

THE ALMANOR FOUNDATION — ALMANOR BASIN HOUSING SYSTEMS MAP

Design Factors

Policy Factors

Market Conditions & Demand Factors

conditions and affordability despite people's as townhouses.

Messaging & Marketing Factors

ideology still being tied to a single-family

EXTERNAL **FACTORS**

Affecting Single-Family & Multi-Family **Housing Development**

here are many external factors that can affect the housing system. These factors can be outside the client's control but very much affect when/what/how a home can be built. This graphic highlights the potential pain points and opportunities caused by these external factors



Political Influences

"Not-in-My-Back-Yard" perspective). Homeownership is often one of the change can cause that investment to drop in value. Therefore, understandi the culture, community, identity, and stakeholders affected by this change will help ensure a housing plan acceptable to all.



codes. The building code is the bare minimum requirement at the time of nstruction. To maintain or improve home value and resale potential, building codes should be strictly adhered to. Local jurisdiction, like counties, have significant power and ability to respond and adapt codes to their region.



Market Conditions & Demand

Housing and market conditions are inherently tied to each other. Interest rates, access to capital, housing demand, and employment opportunities are all key components affected by market conditions. Many communities are built a single industry that can collapse overnight. To futureproof an agreed upon housing plan, market conditions and economic diversity should always be under consideration.

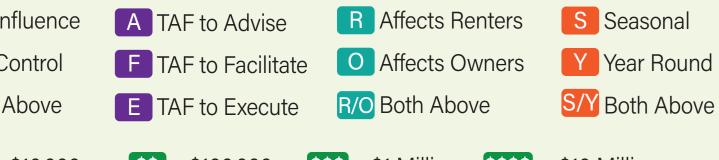


Messaging & Marketing

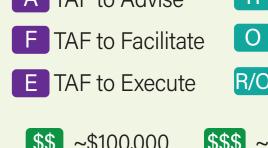
owner and renter, as well as their role in the community at large. People within reality of the situation ultimately challenges this preconceived understanding

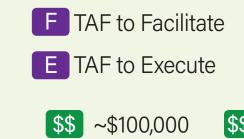
Additional Opportunity Attributes

TAF Influence	A
C TAF Control	FT
I/C Both Above	ET
\$ ~\$10,000	\$\$



























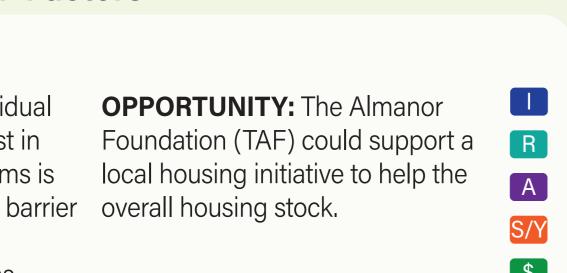


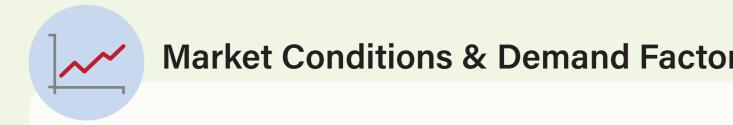


FINANCING PHASE 1

Financing Factors

East Plumas County Permanent real estate development assets and ensures affordability for





Messaging & Marketing Factors

OPPORTUNITY: TAF could start 1/C a campaign for the community and property owners to build an housing and where they can find it.

OPPORTUNITY: TAF could

gather data, analyze, and present

findings to the community on how

short-term rentals affect the

OPPORTUNITY: TAF could support County staff and BoS in continuing to build capacity and raise pay rates for County employees so housing needs can **Market Conditions & Demand Factors OPPORTUNITY:** Support the creation and subsidization of

DESIGN PHASE 2

and some short-term rentals.

workforce housing needs.

specific to workforce housing rentals.

OPPORTUNITY: TAF could create a grant-based

Alternatively, the County could "Red Tag" and seize property that is

non-conforming (Chico, CA has a similar program named "CHIP").

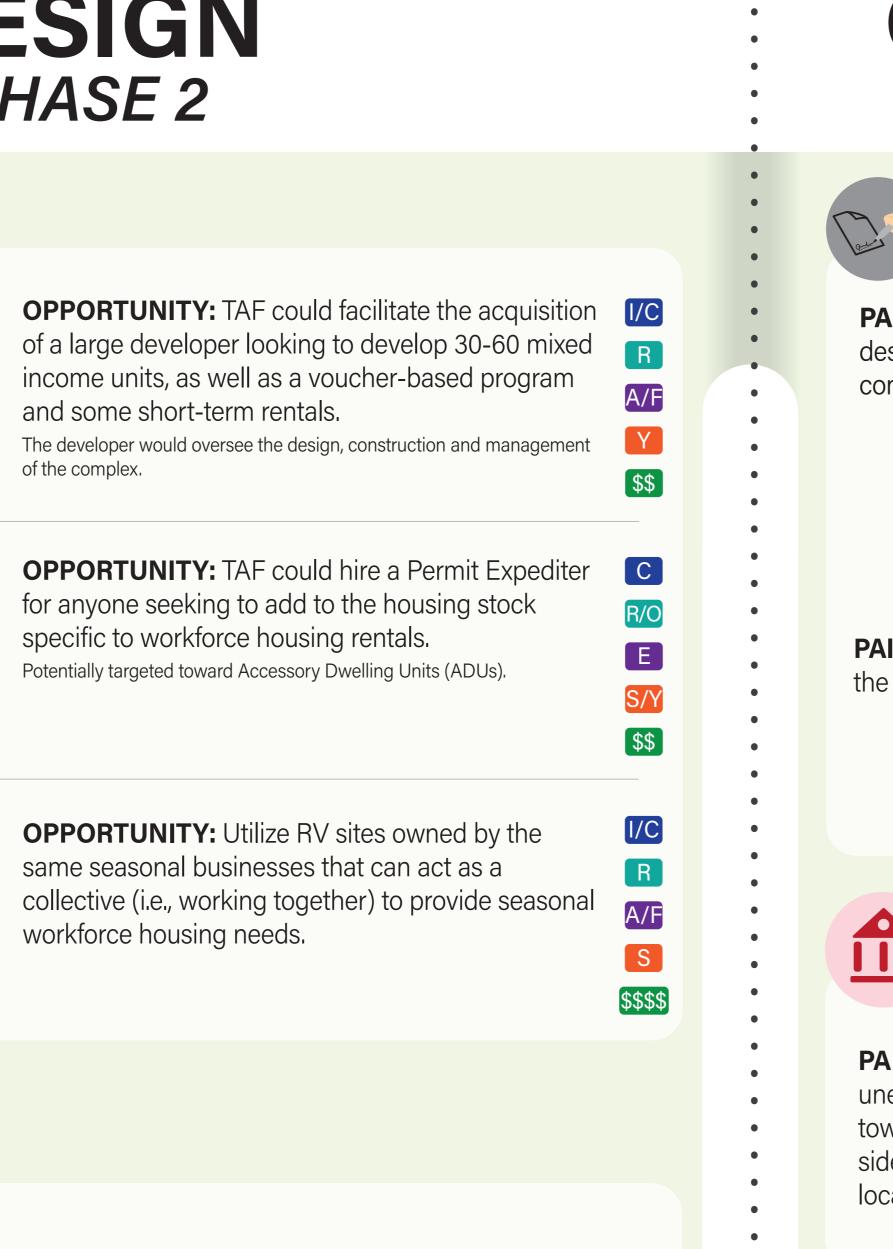
OPPORTUNITY: TAF could create affordable

designs that fit within the culture and community

housing designs and increase density housing, such

program that would incentivize owners to

CONTRACTING PHASE 3 Contracting Factors



Political Factors

OPPORTUNITY: TAF could center for Greenville and Chester the neediest areas).

and bulk sell them to an outside

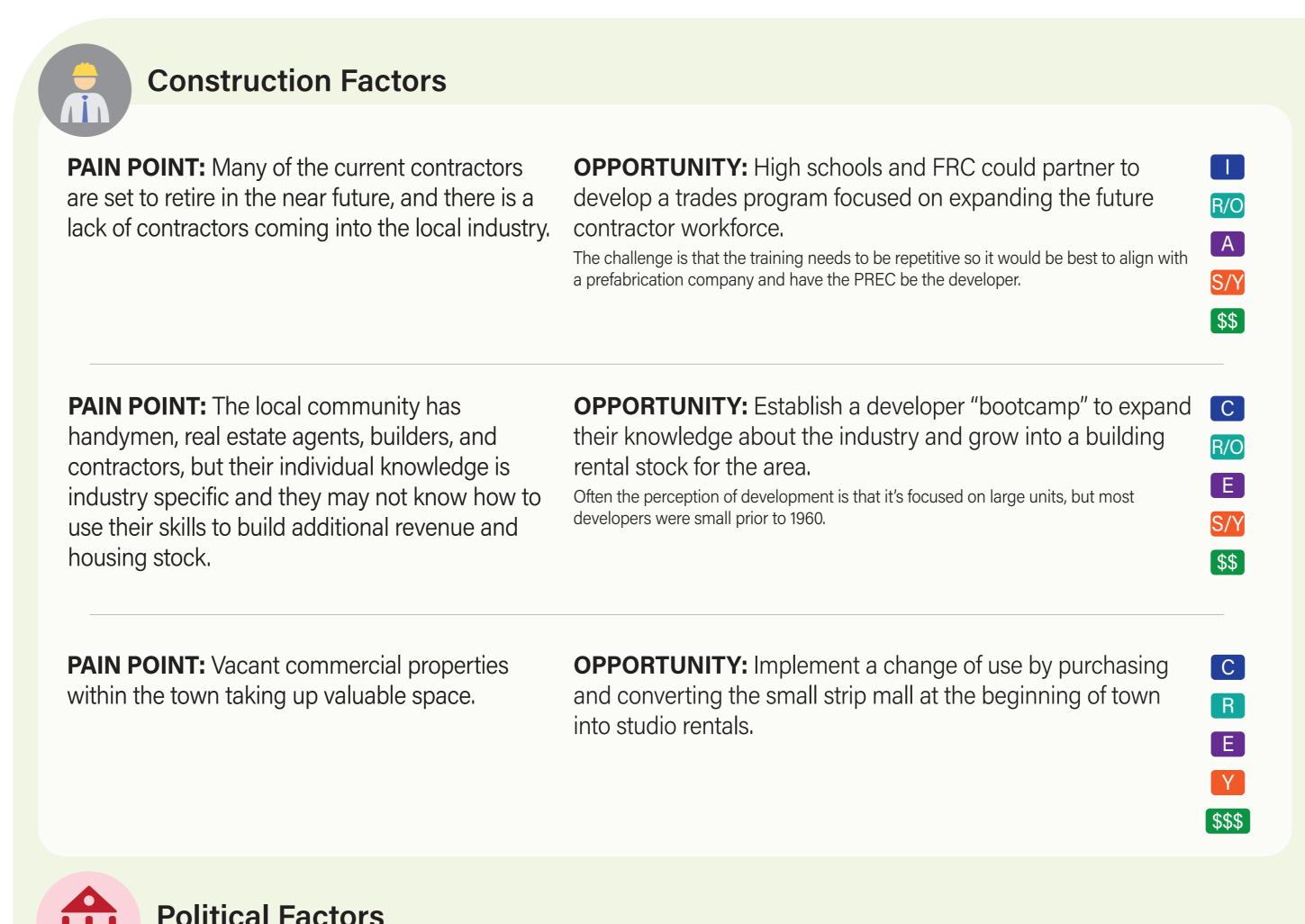
Market Conditions & Demand Factors

PAIN POINT: Building a OPPORTUNITY: TAF could create home is typically a custom a spec house plan and or group project in which there is housing stock to increase purchase power. significant cost in the decision making process economies of scale



database of the contractors and spends in obtaining contractor services.

CONSTRUCTION PHASE 4



Political Factors

OPPORTUNITY: TAF can engage the County in utilization of the current and future infrastructure funding to subsidize development project that would increase the likelihood o attracting an affordable housing developer. wanting to develop.

Policy Factors

OPPORTUNITY: Working with County Building and Planning Departments, TAF can identify what codes should be targeted R/O for either consolidation, pre-approval, or inspection reduction. inspectors and departments.

Market Conditions & Demand Factors

increase in retirement as the workforce ages out.

OPPORTUNITY: This could work in TAF's favor as settlements are going to increase capital in the county, but only if it's increased interest rates); this will produce an contractors and set up spec homes construction projects.

Messaging & Marketing Factors

can provide by expanding the labor force of the community (fire survivors) - similarly, they can recruit and vet specific contractors to rapidly build more housing stock.

Electricity, HVAC prepare site

OCCUPANCY PHASE 5



Management can pull short-term rentals off the market and increase housin supply through the free property and long-term renters management program notated above.

> grants to help get these units up to code and on the market.

Political Factors

OPPORTUNITY: Through town halls, TAF can increase social pressure on the community and have businesses vacant housing stock. highlight the current housing shortage and the need to activate under-utilized

Market Conditions & Demand Factors

does not see the benefit in increased housing stock.

OPPORTUNITY: Create financial proforma for vacant lots to highlight the benefits of workforce housing.

Messaging & Marketing Factors

PAIN POINT: How do we know if **OPPORTUNITY:** Create targets with The first house will be challenging; the last house will be easy (similar to

Political Factors

EXISTING HOUSING STOCK



and what the target area

door-to-door assessment of vacant housing stock that is in need of repair Target units that would be best fit fo rehab or demo, and then begin working against those properties for either purchase or grant subsidy for rehab.

REMODELS/MAINTENANCE

- Replace/repair roof Additions and remodels
- Hazards removal defensible space, snow and leaf removal
- **SECOND COSTS**
- Insurance
- HOA Property tax

Emergency expenses

REHAB



OPPORTUNITY: Purchase or provide grants for rehab and getting units back in of the vacant housing stock.

The cost of improvements is higher than the property is

worth and higher than would return on the rental rate. This keeps the vacant housing stock off of the market and not able to sell or rent.

DEMO/NEW CONSTRUCTION

code compliance.

and focus on new construction.









Finishing landscaping

