

Government Affairs

The BIA's Government Affairs team is made up of five full-time lobbyists who advocate for common sense policies to ensure that residents in the Sacramento region can achieve the dream of homeownership.

Most recently, the BIA's Government Affairs staff has put its primary focus on advocating for issues and policies that would stimulate the current housing market including the deferral of fees and a reexamination of fee levels, that in the current market, challenge the viability of many projects.

Success Stories

Fee Deferral Programs:

Several local jurisdictions have adopted fee deferral programs at the BIA's request. They include: Sacramento and Amador Counties and the Cities of Elk Grove, Folsom and Roseville.

Additional jurisdictions are likely to adopt similar deferral programs, they include: El Dorado County and the City of Sacramento.

Fee and Exaction Successes:

Jurisdiction: El Dorado County

Proposed Exaction: 2 to 1 Mitigation under the Oak Woodlands Management Plan
Result: A fee option was included in the plan to allow for more flexibility. Reduced fee from \$16,000 per acre to \$7,400 per acre.

BIA Role: Worked collaboratively with staff to address stakeholders concerns and identify solutions to the concerns including reducing the proposed fee.

Jurisdiction: El Dorado County

Proposed Ordinance: Inclusionary Zoning

Result: No inclusionary zoning requirement.

BIA Role: Worked closely with stakeholders to highlight the successes of alternative programs currently in place in other jurisdictions.

Jurisdiction: Elk Grove

Proposed Ordinance: Traditional Inclusionary Zoning

Result: Housing Trust Fund Program - Fees ranging from \$1,900 to \$3,900 per market-rate unit. The fees go into a revolving trust fund that is used to dole out loans and grants to affordable housing builders. It's much less onerous than traditional inclusionary AND is producing great results.

BIA Role: Crafting of ordinance and active oversight to ensure numbers meet goals and vision. In addition, the BIA is working to craft a first-time homebuyer assistance program that can be funding through the trust fund.

Jurisdiction: Elk Grove

Proposed Exaction: Annual Assessment (to be paid by homeowner) of \$680/per new home to pay for maintenance of landscaping and trails

Result: Reduction of annual assessment to \$360/per new home.

BIA Role: Coordinated a small task force. Analyzed the City's nexus study. Offered a counter-proposal to meet the city's needs without overburdening new homebuyers. BIA proposal was accepted.

Jurisdiction: Rancho Cordova

Proposed Ordinance: 9 acres of park space per 1,000 residents AND 10% open space (excluding mitigated preserves) per project

Result: 5 acres of active park space and 1.75 acres of passive (less amenitized park space) plus well designed trails

BIA's Role: Assembled a parks' subcommittee comprised of BIA members with active Rancho Cordova interest. Presented an alternative proposal. Formed a legal task force. Settled through a one-year negotiation process outside of the courtroom.

Jurisdiction: Roseville

Proposed Ordinance: Apply design review guidelines to all new housing.

Result: Design review guidelines were limited to high-density projects with restricted oversight and reduced the projected costs associated with adhering to the design review guidelines from \$15,000 per home to \$1,000.

BIA Role: Assembled a coalition of stakeholders to identify projected costs for proposed requirements.

Jurisdiction: Roseville

Proposed Exaction: Mandatory solar requirement

Result: An incentive based voluntary program was put in place.

BIA Role: Worked with Roseville Electric and stakeholders to craft a proposal that would achieve the City's goals through incentives without placing the entire financial burden on homebuilders and new home buyers.

Jurisdiction: City of Sacramento

Proposed Exaction: \$9,000+ park fee

Result: \$4,385 fee

BIA Role: Counterproposal/study and final agreement.

Jurisdiction: Yolo County

Proposed Exaction: Countywide traffic impact fee (to be collected by incorporated cities as well).

Result: Proposal pulled and set-aside for traffic study per BIA proposal

BIA Role: Performed a counter study. Partnered with local cities to presented opposing view.

Jurisdiction: Yuba City

Proposed Exaction: Affordable Housing Fee of \$3,500 per new home

Result: Reduced fee by 50% to \$1,750 and has yet to be implemented

BIA Role: Built a successful coalition of local stakeholders to reduce the fee.

And much, much more...