

# PART 3: OUTREACH SUMMARY

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## Part 3 | Outreach Summary

The first phase of this Housing Report project was designed to provide an understanding of the issues, concerns, ideas, and expectations from those working on the front line of Valley housing supply and affordability issues: builders, developers, housing advocates, and city, county, and MPO staff. To do this, the authors conducted stakeholder interviews and an extensive survey of city and county planning staff, as well as hosting two information webinars to solicit input and direction. There was also periodic collaboration with HCD staff regarding the Valley RHNA process. The detailed results of these interviews and survey are described in this Outreach Summary.

The stakeholder interviews were designed to gain a better understanding of developer and housing advocate views of Valley housing issues, opportunities, and challenges. The interviews primarily explored impediments to housing production and affordability and solutions to address those impediments. Between April 26 to May 13, 2021, the report authors interviewed 20 local developers and housing advocates. While the interviewers provided some questions in advance, the stakeholders were free to make comments on any topic related to housing.

Between April 27 to May 6, 2021, the authors interviewed seven MPO directors along with their staff members and consultants who focus on housing and planning. The eighth director provided a written response to the interview questions. Even though several of the MPOs/COGs focus almost uniquely on transportation and have little focus on housing (e.g., Kings, Tulare, Merced, Madera), all provided useful regional perspectives on housing planning and production.

The authors distributed an online survey to the planning staff of the 62 cities and eight counties in the San Joaquin Valley to help understand local government perspectives related to housing needs, impediments, and best practices. A total of 43 responses were received from 5 county and 30 city staff from June 25 to July 28, 2021.

The survey included 28 questions on topics such as general plans, housing elements, and zoning codes. The survey began by gathering information from each jurisdiction on the age of current planning documents, status of compliance with State law on a number of housing issues, and the tools available to the jurisdiction to encourage or incentivize housing. In addition to gathering this data, the survey included questions regarding development types, constraints to housing production, recent successes, and best practices.

## Summary Report: San Joaquin Valley Stakeholder Interviews

### Introduction

The San Joaquin Valley Regional Early Action Planning (REAP) Committee has commissioned a study of housing trends, barriers, and best practices in the Valley. This effort is intended to assist its 68 cities and eight counties with preparing their 6th cycle housing elements and increase housing supply and affordability. The study includes outreach to housing stakeholders, city and county staff, and the public; periodic informational webinars; research on socioeconomic and housing data, case studies, and best practices; and a final report.

The purpose of the stakeholder interviews was to gain a better understanding of developers and housing advocates views of Valley housing issues, opportunities, and challenges. The interviews primarily explored impediments to housing production and affordability and solutions to address those impediments.

Between April 26 to May 13, 2021, twenty local developers and housing advocates were interviewed. The table below identifies those that were interviewed as part of this process.

#### Agencies/associations/key personnel interviewed:

Organization	Individual(s)
Enterprise Community Partners	Kristine Williams
Building Industry Association	John Beckman
Visionary Homebuilders	Carol Ornelas
Housing Authority County of San Joaquin	Peter Ragsdale
California Coalition for Rural Housing	Alicia Sebastian, Veronica Beaty, Andrea Salas
Stanislaus Regional Housing Authority	Barbara Kauss, Jim Kruse
Advocate/Builder/Activist	Ray Chavez
Habitat for Humanity Merced	Anita Hellam
Fresno County Housing Authority	Mike Duarte
BIA of Fresno/Madera, President and CEO	Mike Prandini
Housing Authority, Kings County	Lori Hatfield
Attorney Advocate	Sara Hedgpeth-Harris
Self Help Enterprises	Tom Collinshaw
Habitat for Humanity, Tulare and Kings Counties, Executive Director	Dirk Holkeboer
Community Vision Capital & Consulting, Co-Director of Lending	Ruby Harris, Alondra William-Vasquez
Habitat Bakersfield, CEO	Ron White

### Interview Results

#### Housing Issues and Impediments

##### *Housing Trends and Issues*

**Low Supply.** There is an overall lack of production at any price point, but particularly in multi-family construction and affordable units. On rentals, very low inventory and high cost to start rental (e.g., pet deposit, first and last month's rent) results in the need for thousands of dollars just to secure the rental unit. It is difficult to find Section 8 qualified housing for people with vouchers. Supply needs to increase greatly.

**High Costs for Developers.** The high cost of construction materials, as well as permitting and fees, has made it difficult to build more affordable homes. Housing affordability is a top concern, and the diversity of housing types is challenging when costs are high.

**Income.** Income issue is the flip side of low production; many people can't afford rents or qualify for a mortgage. Identifying enough qualified home buyers is a challenge. The self-help requirement has been an obstacle.

**Changing Regulatory Environment.** For example, the solar power mandate, while considered a good idea, adds costs to every housing unit.

**Lack of incentives from local jurisdictions and State.** The region needs more government programs incentivizing lenders and builders.

### *Challenges Unique to the San Joaquin Valley*

**Farm Labor Housing Shortage.** Farm labor makes up a significant portion of the Valley workforce. The current housing and transportation dynamic are not compatible with the needs of farmworkers to seasonally move to different jobs sites. Farmworker housing is typically not close to amenities and services creating challenging transportation and livability issues for farmworkers.

**Cost/Income Ratio.** Building costs are just as high in the Valley as in the Bay Area, which keeps rents high in affordable Valley developments. For-profit developers can't build low-income housing with current cost to build; difficult enough for housing authorities and non-profits. In particular, several interviewees cited prevailing wage requirements that are tied to Bay Area indices – unions don't have a strong presence in the SJV and there can be a shortage of union workers.

**Land Value.** While construction material costs are equivalent to the Bay Area, land values are lower as vacant land is more plentiful. Some interviewees noted that price points are increasing rapidly for vacant land in the Valley.

**Lack of local funding capacity.** It is difficult to assemble financing packages without bonding, housing trust fund, or philanthropic/large foundation "soft" money.

**Lack of Staffing.** There is a lack of Public Agency staff in general to streamline housing, encourage production, or put together funding applications.

**Transportation Systems.** Interviewees mentioned that there is difficulty in developing housing projects that qualify for State funding due to less developed transportation systems in the Valley, as well as different needs for unit size/density in Valley communities compared to denser urban areas with public transportation. This is especially true for rural and smaller jurisdictions. Because of program requirements, Valley jurisdictions often can't compete with larger, more urban cities and counties.

**Ineffective Density Bonus.** It was noted that the Valley is not dense enough for density bonuses to work in many areas.

**Water.** Water supply is a critical issue for supporting increased housing supply.



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### *Impediments to Housing*

**Increasing Construction Material and Land Costs.** In addition to increasing construction material costs, an inflow of buyers from the Bay Area and other locations has resulted in significant increases in home and land prices.

**Chaotic State Funding System.** The most often cited impediment was the lack of a unified application for State funding. There are currently too many agencies with differing missions and focus. The application process is too cumbersome, and agencies often change rules and guidelines from year to year. HCD and HUD were cited as being particularly difficult due to the complexity of the application process.

**Lacking Infrastructure.** In many greenfield areas, the infrastructure is not available. This increases the cost of new construction.

**Lacking Bridge to Homeownership.** Bridging the gap from “renter” to “owner” as a path to housing stability is challenged by high costs. Some residents are now more or less permanently priced out of the housing market due to the combination of new home prices and high rents.

**Complex Funding Systems.** Respondents felt that cities and counties [and the State] often don’t understand the complexity of low-income tax credit programs and that funding cycles don’t align appropriately.

**Limited Number of Non-profit developers.** While the Bay Area has a lot of non-profit housing developers, the Valley has few.

### Opportunities and Best Practices

#### *Opportunities*

**Management Assistance.** Public investment in management assistance of denser housing developments and streamlining entitlement process will reduce costs.

**Address Prevailing Wage Requirement.** Addressing the costs of prevailing wages is critical. Some stakeholders suggest removing the requirement, others suggest subsidizing them, but in any event the prevailing wage costs need to be reduced.

**Preservation.** Focus on housing “preservation” – existing housing stock as well as new affordable development.

**Tenants Rights and Housing Instability.** Find creative ways to protect tenants rights while still encouraging housing production. Preventing homelessness and housing instability is half the battle.

**Economic Development.** Make the Valley more attractive to employers, developers, and foundations/philanthropic organizations through quality of life and transportation system improvements.

**Rent Caps.** Investigate and implement reasonable rent caps.

**Update Development Regulations.** Updates to development and zoning codes are critical. Even if funding is available and policies are in place, development and zoning codes can discourage the very types of development needed – some product types should be “by-right.”

**Incentivize Density.** A lot of State funding programs are going back to density thresholds and rolling back greenfield development. Because higher-density infill housing can be more expensive to build, local jurisdictions must provide incentives for higher-density development.

**Identify, Plan, and Incentivize Priority Sites.** Find ways to incentivize infill plans and programs. An example cited was the Fresno COG plan that enables developers to request funding for infrastructure improvements for high-density projects. If a priority infill site has been identified, find ways to encourage development. There should be a focus on transit station area planning around both bus and rail locations, either with conditional funding or incentives for both market rate and affordable housing. The key is infrastructure planning and funding. Priority infill areas should be regionally identified and ranked for funding opportunities.

### *Best Practices*

**Plan for Housing.** Ensure there is sufficient land designated for housing in the General Plan.

**Streamline Permit Processing.** Create streamlined zoning and plan permit applications processes.

**Reduce Fees.** Impact fees are a constraint to development. Several interviewees felt that impact fees need to be reduced for preferred housing projects.

**Plan Regionally.** Housing production will benefit from the continuation of the integration of land use and transportation investments. Examples include BART (Bay Area), Metro (Los Angeles), VTA (Santa Clara), which have their own development departments for transit-oriented development on land they own.

**Involve Regional Agencies.** Regional agencies should take an active role in housing development incentives, particular TOD and land use around proposed stations.

**Provide Technical Assistance.** Several interviewees said assistance needs to go beyond best practices. While this is helpful, most know which practices work best in their area. The issue is lack of staffing to implement best practices. Real technical assistance, not education, is needed.

**Provide Financial Support.** Financing options such as down payment assistance for low- and moderate-income households are helpful.

### *Housing Production Successes*

**Public Funding.** Significant public funding is being used to construct and maintain affordable housing projects.

**Cohesive Planning.** The alignment of priorities and understanding among the jurisdiction's leaders, staff, and their constituents is critical.

**Resources and Capacity.** Cities and counties with an understanding of the housing programs that can provide help with applications are a resource. It sometimes isn't a problem of knowledge, but of available time. Also, the agencies themselves need to be sure they aren't part of the problem with conflicting answers or constantly evolving program and reporting requirements.

**Collaboration.** Collaborations between jurisdictions and agencies can benefit housing production.

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**Cost Reductions.** Integrating good property management and energy efficiencies can reduce the overall cost of housing and services appropriate to the population being targeted.

**Income and Use Mix.** Mixed-income developments (one in Fresno which is very successful) and mixed-use developments seem to be thriving better in the region. Mixing development with those with higher-income earners has been successful.

### What more should cities, counties, and the State be doing to help address the housing crisis?

**Support New Tenants.** In an effort to combat NYMBYism, local jurisdictions and the State should provide support for new tenants who may have not yet paid bills before or maintained property.

**Align Priorities.** Local and State leaders need to prioritize increasing the supply of affordable housing and support inclusionary housing strategies.

**Support Funding Pursuits.** Local government needs support in pursuit of housing funds. We need to identify which agencies are pursuing funding, which are not, and why. This point was made by several interviewees.

**Add Public Funds.** There needs to be a significant increase in public funds available for constructing affordable housing. Subsidize the prevailing wage requirements to bring down the costs of projects.

**Correct Compliance Issues.** Increase penalties for not meeting affordable housing requirements.

**Communicate with Stakeholders on the Ground.** The State needs to coordinate with agencies, authorities, and non-profits that have been working on housing issues for decades, identify their needs, and then find ways to assist.

**Encourage Innovation and Flexibility.** An entrepreneurial mindset is needed to try new innovations and pivot from what isn't working. Flexibility is key.

**Focus on Equity.** When housing funding is population based, sometimes small jurisdictions with the greatest needs get short-changed. The issue is equality versus equity. If an area is historically disadvantaged, more funding and resources are needed. Geographic set-aside for smaller jurisdictions or regions is needed.

**Support Advocates.** Provide support for collaborative advocacy groups to share ideas and support the people doing the work. Give these groups a voice in Sacramento and Washington D.C.

**Support Goals on the Ground.** Policies and legislation at the Federal, State, regional, and local levels need to support housing goals.

**Plan from an Affordable Housing Perspective.** Planners with affordable housing experience are needed. It's better to work with a planner tasked with helping with affordable housing as opposed to a planner with no background. This emphasis should come from agency leadership as an important local issue.

**Prioritize Surplus Properties.** Focus on identifying and creating housing opportunities on surplus public property.



## Summary Report: San Joaquin Valley MPO Director Interviews

### Introduction

The San Joaquin Valley Regional Early Action Planning (REAP) Committee has commissioned a study of housing trends, barriers, and best practices in the Valley. This effort is intended to assist its 68 cities and eight counties with preparing their 6th cycle housing elements and increase housing supply and affordability. The study includes outreach to housing stakeholders, city and county staff, and the public; periodic informational webinars; research on socioeconomic and housing data, case studies, and best practices; and a final report.

The purpose of the MPO director interviews was to gain a broad understanding of MPO directors' views of Valley housing issues, opportunities, and challenges. The interviews primarily explored impediments to housing production and affordability and solutions to address those impediments.

Between April 27 and May 6, 2021, seven directors were interviewed along with their staff members and consultants who focus on housing and planning. The eighth director provided a written response to the interview questions. Even though several of the MPOs focus almost uniquely on transportation and have little focus on housing (e.g., Kings, Tulare, Merced, Madera), all provided useful regional perspectives on housing planning and production.

### Interview Themes

#### Housing Issues and Impediments

MPO directors were asked "What are the top three housing issues facing your region?" and "What are the top three impediments to housing production and affordability in your region?" Their responses are summarized in the two sections immediately below.

#### *Housing Trends and Issues*

**Increasing Unaffordability:** While the Fresno director noted that the area is still affordable relative to other regions in the state, the directors in Fresno, Stanislaus, San Joaquin, Merced, Kern, and Tulare Counties said that both rent and housing prices in the region are becoming increasingly unaffordable in both urban and rural areas. The Fresno director specifically mentioned the large number of cost-burdened residents, giving the example of the rent for a two-bedroom apartment requiring an income that is twice the minimum wage.

**Low Inventory:** Four directors (Stanislaus, Merced, Tulare, San Joaquin) noted limited housing inventory across all housing types. The San Joaquin director noted a particular challenge with the availability of multi-family housing.

**Poor Jobs-Housing Balance:** The Stanislaus, San Joaquin, and Merced directors stressed the lack of jobs relative to the housing supply, which is a reflection in part of the rates of commuting into the Bay Area.

**High VMT:** The region's commuting patterns are reflected in high rates of vehicle miles traveled (VMT), which makes it increasingly difficult to comply with State law.

**Lack of Housing Type Diversity:** Both the Stanislaus and San Joaquin directors noted that the inventory is dominated by single-family homes.

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**Work from Home:** Both the Stanislaus and Merced directors wondered about how the pandemic-induced acceleration of the “work from home” trend will impact the housing markets in their regions in the long term.

**Demand:** The Stanislaus director noted that housing demand remains high.

**Displacement and Isolation:** The San Joaquin COG has been tracking increasingly worrisome patterns of gentrification and displacement in the area, and the Madera director noted that lower-income communities tend to be geographically isolated in unincorporated areas away from most services.

**Homelessness:** The Merced and Fresno directors expressed concern about the growing homelessness problem in their regions.

### *Root Causes of Housing Issues and Impediments to Housing Production*

**Infrastructure Capacity:** Based on directors’ comments, constraints associated with the capacity of water and wastewater infrastructure seem to be a universal problem in the region. A variety of factors limit system capacity:

- In some cases (San Joaquin, Merced, Tulare), older systems cannot accommodate the needs of higher-density infill development.
- In Stanislaus, both water sources and water system capacity are constraints.
- In Merced, water quality is also a concern.
- In Merced and Stanislaus, wastewater system capacity or service area limitations are constraints.

Some of the older systems are also increasingly difficult to maintain. Funding sources are limited for both the maintenance and expansion of existing systems.

**Regulations:** The Kern, Tulare, and Fresno directors highlighted the impact of regulations on increasing the costs of building new housing. For example, new building standards and solar and fire safety requirements make housing generally more expensive and requiring greater subsidies to build affordable housing. In addition, the Kern director noted that State policies to preserve agricultural land can be an impediment to housing construction, and the Fresno director added that the VMT constraints of SB 743 are making it difficult to get subdivision approval.

**SB 743 and VMT:** The Fresno director fears that VMT requirements may soon make it impractical to build housing in some communities, particularly the smaller, more rural communities with longer commutes.

**Permitting Delays:** On a related but different note, the Stanislaus and Tulare directors identified delays associated with permitting housing projects as an impediment.

**Expense of Building Higher-Density Affordable Housing:** The directors in Stanislaus, Fresno, Kern, and Madera are concerned that affordable housing is more expensive to build than market rate housing. Specifically, higher-density infill housing can be more expensive and “doesn’t pencil.” Developers can only make a profit with middle and upper market rate, mostly single-family housing.

**Lack of Funding:** Moreover, with the loss of redevelopment funding, there are limited sources of funding available to subsidize affordable housing (i.e., cover the gap between affordable rents and the costs of development). Specifically, the Fresno, Tulare, Kern, Madera, and San Joaquin directors felt that much of the

region cannot be competitive for or find the required match for the remaining funding sources. Several directors gave the example of the Affordable Housing and Sustainable Communities (AHSC) program, which requires that projects demonstrate VMT and GHG benefits that are difficult outside of urban areas with extensive transit systems. The Kern director also noted that the Transformative Climate Communities (TCC) grants only account for 10 percent of what redevelopment funding used to cover.

**Developer Capacity:** The Stanislaus, San Joaquin, and Tulare directors noted that there simply are not enough builders to meet the demand. Due to the costs of construction, including the statewide prevailing wage, it is more profitable for builders to focus on markets with higher selling prices, like the Bay Area. As a result, Valley communities often rely solely on nonprofit developers that do great work but have limited capacity.

**The Right Housing in the Right Place:** The Tulare director observed that in some communities it is hard to find housing sites that are near amenities like transit, schools, and other services. Likewise, outside the city of Merced, the Merced director sees communities struggling with the lack of planned and entitled buildable lots. The Fresno director, on the other hand, noted that while higher-density housing can be built in downtown Fresno, there may not be a strong market demand for that housing product.

## Housing Production Successes

MPO directors were asked:

- “What are your region’s top three housing production successes?”
- What were the keys to those successes? How have impediments been overcome?”
- “What are your region’s housing production best practices?”
- “Beyond reinstating redevelopment programs or establishing some other stable funding source for housing, how can the San Joaquin Valley region and the State help to accelerate housing production?”

Their responses are summarized in the two sections immediately below.

### *Keys to Success*

**Land Availability:** Directors noted that extensive available land that is designated for future housing helped to accelerate development and to keep land prices down in the Kern, Kings, and Fresno regions.

**Flexible Zoning:** The Kern director shared that flexible zoning facilitated the development of market rate housing downtown.

**Permit Streamlining:** Directors observed that some local jurisdictions (Modesto, Turlock, Fresno) have been very successful at streamlining permitting processes to expedite housing construction.

**Funding:** The Stanislaus, Tulare, San Joaquin, and Madera directors stressed that a key to the success of affordable housing projects was funding. The most common funding source was AHSC for infill projects in downtowns (Stockton, Merced), but the San Joaquin director also noted that upward pressure on rents helped market rate projects pencil out, and Modesto received a grant from the Air Resources Board based on the Regional Transportation Plan. In contrast, the Kings region has not been successful in securing AHSC grants because of its requirements and limited staff capacity.

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**Impact Fees:** The Madera director noted the importance of having impact fees in place to expand infrastructure systems along with new development. The Kern director, on the other hand, added that reduced downtown traffic impact fees helped to facilitate construction.

**Partnerships:** Both the Stanislaus and Tulare directors emphasized the importance of collaboration and partnerships among the MPOs, local jurisdictions, housing authorities, and nonprofits.

**High-capacity Nonprofits and Agencies:** The Tulare and Kings directors stressed how important it has been to have a well-established, high-capacity nonprofit affordable housing developer that is willing to take on complicated projects using a variety of funding sources. Likewise, the San Joaquin director noted how entrepreneurial the local housing authority is at creatively bundling diverse capital stacks.

**Proximity to the Bay Area:** The San Joaquin director noted that cities near the Bay Area were more successful at diversifying their housing stock.

**Accessory Dwelling Units:** ADUs are a success story in the Tulare and Fresno regions, including the award-winning ADU designs that are free to residents in Clovis.

**Modular Construction:** The San Joaquin director noted that because of the scales possible in that area, modular construction was possible and was helping to reduce housing costs.

### *Opportunities*

**Housing Trust Fund:** The Stanislaus and San Joaquin regions are considering establishing housing trust funds to provide an additional source of affordable housing funding.

**Revolving Loan:** The Kern director suggested developing a revolving loan finance mechanism that can facilitate infill housing.

**Impact Fees:** Local jurisdictions in the Stanislaus region are considering instituting impact fees, and the San Joaquin director noted that Lathrop is piloting a fee program based on the housing-jobs ratio.

**Inclusionary Zoning:** Though inclusionary zoning is rare in the region, the San Joaquin director noted that Ripon adopted a 10 percent inclusionary housing requirement, but it is too early to assess its impact.

**Streamlining:** Likewise, some local jurisdictions in the San Joaquin region are exploring ways to streamline project approval processes.

## Planning that Advances Housing Production

MPO directors were asked “What are your region’s challenges with housing planning – in the RTP/SCS, with RHNA, and with regional housing elements or other regional housing planning?” and “How well do mandates related to planning for transportation, VMT, housing, GHG emissions/air quality, and environmental justice align and integrate with one another?” Their responses are summarized in the two sections immediately below.

### *Regional Planning*

**Projections and RHNA Out of Sync:** The directors in Merced, Madera, and Fresno noted the significant differences between the population, housing, and jobs projections from the State Department of Finance (DOF), which are used for the Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS), and the Regional Housing Needs Allocations (RHNA) from the state Department of Housing and Community Development (HCD). The RHNA are typically higher, often by significant amounts, which makes it very difficult to keep regional and local planning in sync.

**State Goals in Conflict:** Several directors (Fresno, Kern, Merced, Kings, Tulare) expressed concern about the negative outcomes of State policies in the Valley context. For example, directly through SB 375 and indirectly through SB 743, the Fresno, Merced, Tulare, and Kings directors expressed concern over GHG reduction goals being pursued at the expense of other goals, like affordable housing and equitable economic opportunity. In a rural context, where housing and job centers are often far apart and where robust transit systems are impractical, it can be very challenging to satisfy the VMT requirements of SB 743. Moreover, VMT goes up as unemployment drops, so SB 743 can end up punishing communities with greater economic opportunity.

In another example provided by the Kern director, the State-driven preservation of agricultural land is limiting affordable housing production. Ironically in the Fresno region, groundwater policies are threatening the viability of farming, so the end result may be the preservation of unproductive farmland.

### *Local Planning Challenges*

**Low Staff Capacity:** Most of the directors (Stanislaus, Merced, Tulare, Madera, Kings, San Joaquin, Fresno) identified the limited capacity of local planning agencies as a major impediment to planning to advance housing production. Specific challenges include offices with no or very limited staff, recruitment, retention, and heavy workloads, which make it challenging to complete comprehensive General Plan updates and to meet State requirements for updates to specific elements.

**Limited Budgets:** The directors also noted that many local jurisdictions do not have budgets to hire consultants to assist with the mandated planning.

**Insufficient Grant Awards:** Though SB 2, LEAP, and REAP grants help, the formula grants are not always enough to hire a consultant, and the smaller jurisdictions otherwise have trouble competing for supplementary grants.

**Inappropriate Density Requirements:** The Fresno and Stanislaus directors stressed that the State density requirements (20-30 units/acre) are not realistic in much of the Valley.

**Planning is Not a Key Impediment to Housing Production:** The Fresno, Madera, and Kern directors stressed that housing planning is not a barrier to housing production, so more planning will not solve the problems. For



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example, it is not often a problem identifying adequate housing sites, but it will be a challenge getting the RHNA targets built. They suggested that planning funding be redirected toward construction.

#### *Local Planning Opportunities*

**Technical Assistance:** The Stanislaus and San Joaquin directors think HCD and REAP technical assistance should be helpful.

**Joint Planning:** The Kings region prepared a joint housing element for the last two cycles, and Stanislaus is hoping to prepare a regional housing report to support local jurisdictions.

**Pre-Project Environmental Analysis:** The Kern director suggested using planning funds to complete the environment clearance for infill housing locations that identify needed infrastructure and other mitigation measures to facilitate housing production.

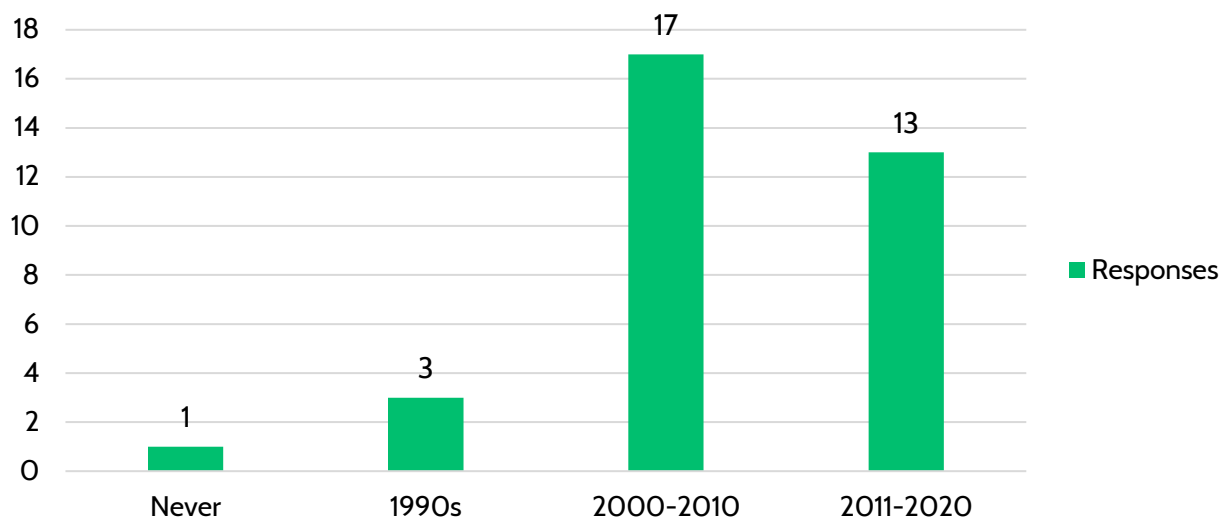
## Planning Staff Survey

### Survey Results

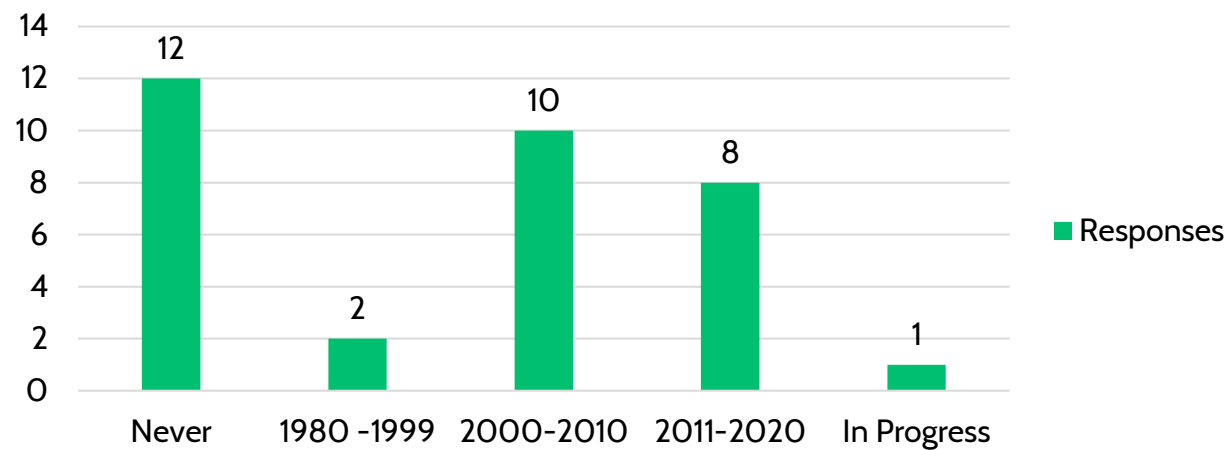
Questions One: Who is the point of contact for this survey?  
(we have only included the names of participating jurisdictions below).

Participating Jurisdictions	
Atwater	McFarland
Avenal	Merced
Bakersfield	Modesto
Dinuba	Newman
Escalon	Oakdale
Farmersville	Porterville
Firebaugh	Reedley
Fresno	Ridgecrest
Fresno County	Riverbank
Hanford	Sacramento
Kerman	Sanger
Kingsburg	Stockton
Lindsay	Taft
Livingston	Tulare
Los Banos	Waterford
Madera	Woodlake

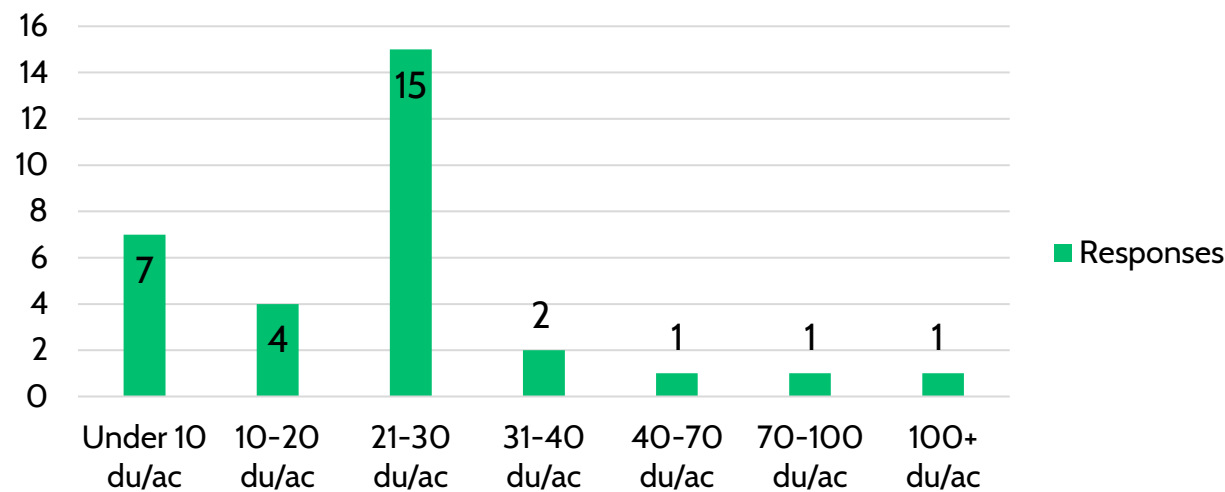
Question Two: What year was your General Plan last comprehensively updated?



Question Three: What year was your Zoning Code last comprehensively updated?



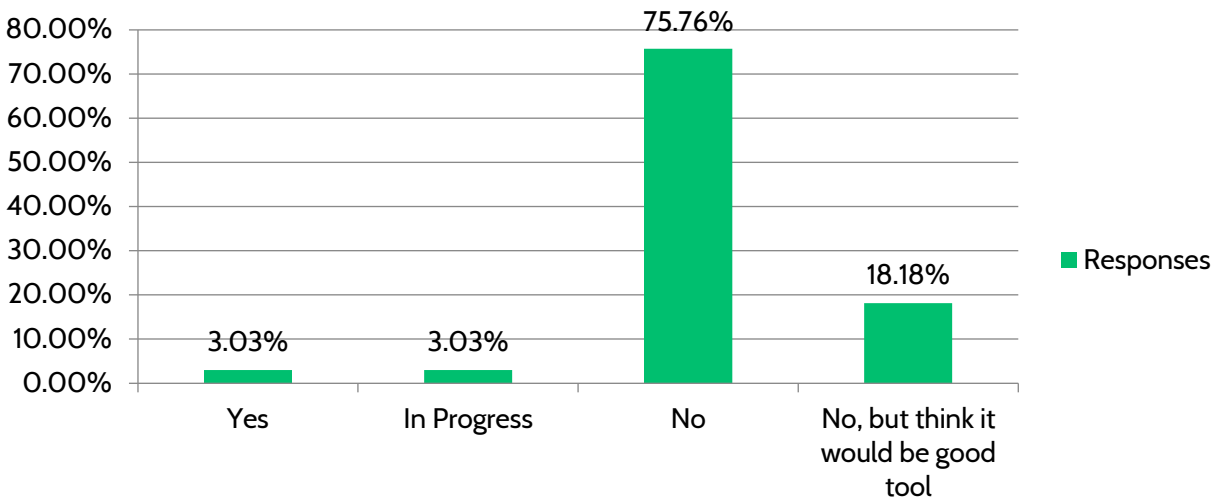
Question Four: What is the maximum density (du/ac) allowed under a standard residential designation?



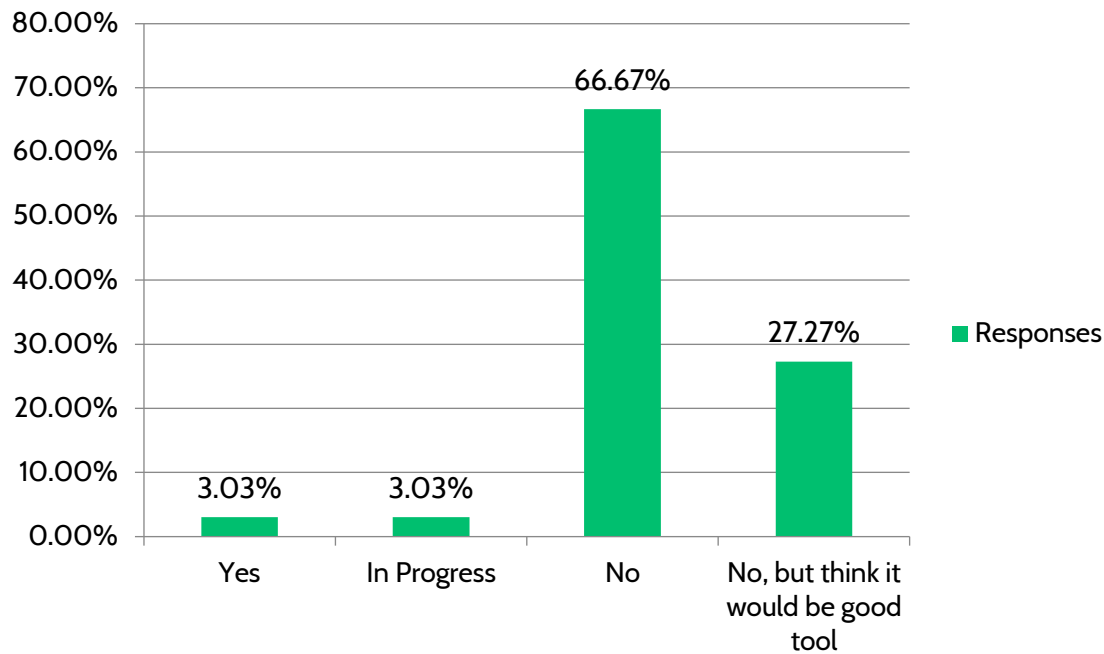
Question Five: Has your Zoning been updated in compliance with the following:

	YES	
	Number	Percent of Total Responses
Density Bonus, AB 1763 (2019) and AB 2345 (2020)	9	26.47%
Accessory Dwelling Units (multiple bills)	11	32.35%
Objective Design Standards	6	18.18%
Streamlined Review, SB 35 (2017)	3	9.09%
Housing Crisis Act, SB 330 (2019)	1	3.13%
Low Barrier Navigation Centers	4	12.12%
Single Room Occupancy	16	48.48%
Community Care Facilities	17	51.52%

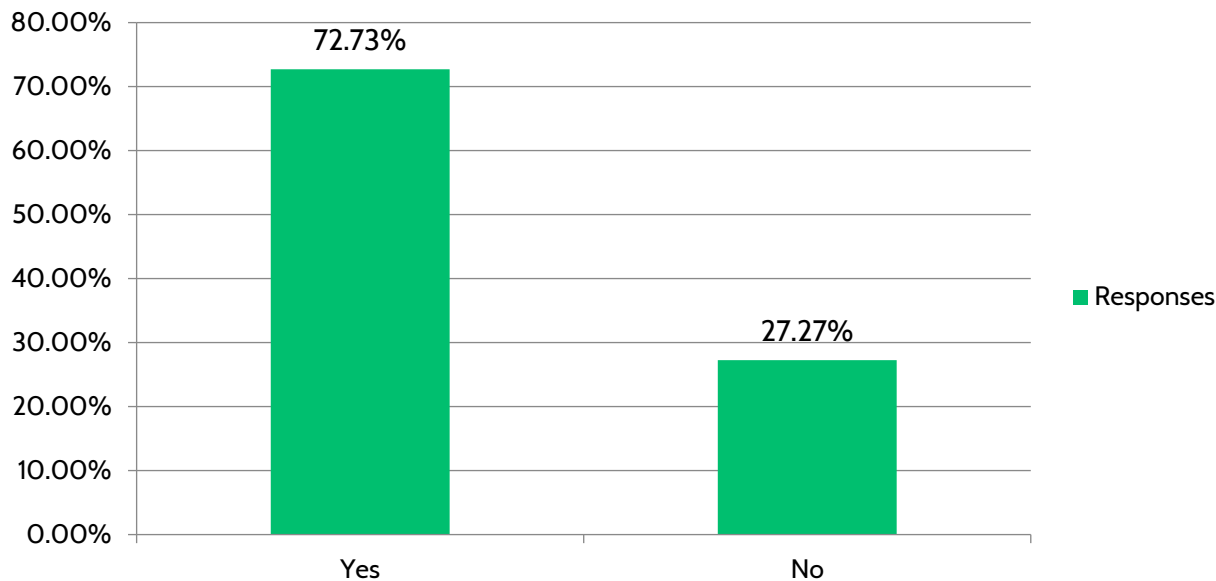
Question Six: Do you have an inclusion housing ordinance?



Question Seven: Do you have a housing trust fund?

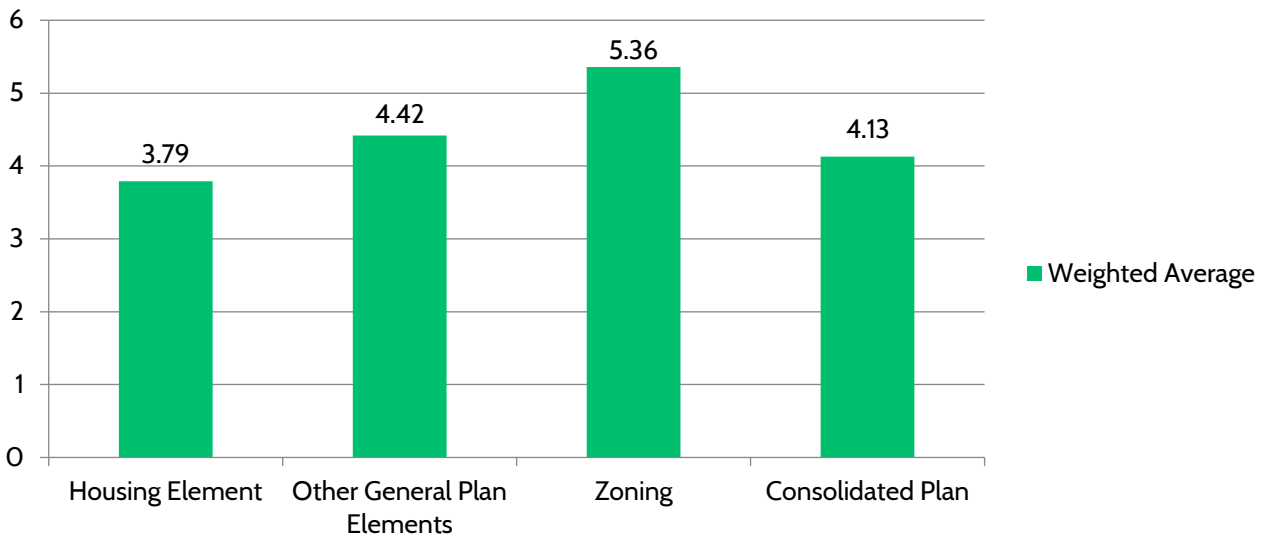


Question Eight: Does your jurisdiction give priority to public works projects or service improvements designed to better serve disadvantaged areas?

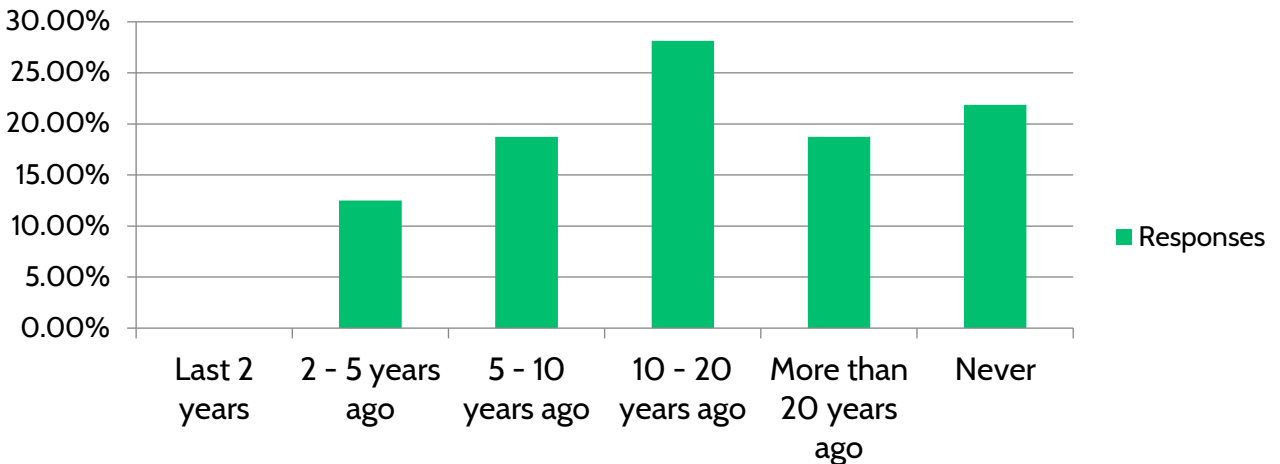




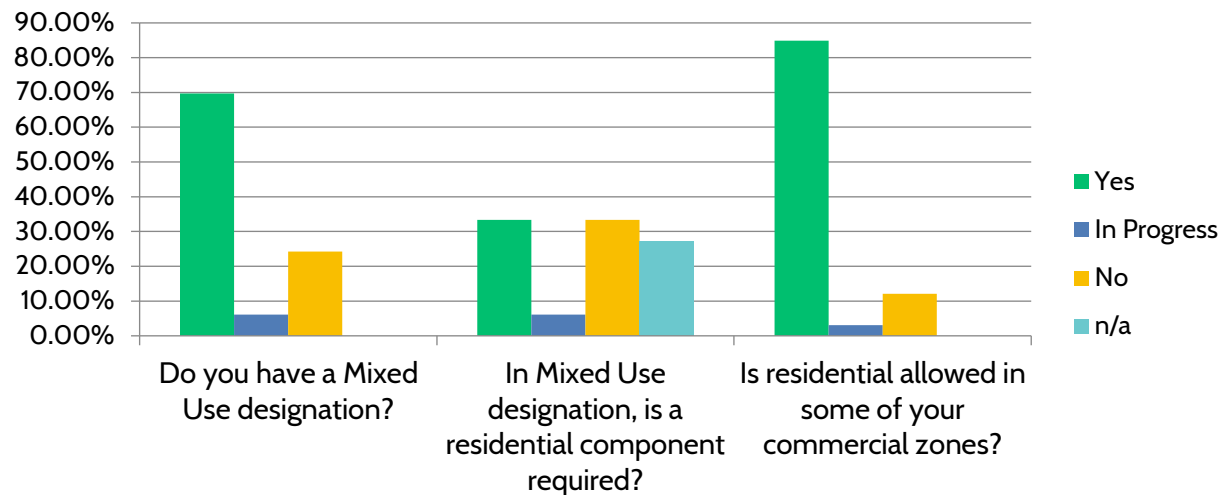
Question Nine: In your opinion, what planning tools are most effective in facilitating housing production in your jurisdiction today?  
(Scale from 1: Not Effective to 7: Extremely Effective)



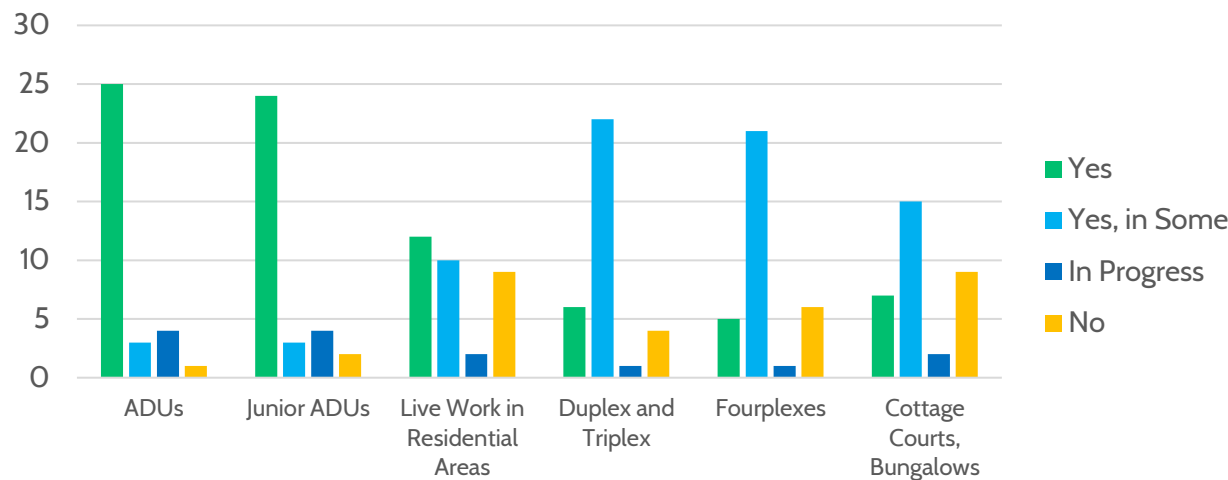
Question Ten: When was the last time a condominium project was approved in your jurisdiction?)



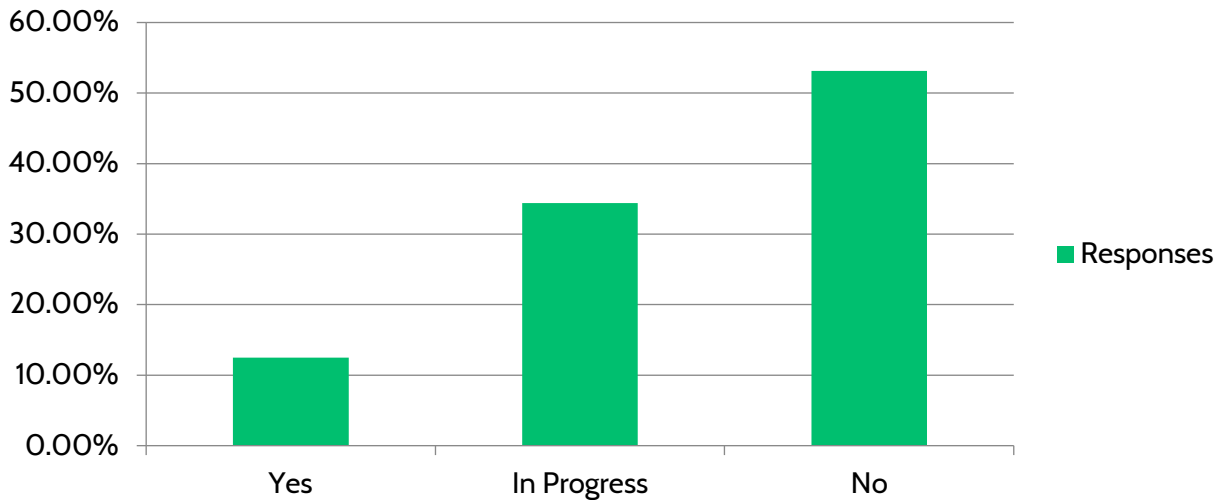
Question Eleven: Mixed Use Projects with Housing



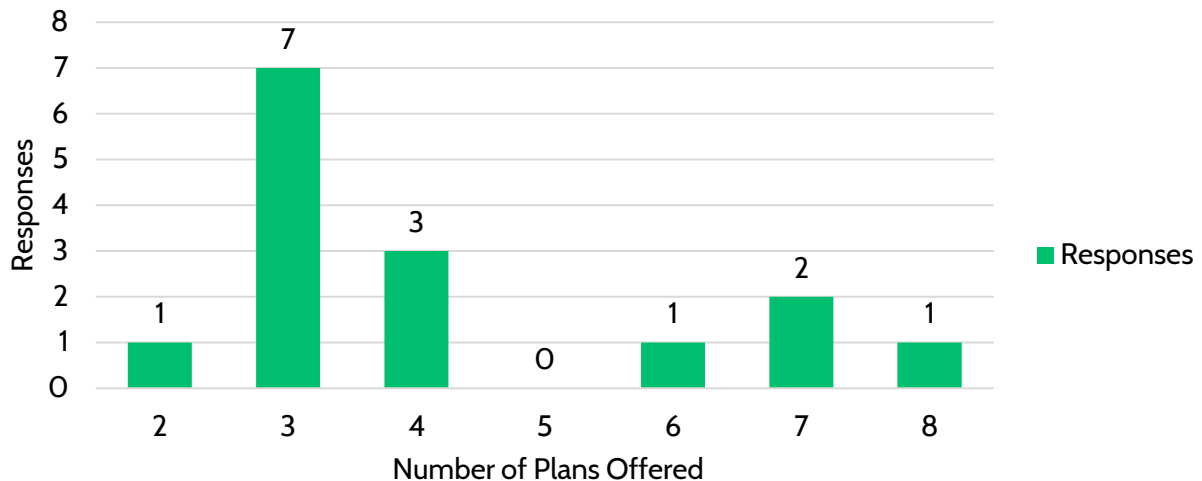
Question Twelve: Are the following allowed by right in your residential zoning?



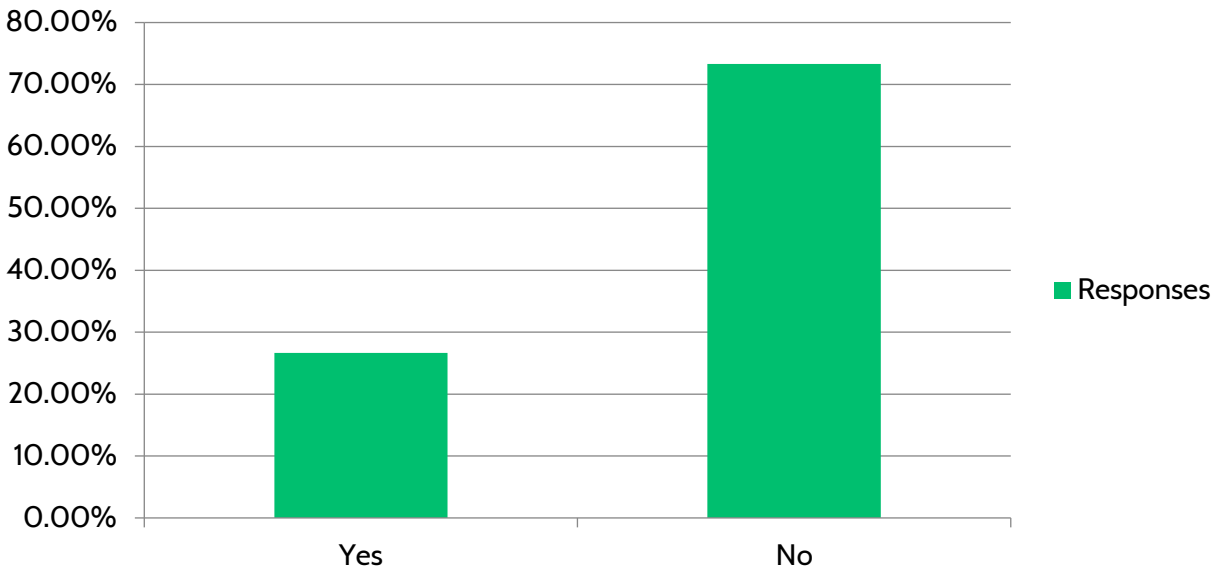
Question Thirteen: Does your jurisdiction offer pre-approved ADU plans for residents to use for their projects?



Question Fourteen: If you offer or plan to offer pre-approved plans, how many plans are offered?



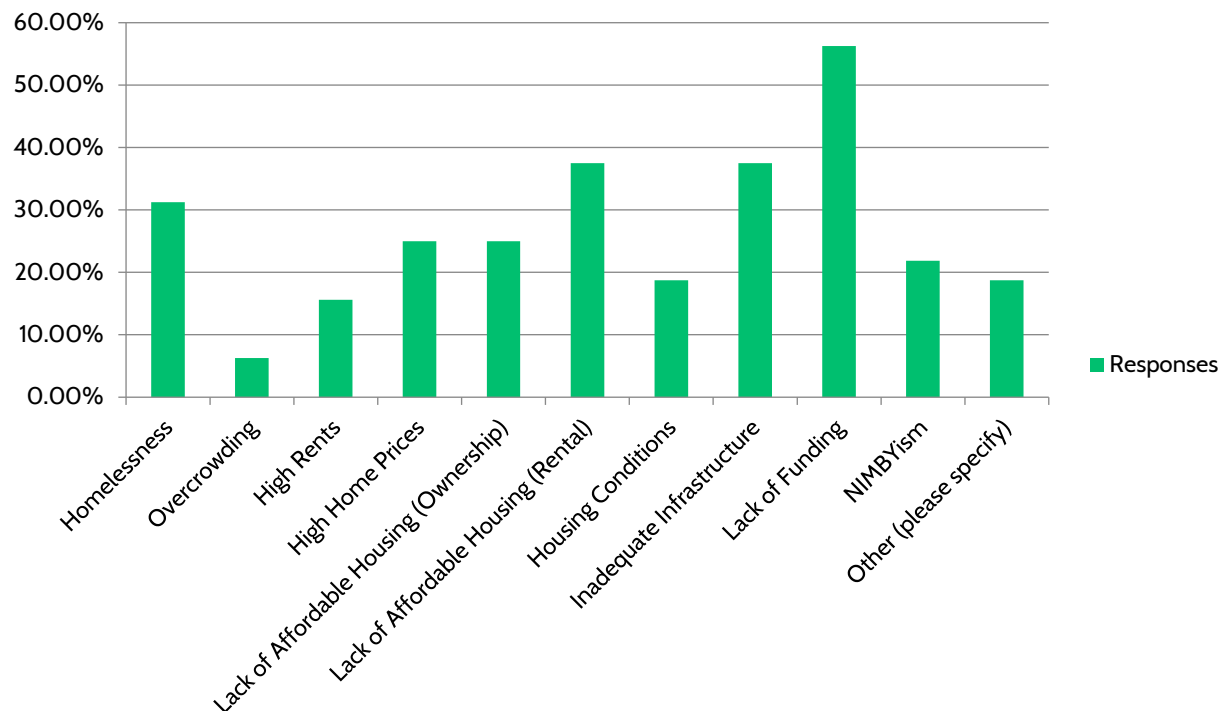
### Question Fifteen: Have these [ADU] plans been used to produce new housing?



### Question Sixteen: How do property owner's/developers find out about the plans?

Responses
Online and from others.
City website, social media, outreach (residents, realtor, developer, newspaper, city-wide advertising.
The city will be engaging in outreach via social media, community meetings, presentations, and in-person inquiries.
Website, brochure
Website will be updated and use of advertisements (i.e., social media, website, etc.).
When project goes live, extensive outreach through multiple mediums will occur.
City website
Outreach through newsletters, website, information shared at public hearings
We will coordinate outreach when the plans are completed. The plans will be used by the cities of Modesto, Ceres, Riverbank, Turlock, Waterford, and Oakdale.
There will be publications, direct marketing and outreach.
In progress at this time
City will be preparing an outreach program.
City E-news, Newspaper publication, Surf list mailing
The city plans to advertise the program, most likely online.
Online, social media, planning counter, email lists.

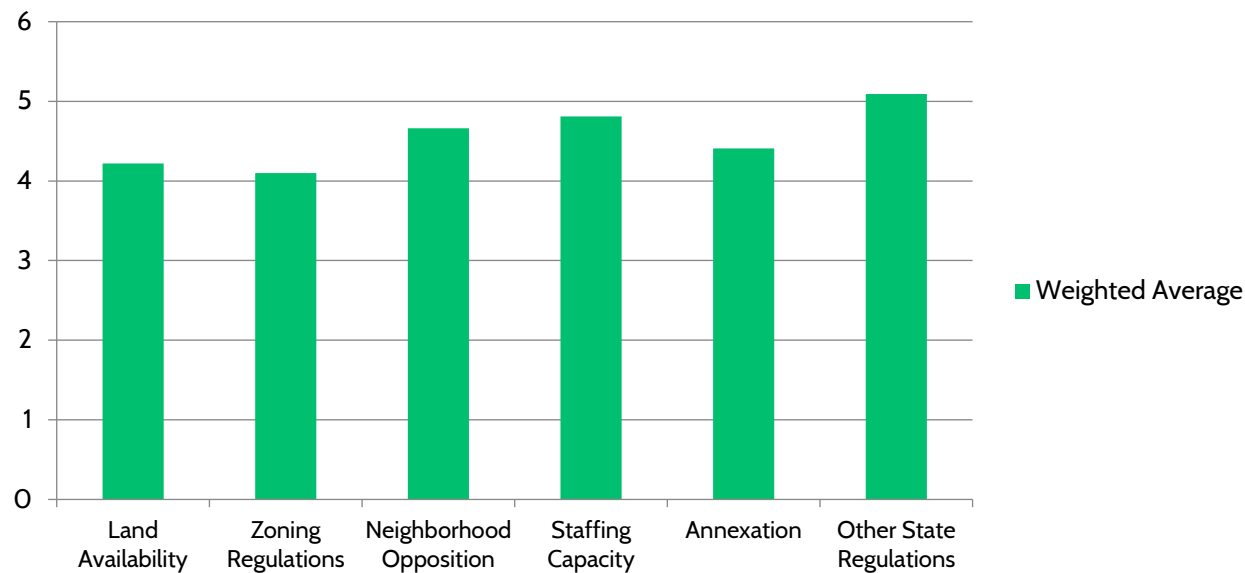
Question Seventeen: In your opinion, what are the three most critical housing issues facing your city or county? (Pick 3)



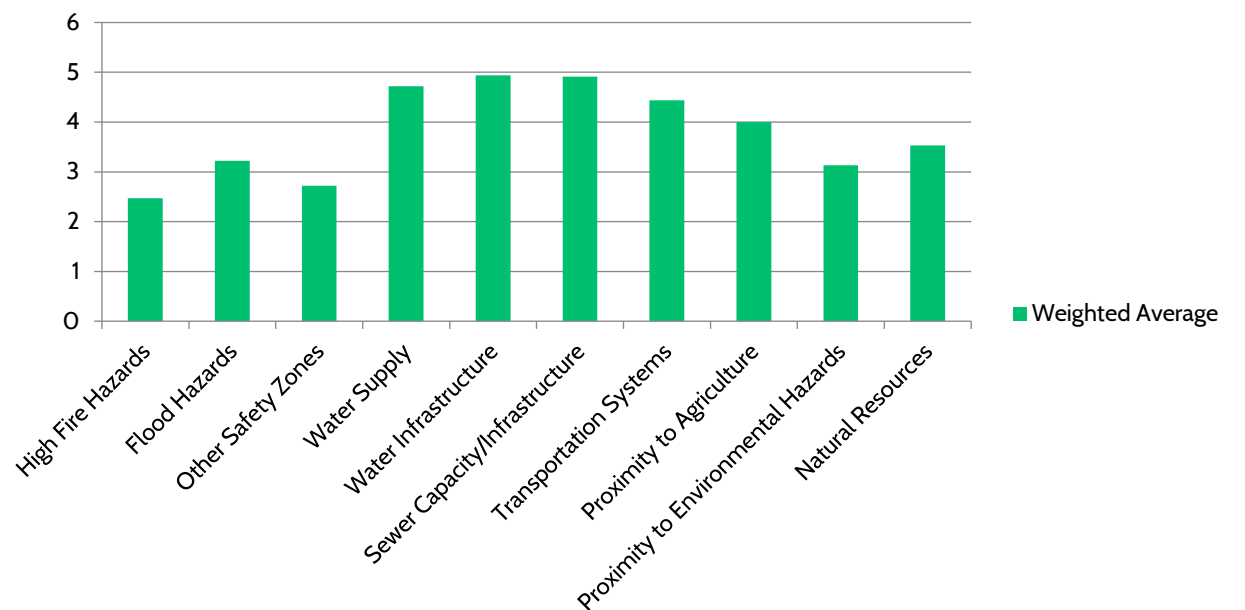
Other Responses
Cost to extend infrastructure to the Lake Pointe Master Development Plan.
Ineffective State law, overriding local zoning control.
Lack of architects, engineers, contractors, and developers willing to build in my city
Undeveloped land
Land availability
Lack of residential land within city limits



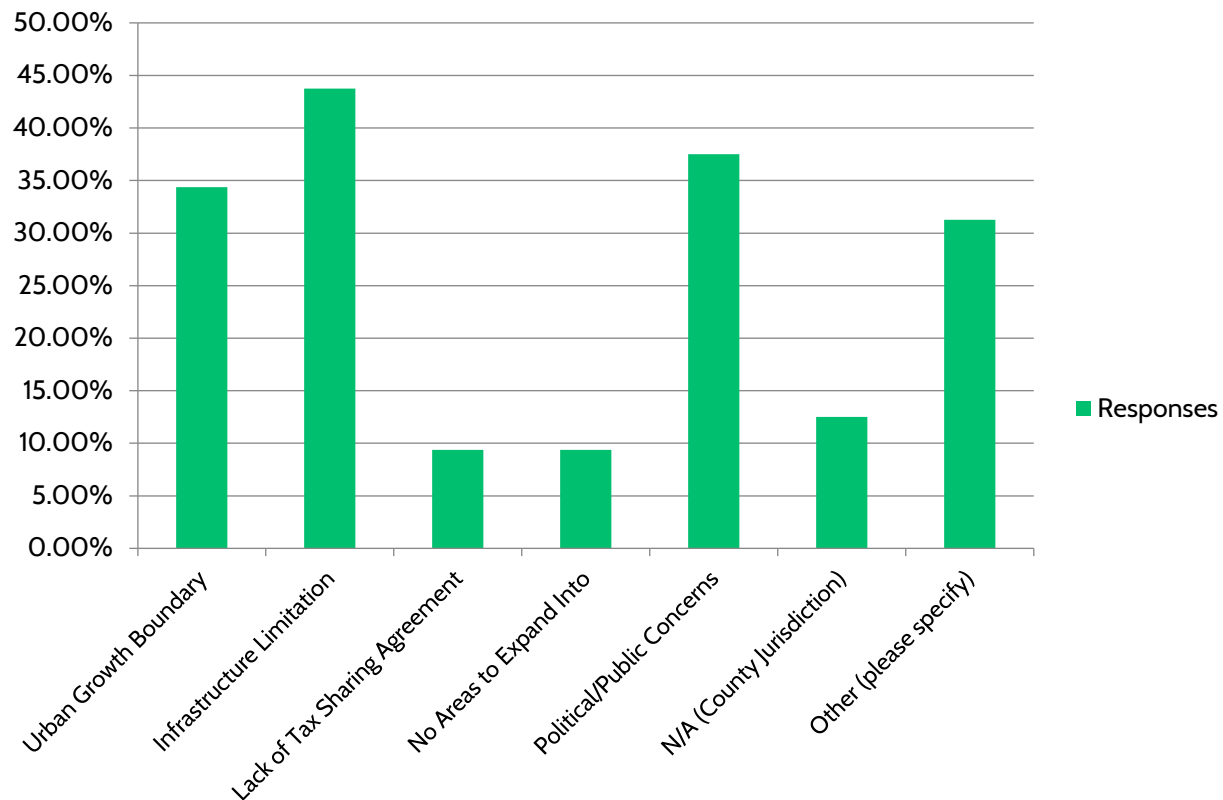
Question Eighteen: Which of the following are likely to play a notable role in constraining housing production?  
(On a scale of 1: Not At All Important to 7: Extremely Important)



Question Nineteen: Which are the key physical constraints on the production of housing in your city or county?

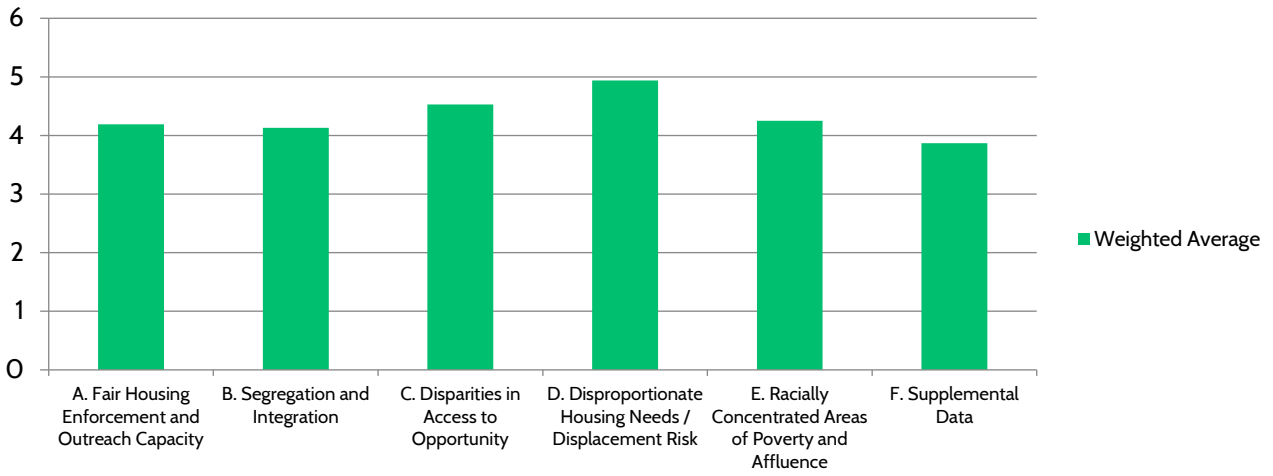


**Question Twenty: Do any of the following limit your ability to annex land?  
(Check all that apply)**

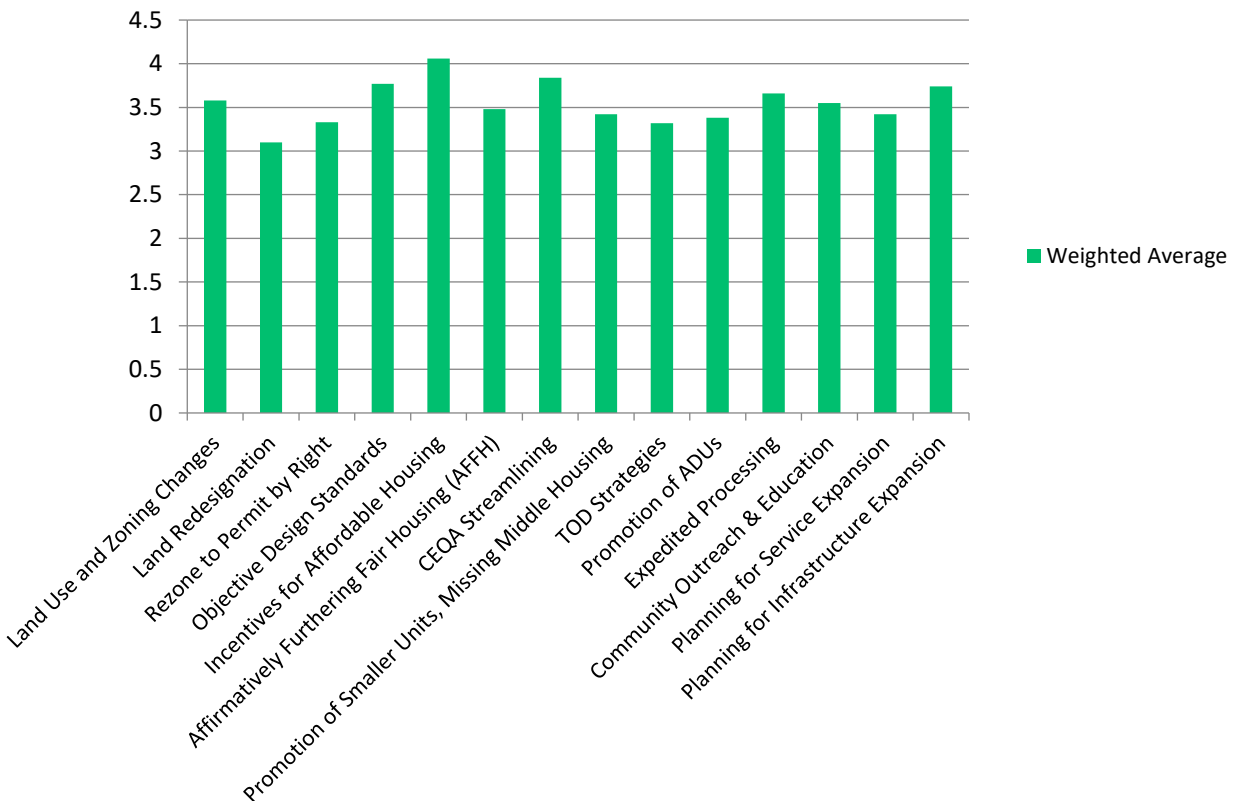


Other Responses
Loss of prime farmland
Lack of development proposals in areas outside of the city limits and within the city's General Plan boundary.
Conversion & loss of prime farmland
Lack of TSA with annexation/development referral provisions
Prime ag land
MOU requires entitlement for annexation.
Measure E does impact the ability to expand existing Community Plan boundaries. But infill development seems like a smarter strategy.
Unincorporated doesn't want to be annexed, they lack adequate infrastructure, and property/sales tax revenue would barely fund one more City Hall employee
Prime Ag Land/Williamson Act
None

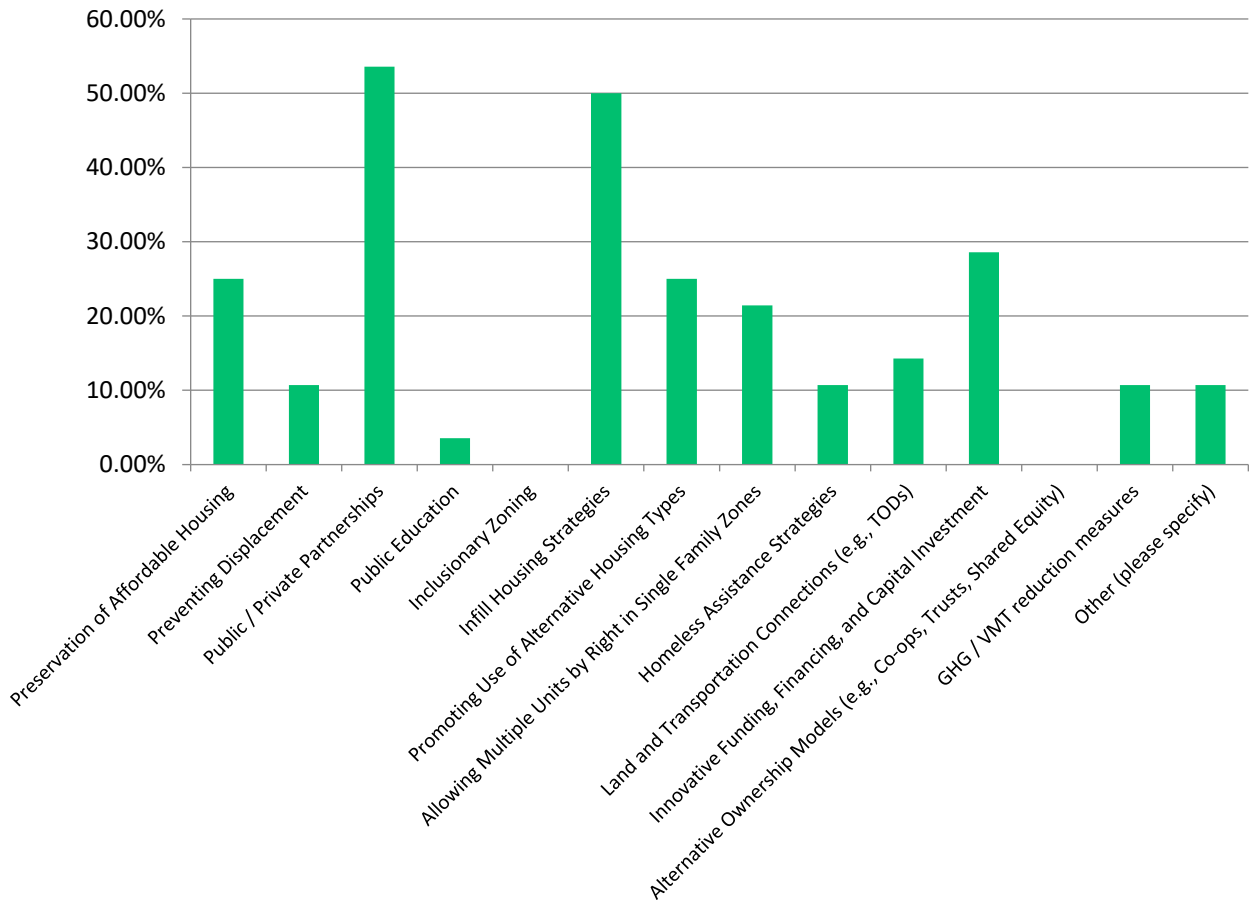
Question Twenty-one: For the impediments to fair housing used by HCD, how notable are these impediments in your city or county?



Question Twenty-two: Are you interested in Technical Assistance on any of the following? (On a scale from 1: Very Unlikely to 5: Very Likely)



Question Twenty-three: What are your jurisdiction's best tools for addressing housing supply and costs? (Pick all that apply)



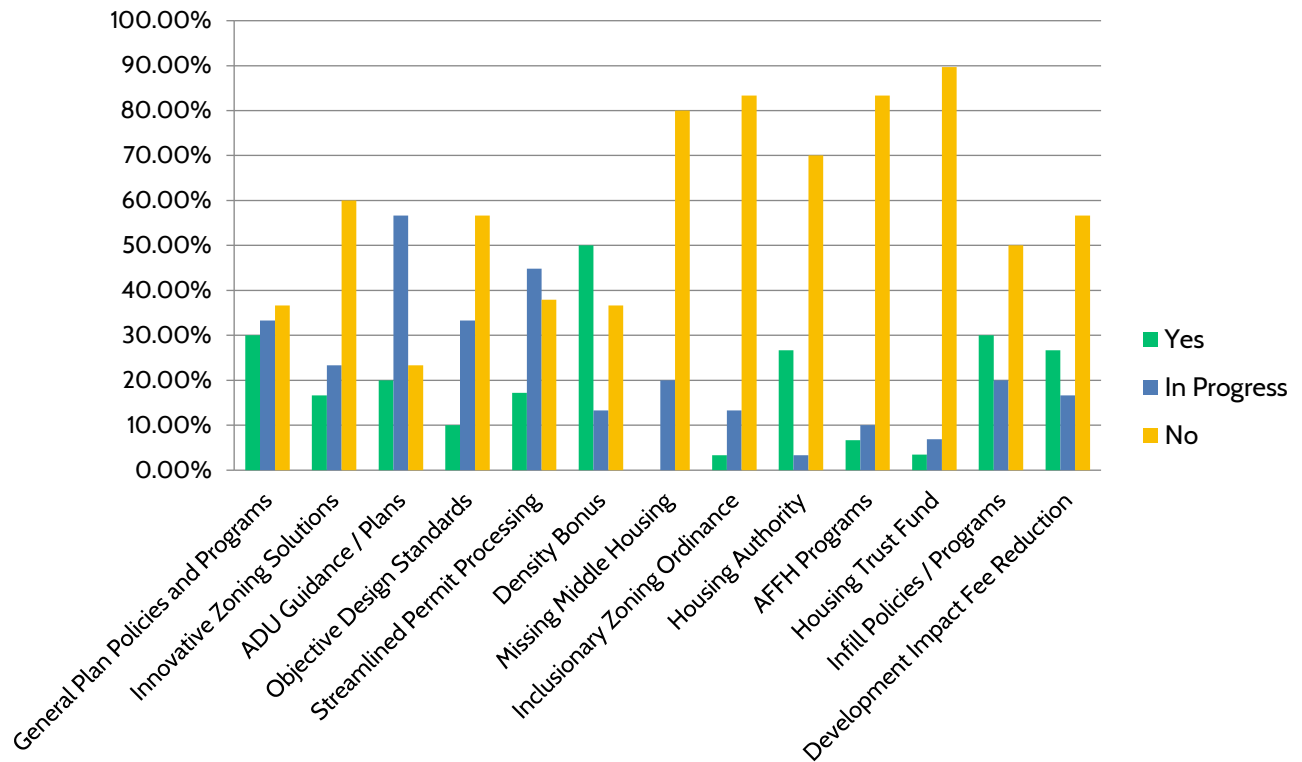
Other Responses
Most reviews are ministerial
None of the above. Taft is by far one of the most affordable cities to live in California.
Simple zoning code

### Part 3: Outreach Summary

Question Twenty-four: What is an example of a successful housing project in your jurisdiction (or another jurisdiction) that you think is an example of housing to meet future needs? List names and jurisdictions.

Responses			
1	Mission Court; Sacramento Street; and West Trail Apartments	Silvercrest-Salvation Army Tulare Senior Housing	Tule Vista
2	Fresno County allows ADUs in residential zones in compliance with State laws	Tiny houses in the City of Clovis	ADUs and Junior ADUs in the City of Fresno
3	Edgewater Subdivision - Infill single-family residential 75 lot subdivision.	Duplex infill development	Carriage Square Estates - Stanislaus County Housing Authority 13-unit affordable subdivision. Infill development.
4	City of Reedley, Presidential Estates (SF homes)	City of Reedley, Kings River Commons	City of Reedley, Paseo 55
5	Riverstone	Tesoro Viejo	Parksdale Village
6	Riverbank Family Apartments, Riverbank	Riverbank Central Apartment, Riverbank	blank
7	Sanger Crossing Phase 1 & 2	Memorial Village	Sanger Newmark Village - AHSC application in progress
8	N/A	blank	blank
9	Oakleaf Meadows	Avena Bella	Pathways
10	The Villages - apartments	Tierrasanta villas - apartments	Castle Assets housing projects
11	Tract 7214 McFarland Partners	Tract 6414	De Colores
12	Oak Leaf Meadows- Oakdale	Heritage Oaks- Oakdale	blank
13	Sierra Village	Emperor Estates	blank
14	Park Creek Village apartments	Gateway Apartments	Farmersville Senior Housing
15	Self Help, Guardian Village, Reedley	Self Help, Aspen and Reed, Reedley	blank
16	Rio Villas senior housing project	Firebaugh Family Housing redevelopment project	blank
17	Grand View Village, Stockton	Anchor Village, Stockton	Gleason Park Apartments, Stockton
18	Tierra Vista Apartments	Silvercrest-Salvation Army Tulare Senior Housing	Tule Vista

## Question Twenty-five: Have you completed recent projects or regulatory changes that you feel promote housing production?



## Question Twenty-six: Who are the affordable housing developers active in your jurisdiction / region?

Responses				
1	Chelsea Development Corp	Self-Help Enterprises		
2	Chelsea Development Corp	Self-Help Enterprises		
3	Housing Authority of the County of San Joaquin	Mutual Housing	STAND	Visionary Homebuilders
4	Pacific West Companies			
5	Pacific West Communities	Tulare County Housing Authority	Self-Help Enterprises	
6	Self-Help Enterprises	Housing Authority	Habitat for Humanity	
7	Stanislaus County Housing Authority	Self-Help Enterprises	EAH Housing	Visionary Home Builders
8	Housing Authority of the County of Kern	Chelsea	Cesar Chavez Foundation	
9	Central Valley Coalition for Affordable Housing	Upholdings	Meta Housing Corporation	
10	Self-Help Enterprises	Fresno Housing Authority	Corporation for Better Housing	
11	Self-Help	Habitat for Humanity		
12	Pacific West Communities, Inc.			
13	Self-Help Enterprises	AMG Land	Pacific Companies	
14	N/A			
15	EAH	Stanco	Visionary Home Builders	Housing Authority
16	Visionary Home Builders	CastleAssets		
17	Self-Help Enterprises			
18	Visionary Home Builders			
19	Self-Help Enterprises			
20	Self-Help Enterprises	Pacific Communities		
21	Corporation for Better Housing	Self-Help	Fresno Housing Authority	Ed Kashian, new workforce housing project
22	Fresno Housing Authority	Cen Cal Builders		
23	Visionary Home Builders	STAND		
24	Self-Help Enterprises	Habitat for Humanity	Kings-Tulare Housing Alliance	

## Question Twenty-seven: Beyond reinstating redevelopment programs or some other stable funding source, how can the San Joaquin Valley region and the State help to accelerate housing production?

Responses	
1	Need incentives (not from the City's General Fund) to incentivize developers to build affordable housing.
2	Enable local jurisdictions to develop social housing programs similar to the British council housing schemes and Singapore's social housing programs.
3	Detailed infrastructure condition and capacity baseline data. We need to know what level of capacity our infill areas can handle.
4	Creative and flexible land use policies that are focused on creating vibrant, mixed-use neighborhoods
5	Provide grants to allow updating the outdated community and regional plans. Provide grants/low interest loans to allow community services districts to upgrade their water and sewer infrastructure.
6	Provide more opportunities for grant funding, technical assistance, etc. to developers.
7	Diversify housing supply
8	Reduce barriers to building housing
9	Streamline CEQA for all housing projects, not just affordable housing, because RHNA has to be met for all levels of affordability; Identify priorities between housing production, water conservation, VMT/GHG reduction, and other environmental concerns
10	Stop giving us unfunded mandates that take our resources and attention away from Housing
11	?
12	There are a limited number of contractors to build housing for all 400+ cities and 50+ counties to "succeed" in achieving the manufactured RHNA numbers. I'm in a small city in the corner of a rural county. I do not have housing developers knocking on my door, ever. Not market rate, not affordable, none. It's been at least 3 years since the central valley DR Horton rep contacted me about available land in Taft. Our current market rate SFR builder produces about 12 units a year. Been working on the same tract since 2015, resulting in 60+ units. If we don't have the contractor or developer resources, no amount of legislation, rule bending, or rule easing will make someone build in every corner of this state. The state needs to focus on getting more contractors properly trained up and licensed (including more individual trades... electric, plumbing, HVAC, roofing, solar, etc.), AND not whine about the paperwork part of processing approvals, fees, and permitting.
13	Infrastructure funding, innovative financing, expanding low density residential densities.
14	Housing should be ministerial under CEQA. Remove the barriers and opportunity for NIMBYism/opposition to housing in general.
15	Help with tax sharing agreement with Merced County
16	I think providing more funding/grants to cities and programs will make it more possible for these entities to afford to accelerate housing production.
17	Our concern in Lindsay is water supply and infrastructure. "Accelerated" housing production is a concern without better water supply guarantees.
18	Eliminate the new VMT stuff, streamline CEQA, rectify inconsistencies between housing law and groundwater sustainability law, create legal protections for cities who are getting sued by entities for CEQA and housing issues.
19	Seriously, California already has by far the highest population of any State. We cannot keep growing endlessly, with the limited resources we have (water, air, roads, schools, etc.). As some cities have had to take the burden of accepting residents from overbuilt areas, similarly, some States are probably going to have to take the burden of people moving from California. That is already happening!
20	Funding for infrastructure, new construction, and addressing brownfields in urban areas for redevelopment.
21	Need incentives (not from the City's General Fund) to incentivize developers to build affordable housing.
22	Enable local jurisdictions to develop social housing programs similar to the British council housing schemes and Singapore's social housing programs.
23	Detailed infrastructure condition and capacity baseline data. We need to know what level of capacity our infill areas can handle.
24	creative and flexible land use policies that are focused on creating vibrant, mixed-use neighborhoods



Question Twenty-eight: Per the above question, if you have recent projects or regulatory changes that would be informative to other jurisdictions in the region, please upload here.

Documents Received	
1	ADUs Packet dated 2021-02.pdf
2	Attachment B - Proposed Ordinance Redline.pdf