

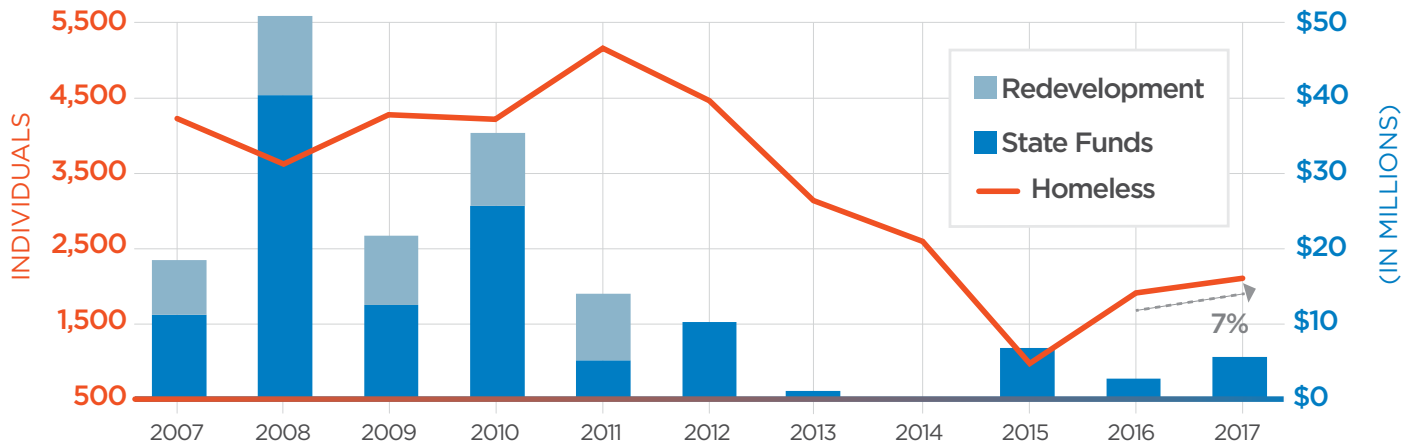
APRIL 2018

Fresno County's Housing Emergency and Proposed Solutions

KEY FINDINGS

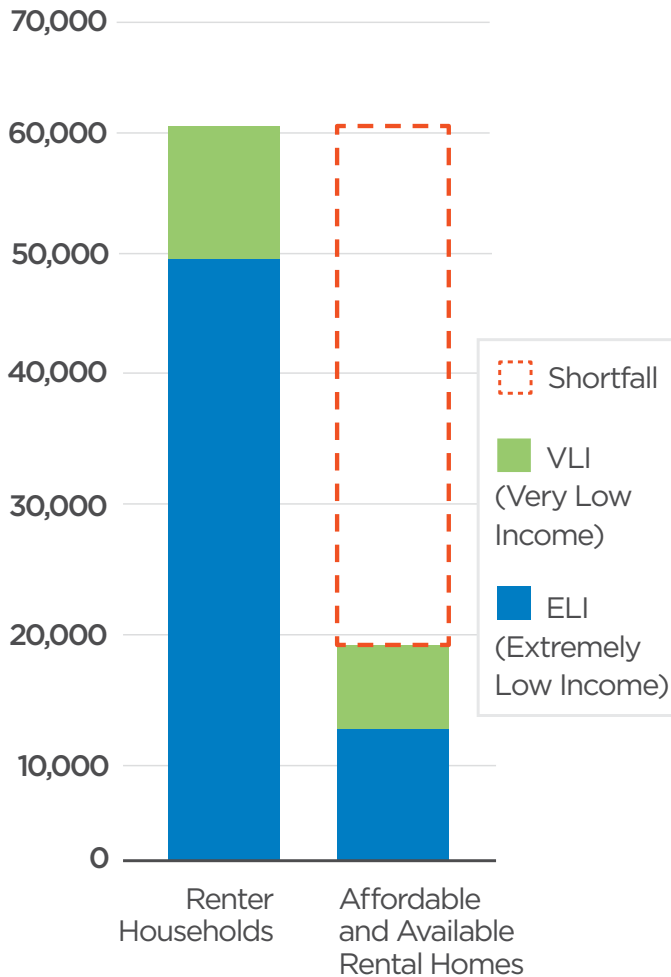
- The elimination of redevelopment in 2012 and exhaustion of state bond funding foreshadowed a 7% rise in homelessness from 2016 to 2017.
- Low Income Housing Tax Credit housing production in Fresno County declined 16% in 2017 in anticipation of federal tax reform.
- Renters in Fresno County need to earn \$19.21/hr - nearly twice the state minimum wage - to afford the median monthly asking rent of \$999.
- Fresno County needs 41,108 more affordable rental homes to meet current demand.
- Fresno County's lowest-income renters spend 73% of income on rent, leaving little left for food, transportation, health care, and other essentials.

ELIMINATION OF REDEVELOPMENT & LOSS OF STATE BOND FUNDING FOR HOUSING FORESHADOWED A 7% RISE IN HOMELESSNESS IN 2016-17



Source: CHPC analysis of 2006-2011 Annual California Department of Housing and Community Development (HCD) Redevelopment Housing Activities Report; 2006-2016 annual HCD Financial Assistance Programs Reports. Housing and Urban Development (HUD). PIT and HIC Data Since 2007. Note fiscal years are indicated by second half of fiscal year (e.g. FY 2006 -2007 is presented as 2007).

FRESNO COUNTY NEEDS 41,108 MORE AFFORDABLE RENTAL HOMES



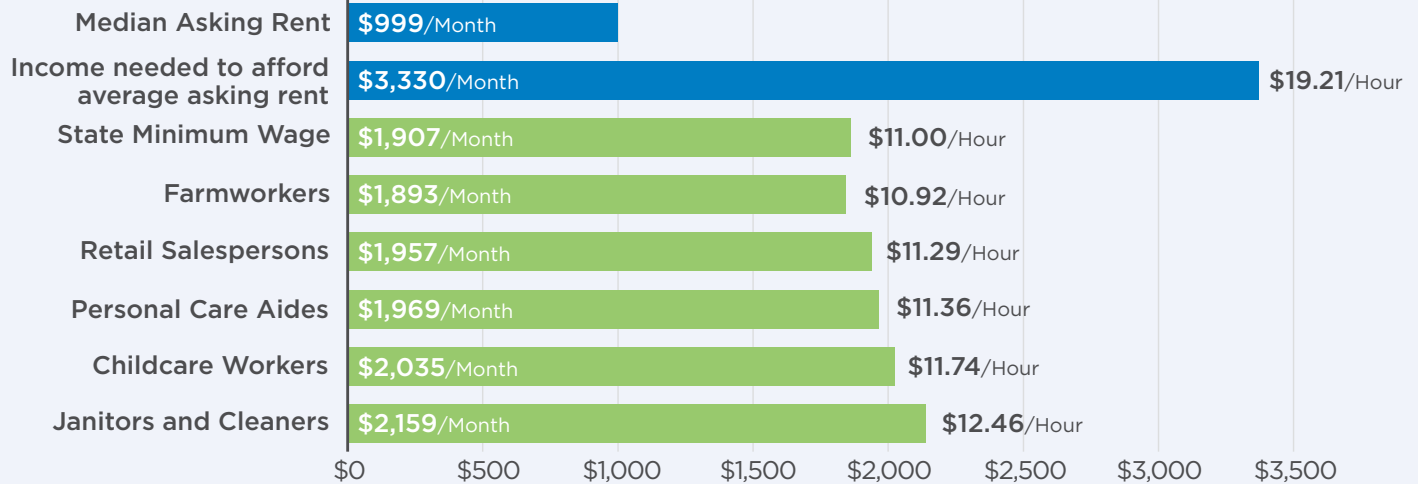
Source: NLIHC analysis of 2016 PUMS data.

LOW INCOME HOUSING TAX CREDIT (LIHTC) PRODUCTION IN FRESNO COUNTY DECLINED 16% IN ANTICIPATION OF FEDERAL TAX REFORM

State			
Type	2016	2017	Change %
New Construction	9,285	7,407	-20%
Acquisition & Rehab	15,032	5,928	-61%
All	24,317	13,335	-45%
San Joaquin Valley*			
Type	2016	2017	Change %
New Construction	487	582	17%
Acquisition & Rehab	1,834	484	-74%
All	2,321	1,056	-55%
Fresno County			
Type	2016	2017	Change %
New Construction	189	248	31%
Acquisition & Rehab	505	335	-34%
All	694	583	-16%

* San Joaquin Valley includes Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties.
Source: CHPC analysis of 2016 and 2017 CA Tax Credit Allocation Committee (TCAC) data.
Note the data does not include manager or market rate homes created through the LIHTC program.

RENTERS NEED TO EARN 1.7 TIMES MINIMUM WAGE TO AFFORD MEDIAN ASKING RENTS



Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in April 2018. CHPC analysis of Bureau of Labor Statistics Median Annual Wage Data for CA Occupations for 2017.

WHAT DO FRESNO COUNTY'S RENTERS HAVE LEFT OVER AFTER PAYING RENT?

HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

Food, Transportation, Health Care, & Other Essentials

27%

Rent 73%

MEDIAN INCOME HOUSEHOLDS

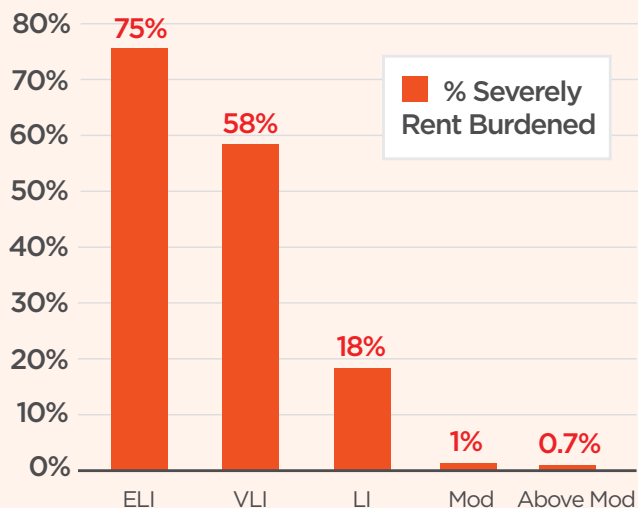
Food, Transportation, Health Care, & Other Essentials

73%

Rent 27%

Source: NLIHC analysis of 2016 PUMS data.

PERCENTAGE OF SEVERELY RENT BURDENED* HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2016 PUMS data.

*Severely rent-burdened households spend more than 50% of their income towards 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 NONPROFIT AND LOCAL GOVERNMENT HOUSING AGENCIES ACROSS THE STATE TO LEVERAGE MORE THAN \$14 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 70,000 AFFORDABLE HOMES.

STATEWIDE POLICY RECOMMENDATIONS

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:

- » Immediately invest \$1 billion of the state's budget surplus to finance the development of permanently affordable rental housing and another \$1 billion for supportive housing for the homeless.
- » Bring back redevelopment funding for affordable housing and related infrastructure at an initial amount of \$1 billion annually.
- » Aggressively campaign for the passage of the \$4 billion Veterans and Affordable Housing Bond of 2018.
- » Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55%.

LOCAL RECOMMENDATIONS FOR FRESNO COUNTY

- » Identify and approve multiple local revenue sources for affordable housing and place the proceeds in an affordable housing trust fund.
- » Dedicate tax increment revenue recaptured from former redevelopment areas for new investment in affordable housing for lower income households.
- » Propose new affordable housing investments that can successfully compete for new state funding available through the No Place Like Home and Transformative Climate Communities.
- » In areas targeted for revitalization, focus on protecting and benefitting current low-income residents.
- » Identify and appropriately zone property for affordable housing that is close to public transportation, schools, quality grocery stores, and medical services.
- » Prioritize infrastructure improvements to facilitate infill residential development and to improve quality of life in low-income communities.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:
Fresno Housing Authority

For questions about Fresno County's housing need, contact:
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