

Modesto's Housing Problem: Growing Population, High Cost, Difficulties in Obtaining Building Permits and Less Construction

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The purpose of this research is to investigate how change in housing price is affected by long process of obtaining building permits and lack of construction new dwellings. The data analysis is expected to support the hypothesis. Dr. Soydemir (2019) mentioned that Central Valley has expensive permit fees and the process of obtaining a permit takes time. Carlson (2019) compares the population growth in Modesto to the number of housing units. "The number of permits issued last year was 38 percent below the total in 2005" (Carlson, 2019). Referring to previous research and articles, it clearly appears that the housing problem in Modesto exists for years and lack of construction along with difficulties in the process of obtaining building permits are key factors.

The change in housing price is affected by many factors. To conduct a research and investigate our claim we need to view few key factors that may cause high housing costs in Central Valley. These key factors are population growth (both natural and migration), obtaining building permits and construction, economy of the Central Valley, new tax laws bringing in more investments in real estate, etc. However, we will exclude some factors such as economic growth or geographically close location to Bay Area that may cause population growth in cities of Central Valley. Our goal is defining the problem and looking for solutions. Since we cannot change the situation regarding population or economic growth, we must look for solution referring to factors that can be affected. These factors that may help to contribute into solution of

housing problem are easing the process of obtaining building permits and expanding construction of new dwellings.