**KEY FINDINGS**

- Cuts in Federal and State funding have reduced investment in affordable housing in Kern County by more than $34 million annually since 2008, a 73% reduction.

- 75% of ELI households are paying more than half of their income on housing costs compared to just 2% of moderate income households.

- Kern County needs 26,203 more affordable rental homes to meet current demand.

- Low Income Housing Tax Credit production and preservation in Kern County decreased 89% from 2016-2018.

- Renters in Kern County need to earn $17.60 per hour - 1.5 times the State minimum wage - to afford the median monthly asking rent of $915.
KERN COUNTY LOST 73% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2017-18

*FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.

KERN COUNTY NEEDS 26,203 MORE AFFORDABLE RENTAL HOMES

Source: NLIHC analysis of 2017 PUMS data.

LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED

Source: NLIHC analysis of 2017 PUMS data.
*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.
### Renters Need to Earn 1.5 Times Minimum Wage to Afford the Median Asking Rent in Kern County

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Median Asking Rent</th>
<th>Income Needed to Afford Median Asking Rent</th>
<th>State Minimum Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Childcare Workers</td>
<td>$2,098/Month</td>
<td>$3,050/Month</td>
<td>$12.00/Hour</td>
</tr>
<tr>
<td>Teachers &amp; Instructors</td>
<td>$2,088/Month</td>
<td>$3,050/Month</td>
<td>$12.05/Hour</td>
</tr>
<tr>
<td>Retail Salespersons</td>
<td>$2,083/Month</td>
<td>$3,050/Month</td>
<td>$12.01/Hour</td>
</tr>
<tr>
<td>Farmworkers</td>
<td>$2,080/Month</td>
<td>$3,050/Month</td>
<td>$11.39/Hour</td>
</tr>
<tr>
<td>Personal Care Aides</td>
<td>$1,997/Month</td>
<td>$3,050/Month</td>
<td>$11.52/Hour</td>
</tr>
<tr>
<td></td>
<td>$1,974/Month</td>
<td>$3,050/Month</td>
<td>$12.00/Hour</td>
</tr>
</tbody>
</table>


### Housing & Food Prices Are Driving Costs of Living Out of Reach for Low Income Families in Kern County

- State Minimum Wage Income: $24,960
- Half of Median Income: $26,900
- Household Budget for a Family of Three**: $47,547

**What a family needs to meet their basic needs in Kern County.

**The ”miscellaneous” budget category includes all other categories not defined.

**The household budget for a family of three uses a population weighted average to estimate the costs associated with one working adult and two children (one school-aged child and one teenager). Each percentage represents how much a family’s annual budget is captured in each cost category (housing, child care, etc.).

Source: The above budget is a preview of United Way’s forthcoming data release on the Real Cost Measure. Please visit https://www.unitedwaysca.org/realcost for more information about what it takes to meet basic needs in Kern County.

### Kern County’s Low Income Housing Tax Credit Production and Preservation Decreased 89% from 2016-2018

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2016</th>
<th>2018</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>9,285</td>
<td>9,373</td>
<td>1%</td>
</tr>
<tr>
<td>Acquisition &amp; Rehab</td>
<td>15,032</td>
<td>9,430</td>
<td>-37%</td>
</tr>
<tr>
<td>All</td>
<td>24,317</td>
<td>18,803</td>
<td>-23%</td>
</tr>
</tbody>
</table>

**Note:** The data does not include manager or market rate units created through the LIHTC program.

Statewide

Kern County

Source: California Housing Partnership analysis of 2016-2018 California Tax Credit Allocation Committee data.
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:

» Replace Redevelopment funding for affordable housing with at least $1 billion annually to help local governments meet their State-mandated production goals.

» Expand the State’s Low Income Housing Tax Credit Program by $500 million per year to jump-start affordable housing production and preservation.

» Create a new California capital gains tax credit to preserve existing affordable housing at risk of conversion and to fight displacement pressures in Opportunity Zones.

» Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55% as was done for educational facilities in 2000.

Cities and the County should:

» Reduce their impact fees to promote the development of affordable homes.

» Complete master CEQA and NEPA reviews of vacant multifamily zoned land to speed the development of affordable homes on these properties.

» Update their General Plan and zoning ordinances to increase the amount of vacant land that can be developed for higher density affordable homes.

» Encourage the use of density bonus, accessory dwelling units and other state housing laws by updating local ordinances and encouraging their use.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:
California Coalition for Rural Housing
Housing Authority of the County of Kern

For questions about Kern County’s housing need, contact:
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