infrastructure capacity
- (Changing) regulations
- Rural transport, SB 743 and VMT
- Permitting delays
- Expense of higher density (affordable) housing
- Construction costs
- Lack of funding
- Developer capacity
- Local government staff capacity
- Right housing in the right place

SUCSESSES & OPPORTUNITIES

Keys to Success

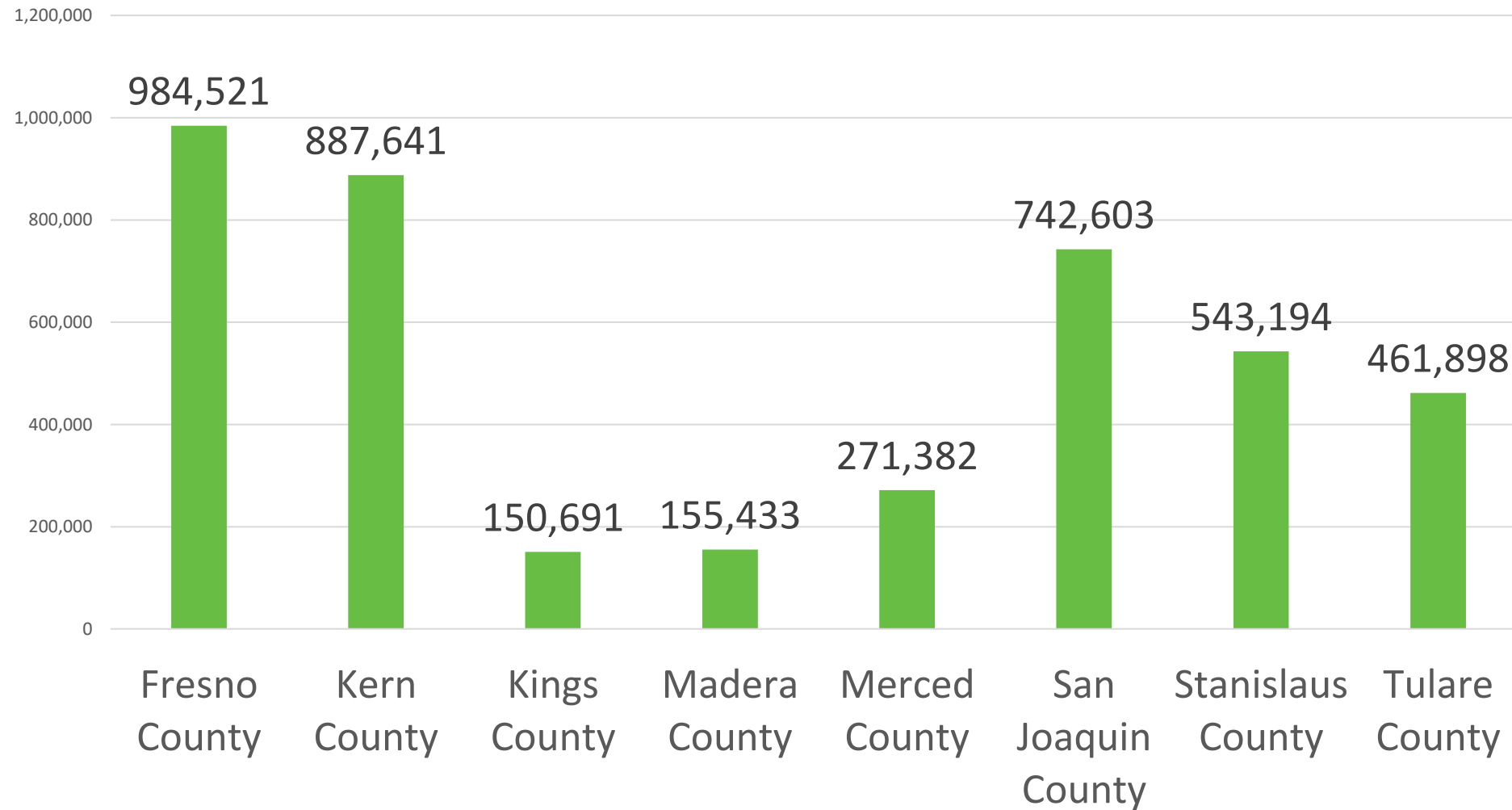
- Land availability
- Flexible zoning
- Fee reduction
- Permit streamlining
- Funding: AHSC, ARB
- Impact fees
- Partnerships & regional planning
- High-capacity nonprofits & agencies
- Proximity to Bay Area
- Accessory dwelling units (ADU)
- Modular construction

Opportunities

- Preservation of existing housing
- Tenants' rights
- Density incentives
- Housing trust fund
- Revolving fund
- Impact fees
- Inclusionary zoning
- Streamlining
- Addressing prevailing wage requirements

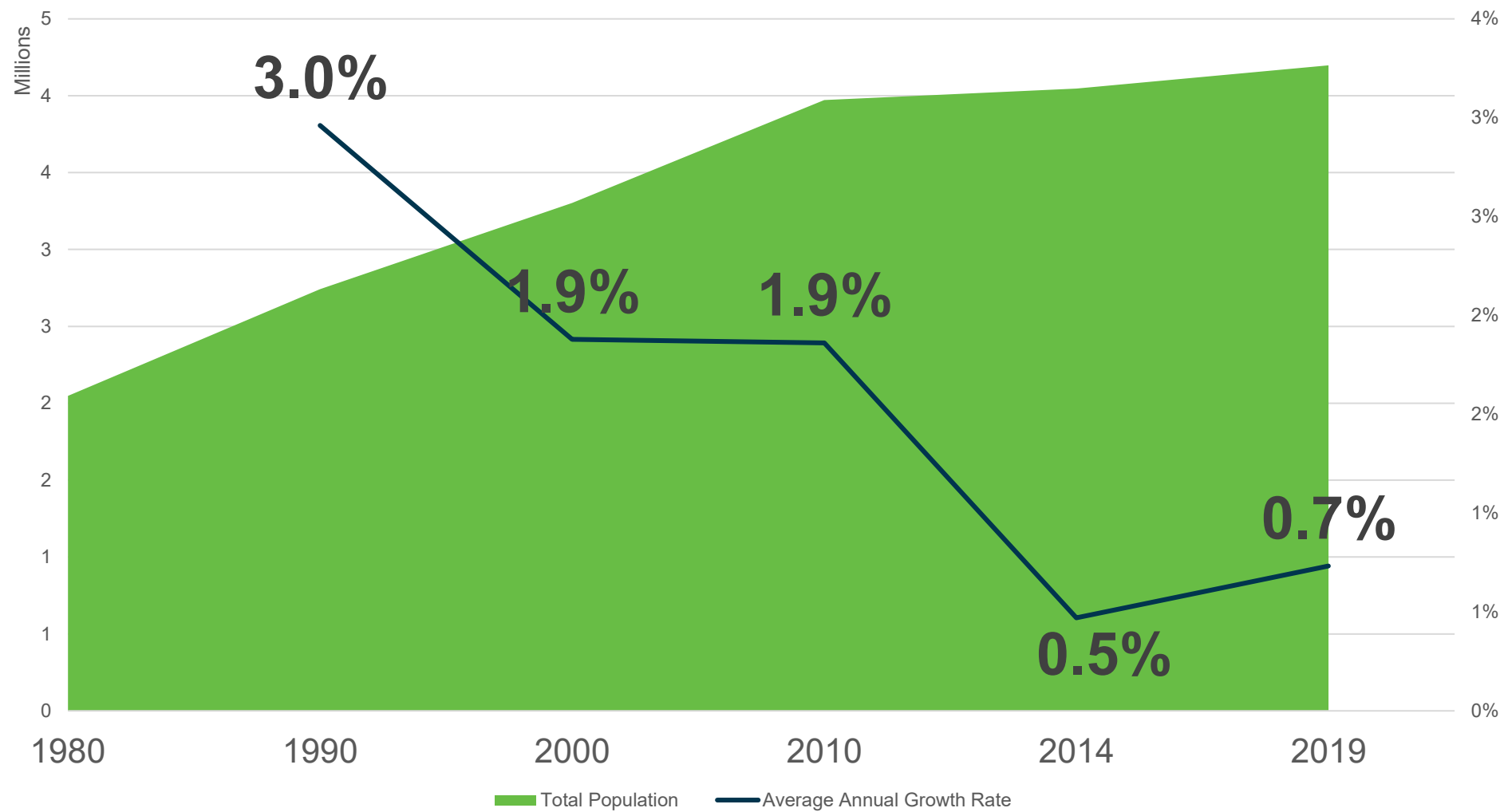
REGIONAL TRENDS

Total Population by County (2019)



Source: U.S. Census Bureau, ACS 15-19 (5-year Estimates), Table B01003.

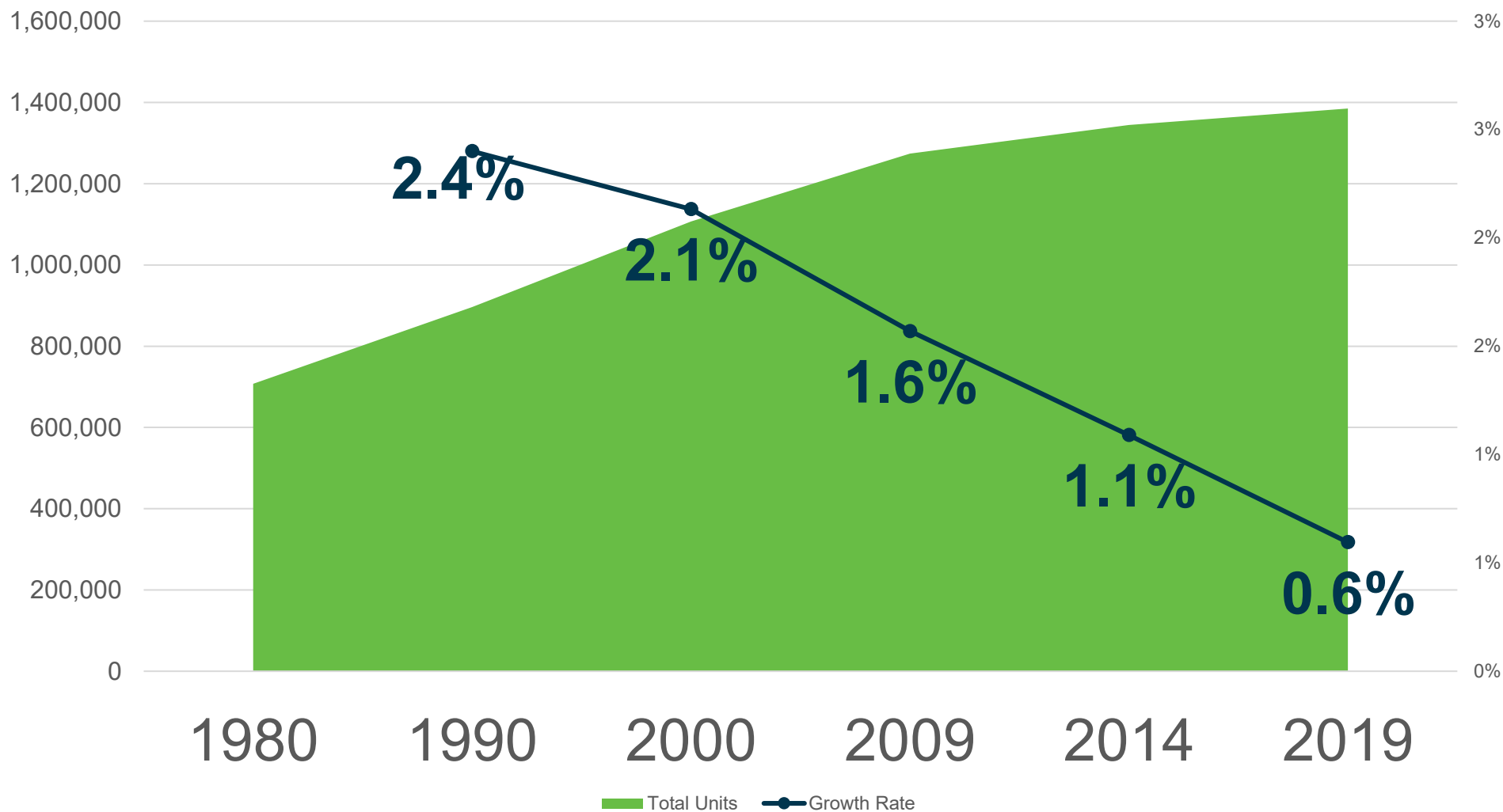
Regional Population & Annual Growth Rate



Regional Trends

Source: U.S. Census Bureau, Census 1980, 1990, 2000, 2010, ACS15-19 (5-year Estimates), Table B01003.

Region Housing Units & Annual Growth Rate



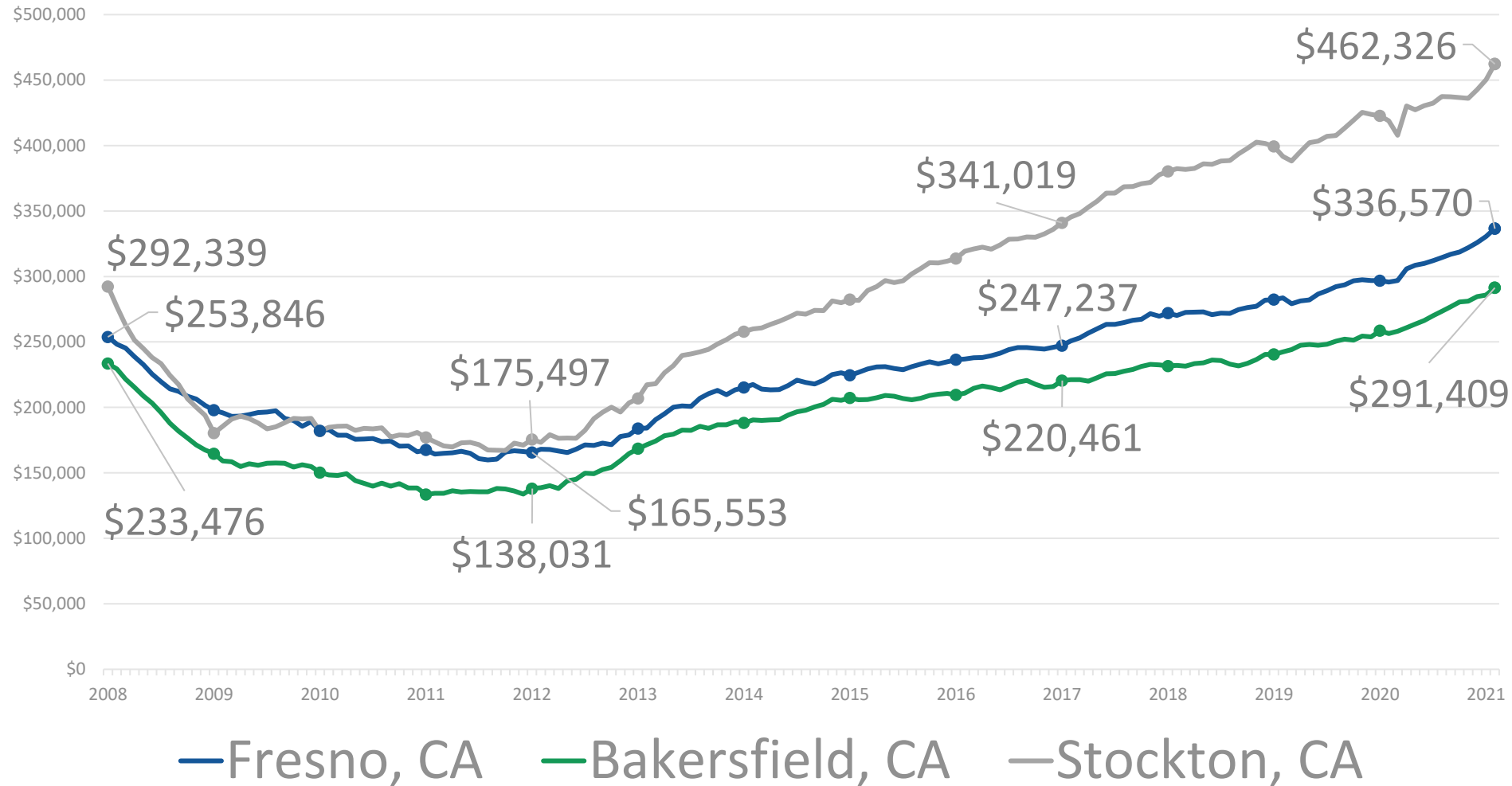
Source: U.S. Census Bureau, Census 1980 (STF1:T65), 1990 (STF1:H1), 2000 (SF1:H1); ACS 05-09, 10-14, 15-19 (5-year Estimates), Table B2001

Census Metropolitan Statistical Areas



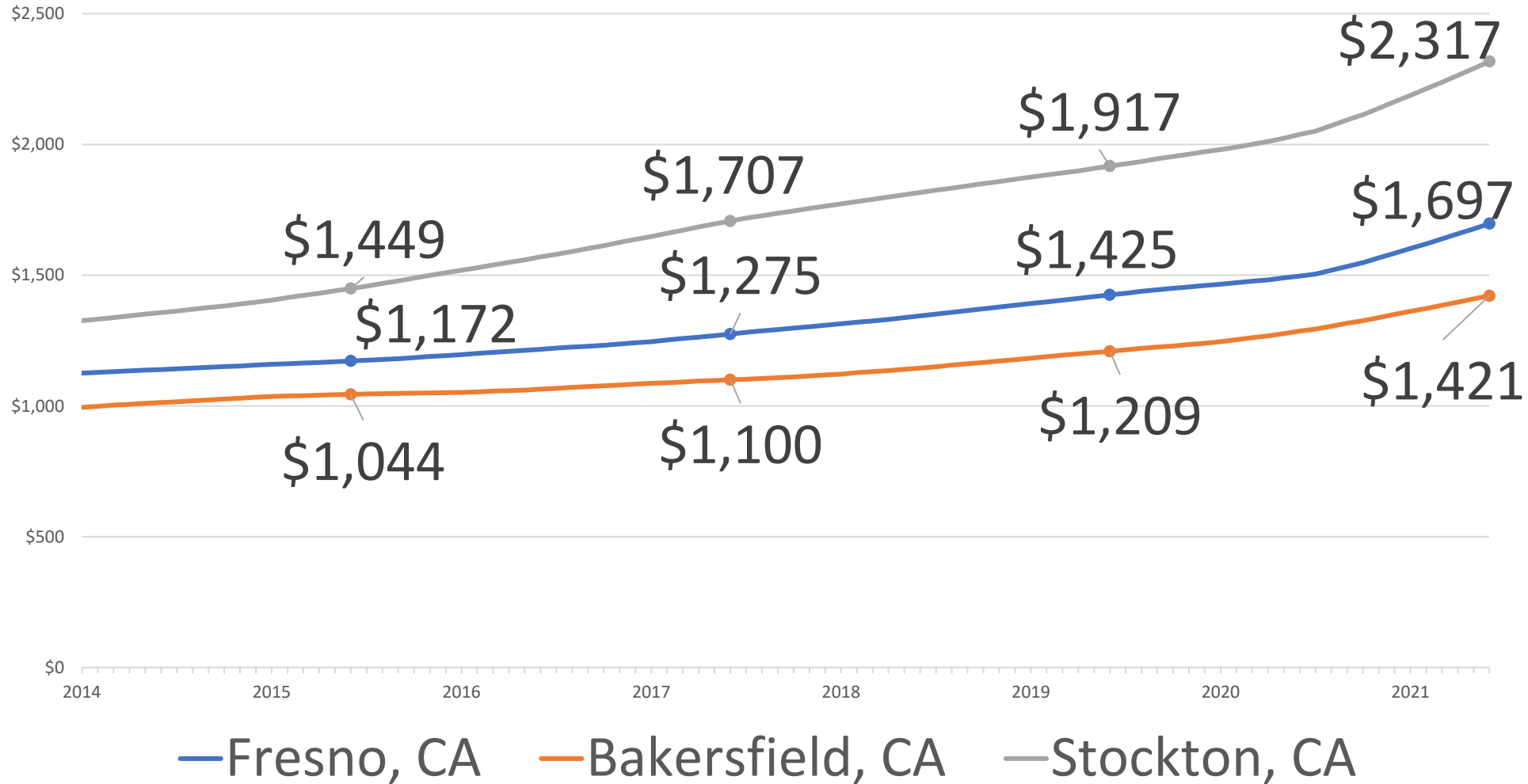
Regional Trends

Median Home Sales Price (Metro Areas)



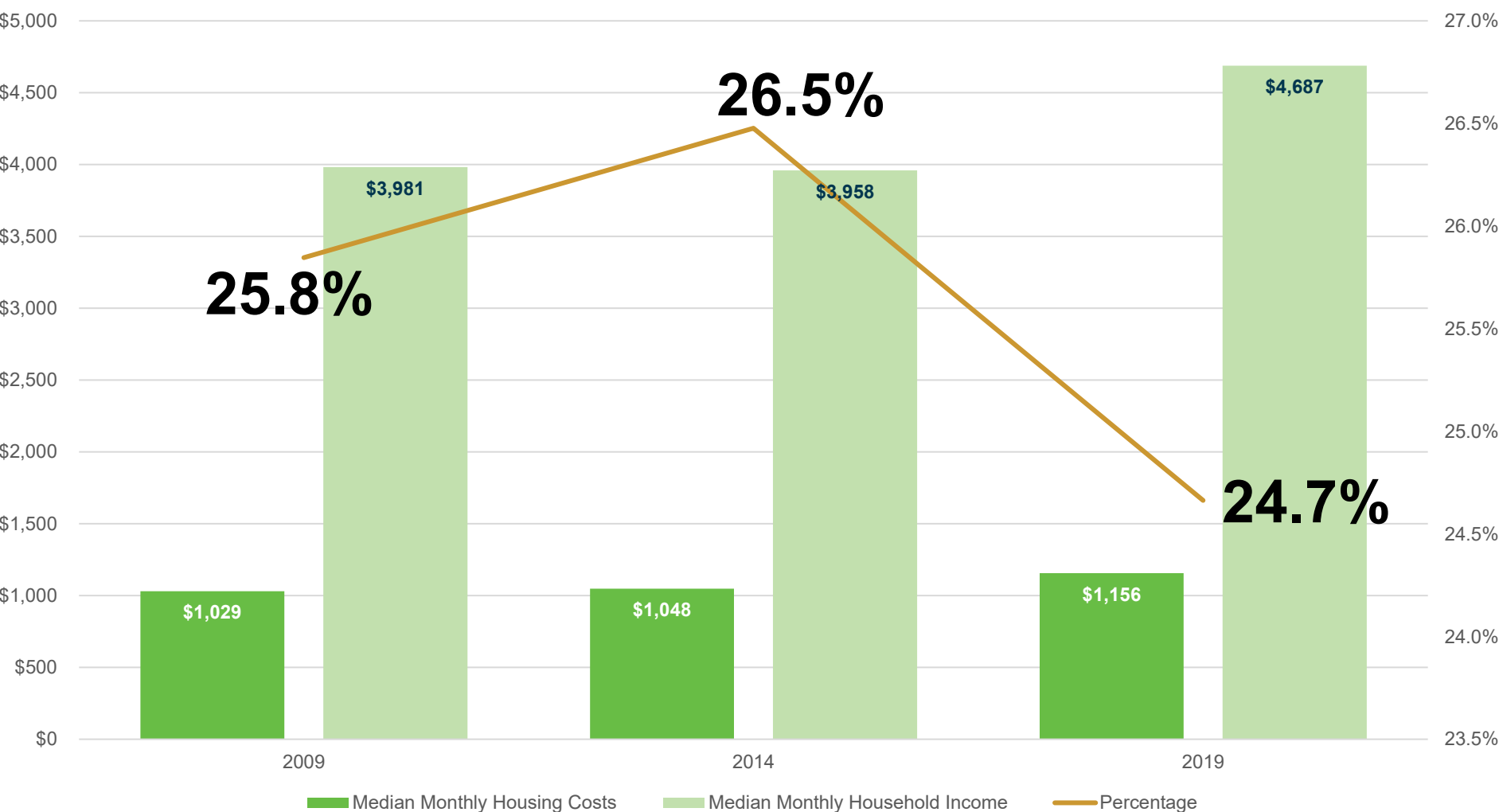
Source: Zillow

Median Monthly Rent (Metro Areas)



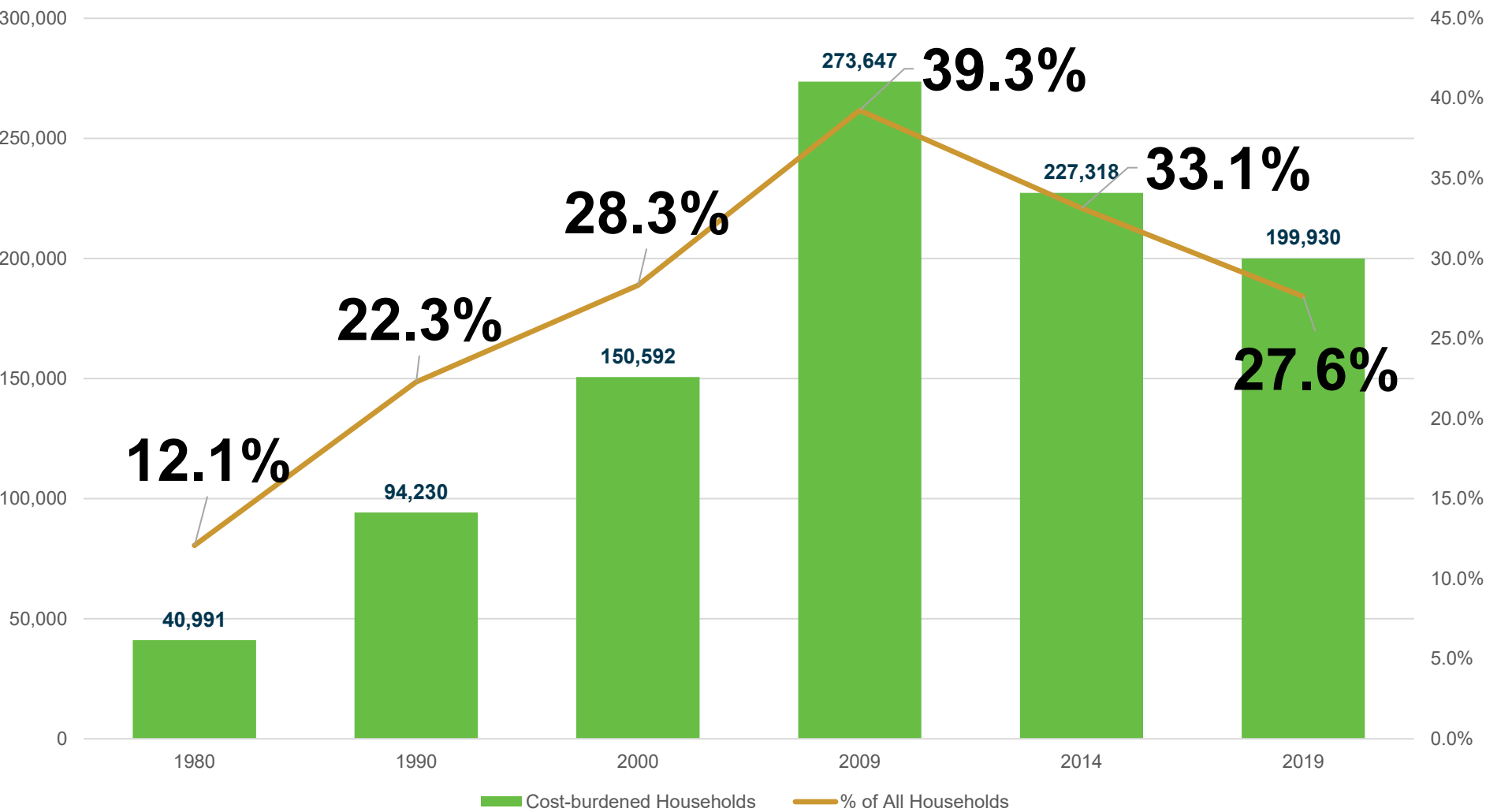
Source: Zillow

Median Monthly Housing Costs as % of Income



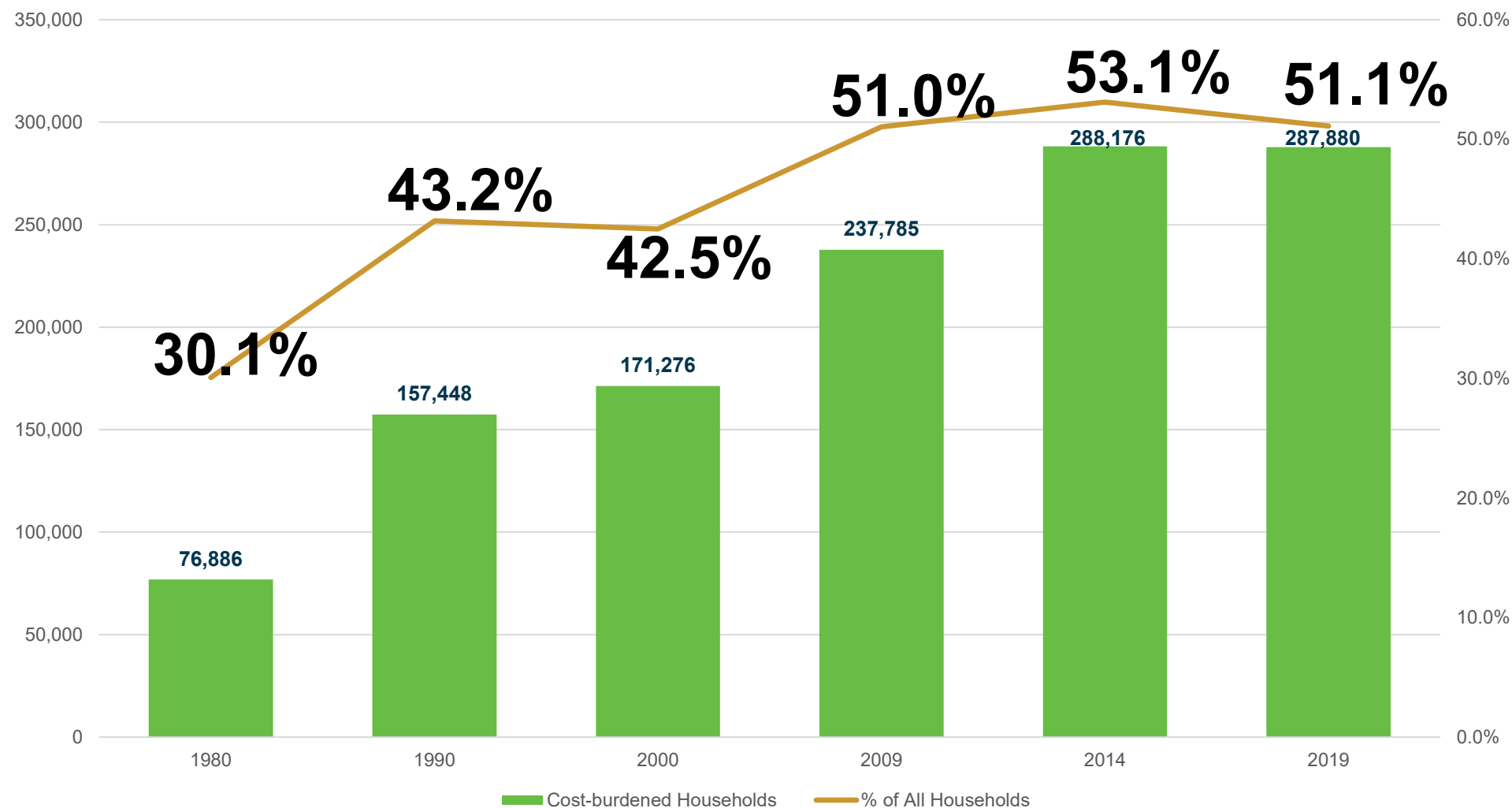
Source: U.S. Census Bureau, ACS 05-09, ACS 10-14, ACS 15-19 (5-year Estimates), Table B19013, B25105.

Cost-Burdened Homeowners



Source: U.S. Census Bureau, Census 1980(STF3), 1990(STF3), 2000(SF3); ACS 05-09, 10-14, 15-19 (5-year Estimates), Table B25091

Cost-Burdened Renting Households



Source: U.S. Census Bureau, Census 1980 (STF3), 1990 (STF3), 2000 (SF3); ACS 05-09, 10-14, 15-19 (5-year Estimates), Table B25070

YOUR EXPERIENCE

- What housing issues is your community facing?
- What are the barriers in your community to building affordable housing?
- What solutions has your community found to housing challenges?
- What solutions will work in your community?

Mentimeter Poll Instructions

www.menti.com

voting code: 6515 3163

Direct

<https://www.menti.com/bj7mg3juhr>

Your Input