

FRAMING THE ISSUES

San Joaquin Valley Housing Summit

September 9, 2020

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**Self-Help
Enterprises**

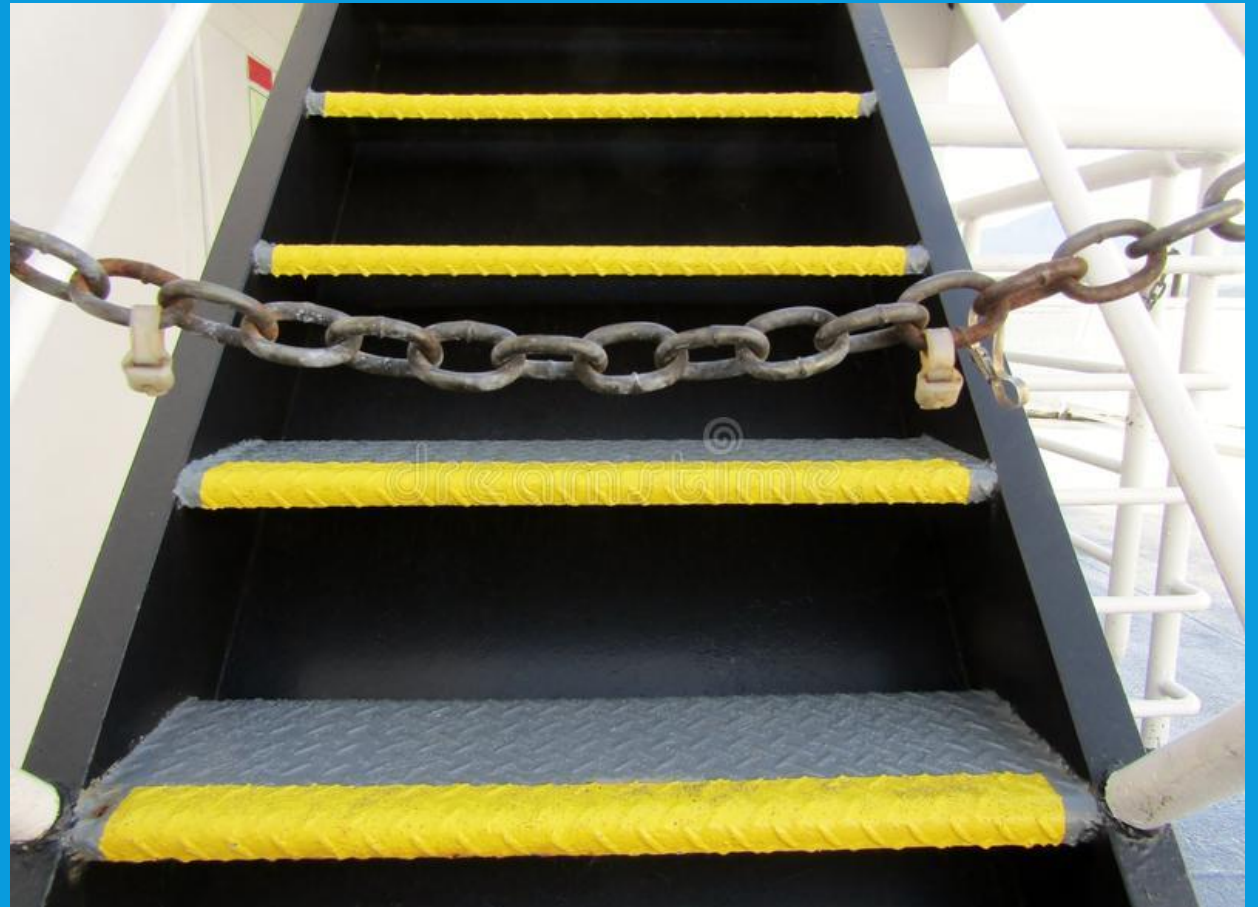
WHAT IS GOING WELL FOR SJV DEVELOPERS?

- By right development laws making a difference in project approvals (SB 35 example)
- Effective advocacy by housing rights organizations
- Surplus land opportunities
- More public agencies seeking response to growing homelessness, affordable housing challenges
- SB 2 allocations spurring projects forward
- New partnerships for NPLH
- Increased partnerships for PSH between PHAs and nonprofits



PROBLEM #1 – LITTLE ACCESS TO SOME PROGRAMS

- AHSC Round 4
- Transit Oriented Development
- CalHome
- USDA 514/516
- Bond cap affecting 4% LIHTC

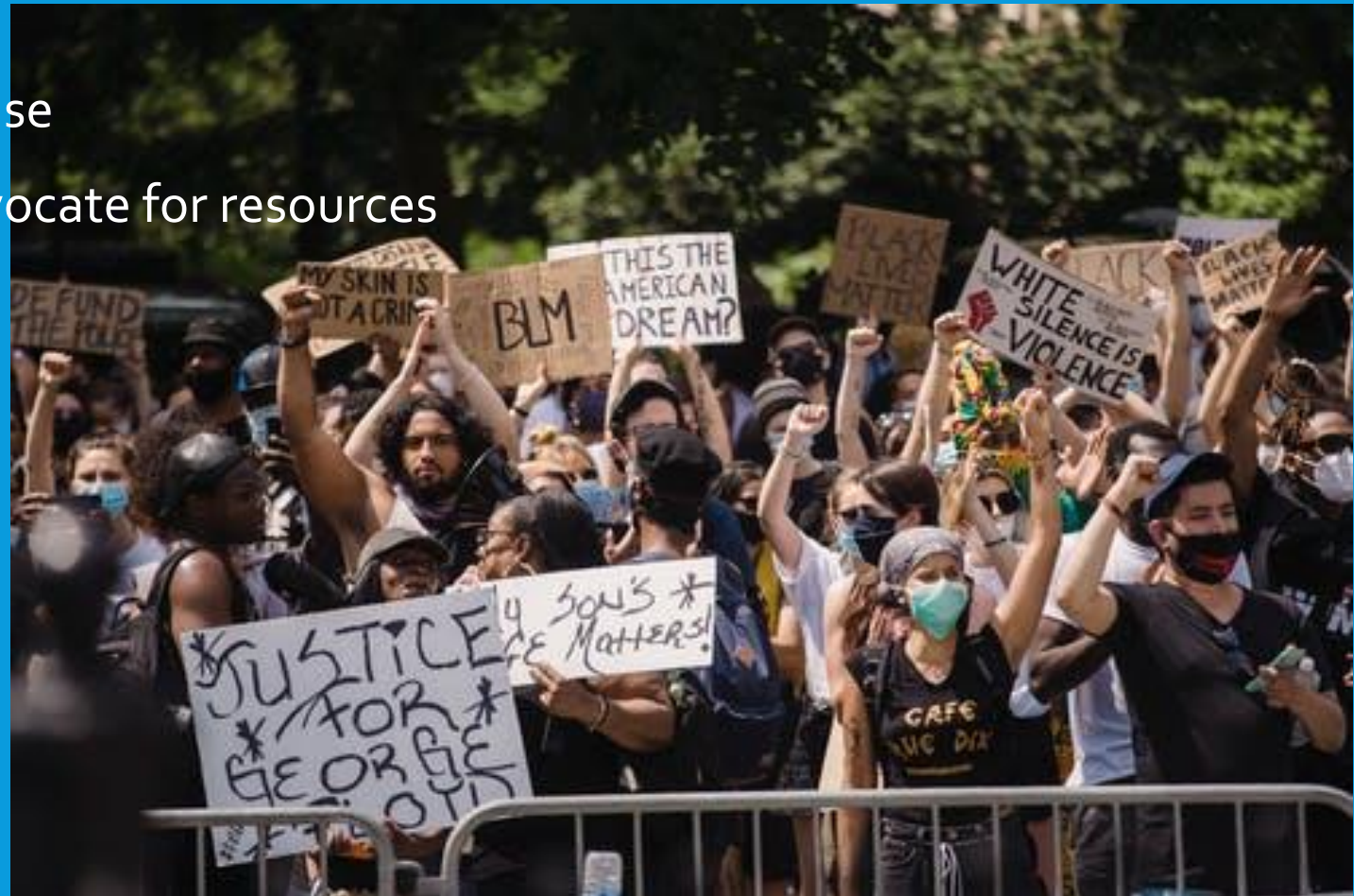


PROBLEM #2 – SJV AND RURAL BARRIERS

- Increasing Use of High Opportunity Areas for funding competitions
- Disparate impact of prevailing wage
- Low median incomes means more gap for SJV projects, making use of core funding programs like MHP difficult
- Investors paying less for LIHTC
- Little local resources or trust funds
- COVID-19 effects on projects / market
- Lack of infrastructure / clean water in rural communities
- Racial and class equity challenges

SO WHAT IS A HOUSING ADVOCATE IN THE SJV TO DO?

- Join in NIMBY battles as they arise
- Also need Cities/Counties to advocate for resources
- Set asides needed



STONEGATE VILLAGE, PATTERSON

