KEY FINDINGS

» Cuts in federal and state funding, including elimination of State Redevelopment, have reduced investment in affordable housing production and preservation in San Bernardino County by more than $131 million annually since 2008, an 84% reduction.

» Median rent in San Bernardino County has increased 28% since 2000 while median renter household income has decreased 9%, when adjusted for inflation.

» Renters need to earn nearly 3 times local minimum wage to afford the median asking rent of $1,566 in San Bernardino County.

» San Bernardino County’s lowest-income renters spend 69% of income on rent, leaving little left for food, transportation, health expenses, and other needs.

» San Bernardino County needs 78,983 more affordable rental homes to meet the needs of its lowest-income renters.

SAN BERNARDINO NEEDS 78,983 MORE AFFORDABLE RENTAL HOMES

- **Shortfall**
  - VLI (Very Low Income, earning between 30% - 50% of Median Income)
  - ELI (Extremely Low Income, earning up to 30% of Median Income)

Source: NLIHC analysis of 2015 PUMS data.
SAN BERNARDINO COUNTY’S INFLATION-ADJUSTED MEDIAN RENT INCREASED 28% WHILE MEDIAN RENTER INCOME DECREASED 9% FROM 2000 TO 2015

$2,968 increase in annual median rent
% Change in rent
% Change in renter income
$3,492 decrease in annual median renter income
Total decline in annual purchasing power: -$6,460


SAN BERNARDINO COUNTY LOST 84% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2015-16

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FY 2008-2009</th>
<th>FY 2015-2016</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Redevelopment</td>
<td>$121,988,454</td>
<td>$0</td>
<td>-100%</td>
</tr>
<tr>
<td>State Housing Bonds and Housing Programs</td>
<td>$3,226,600</td>
<td>$0</td>
<td>-100%</td>
</tr>
<tr>
<td>U.S. Dept. of Housing &amp; Urban Development</td>
<td>$31,168,201</td>
<td>$25,068,713</td>
<td>-20%</td>
</tr>
<tr>
<td>Total</td>
<td>$156,383,255</td>
<td>$25,068,713</td>
<td>-84%</td>
</tr>
</tbody>
</table>

WHAT DO RENTERS IN SAN BERNARDINO COUNTY HAVE LEFT AFTER PAYING RENT?

ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP NEARLY 30 YEARS AGO AS A PRIVATE NONPROFIT ORGANIZATION WITH A PUBLIC MISSION: TO MONITOR, PROTECT, AND AUGMENT THE SUPPLY OF HOMES AFFORDABLE TO LOWER-INCOME CALIFORNIANS AND TO PROVIDE LEADERSHIP ON AFFORDABLE HOUSING FINANCE AND POLICY. SINCE 1988, THE CALIFORNIA HOUSING PARTNERSHIP HAS ASSISTED NEARLY 200 NONPROFIT AND LOCAL GOVERNMENT HOUSING ORGANIZATIONS LEVERAGE MORE THAN $13 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 65,000 AFFORDABLE HOMES.
The California Housing Partnership calls on state leaders to take the following actions to provide relief to low-income families struggling with the high cost of housing:

» Create new sources of long-term revenue dedicated to producing and preserving affordable homes by passing the Building Homes and Jobs Act (SB 2) and an expansion of the state Low Income Housing Tax Credit (AB 71).

» Give voters a chance to approve new state funding for affordable housing by passing the Affordable Housing Bond Act of 2018 (SB 3).

» Lower the voter approval threshold for local housing infrastructure bonds to 55% as it is for education facility bonds (ACA 4).

» Reduce the loss of existing affordable homes by strengthening the State Preservation Notice Law through improved monitoring and enforcement (AB 1521).

» Restore the ability of local governments to require apartment developers to include affordable rental homes within each development (AB 1505).

LOCAL RECOMMENDATIONS FOR SAN BERNARDINO

» Ensure that sites identified in Housing Element updates as suitable for affordable housing and are assessed for competitiveness for funding such as the Affordable Housing Sustainable Communities program and Low Income Housing Tax Credits.

» Provide infrastructure improvements to facilitate new and infill residential development and to improve the quality of life in low-income communities.

» Allow affordable housing development by right through mechanisms such as Affordable Housing Overlay Zones.

» Allow accessory dwelling units to be approved through ministerial review.

» Review opportunities to create affordable housing on vacant and underutilized publicly-owned sites suitable for residential development.