



# KINGS COUNTY'S HOUSING EMERGENCY UPDATE

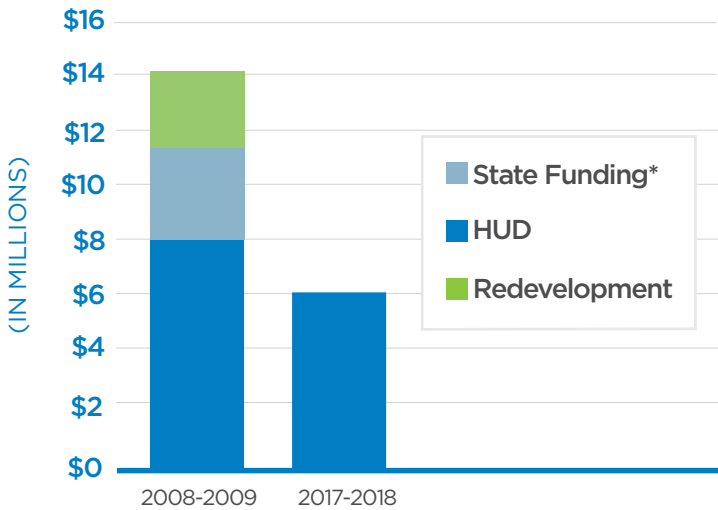


**California Housing Partnership**  
*California's Experts on Affordable Housing Finance, Advocacy & Policy*

## KEY FINDINGS

- Cuts in Federal and State funding have reduced investment in affordable housing in Kings County by nearly \$8 million annually since 2008, a 57% reduction.
- 66% of ELI households are paying more than half of their income on housing costs compared to just 2% of moderate income households.
- Kings County needs 3,669 more affordable rental homes to meet current demand.
- Low Income Housing Tax Credit production and preservation in Kings County remains low since 2016.
- Renters in Kings County need to earn \$21.63 per hour - 1.8 times the State minimum wage - to afford the median monthly asking rent of \$1,125.

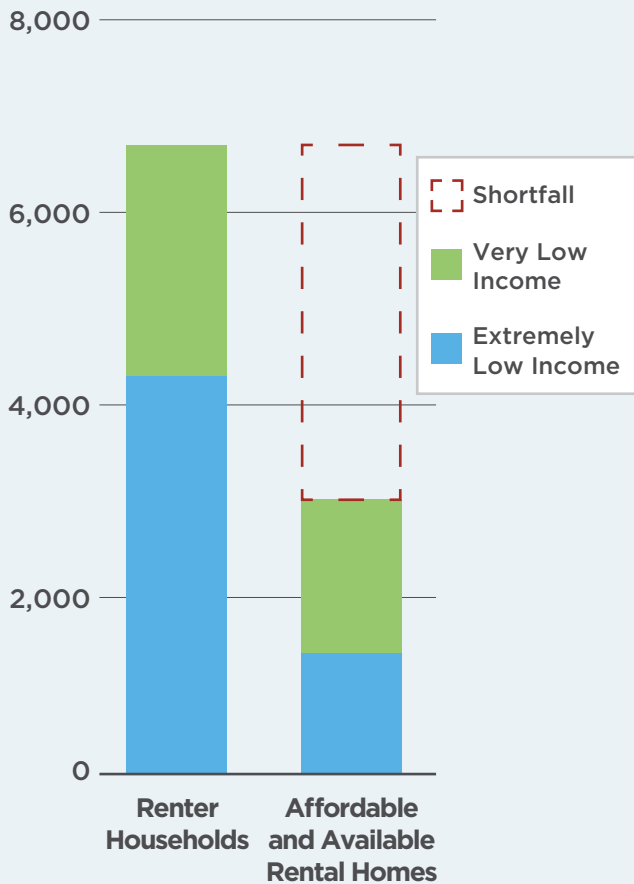
## KINGS COUNTY LOST 57% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2017-18



| FUNDING SOURCE                           | FY 2008-09<br>(In thousands) | FY 2017-18<br>(In thousands) | % CHANGE    |
|--|------------------------------|------------------------------|-------------|
| Redevelopment                            | \$2,714                      | \$0                          | -100%       |
| State Housing Bonds and Housing Programs | \$3,300                      | \$0                          | -100%       |
| HUD                                      | \$8,033                      | \$6,091                      | -24%        |
| <b>TOTAL</b>                             | <b>\$14,047</b>              | <b>\$6,091</b>               | <b>-57%</b> |

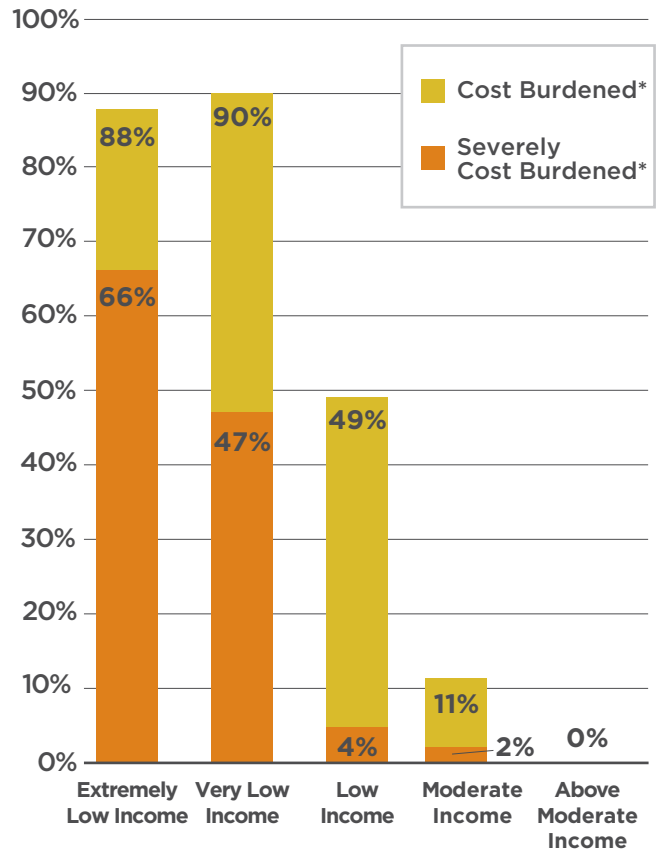
**Source:** California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2017-2018 Annual HCD Financial Assistance Programs Reports; 2008-2009 and 2017-2018 HUD CPD Appropriations Budget Reports.  
 \*FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.

## KINGS COUNTY NEEDS 3,669 MORE AFFORDABLE RENTAL HOMES



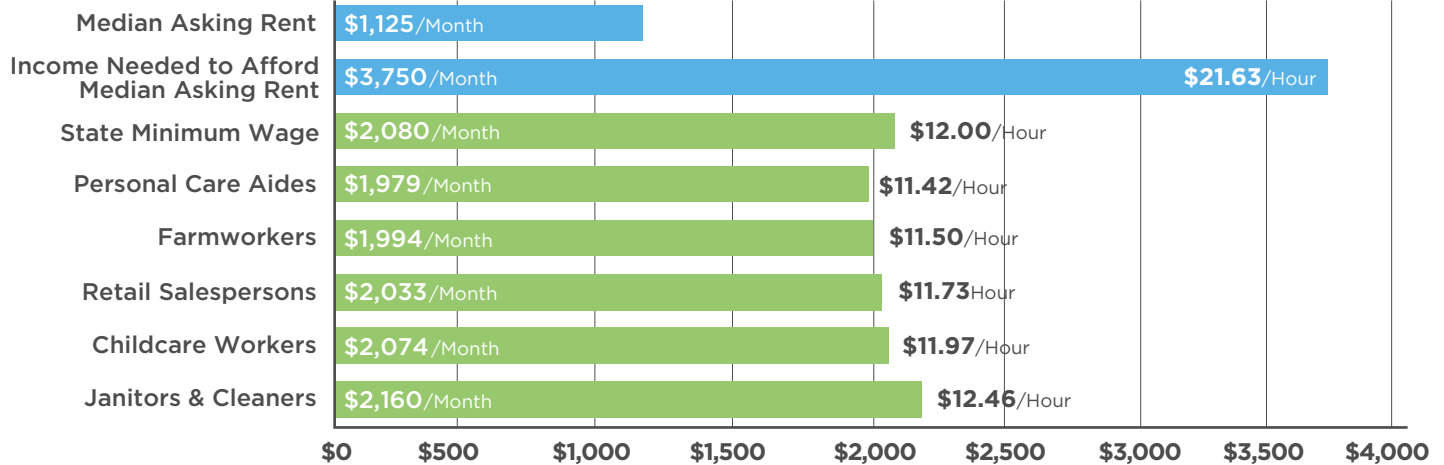
**Source:** California Housing Partnership's analysis of 2016-2017 PUMS data using adapted NLIHC methodology.

## LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED



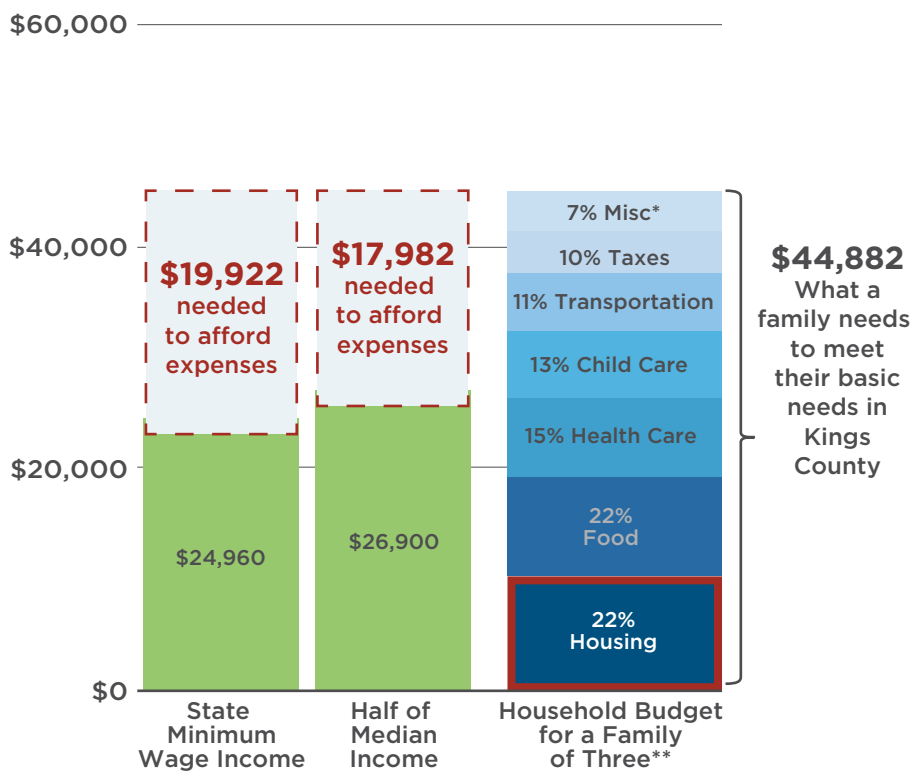
**Source:** California Housing Partnership's analysis of 2016-2017 PUMS data using adapted NLIHC methodology.  
 \*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

## RENTERS NEED TO EARN 1.8 TIMES MINIMUM WAGE TO AFFORD THE MEDIAN ASKING RENT IN KINGS COUNTY



Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in February 2019. Bureau of Labor Statistics Median Annual Wage Data for CA Occupations, 2018.

## HOUSING & FOOD PRICES ARE DRIVING COSTS OF LIVING OUT OF REACH FOR LOW INCOME FAMILIES IN KINGS COUNTY



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 Kings 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.).

## KINGS COUNTY'S LOW INCOME HOUSING TAX CREDIT PRODUCTION AND PRESERVATION REMAINS LOW SINCE 2016

### STATEWIDE

| TYPE                | 2016   | 2017   | 2018   |
|---------------------|--------|--------|--------|
| New Construction    | 9,285  | 7,407  | 9,373  |
| Acquisition & Rehab | 15,032 | 5,928  | 9,430  |
| All                 | 24,317 | 13,335 | 18,803 |

### KINGS COUNTY

| TYPE                | 2016 | 2017 | 2018 |
|---------------------|------|------|------|
| New Construction    | 0    | 0    | 36   |
| Acquisition & Rehab | 0    | 0    | 32   |
| All                 | 0    | 0    | 68   |

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

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

# 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:**

- » 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.

# LOCAL RECOMMENDATIONS FOR KINGS COUNTY

- » Update affordable housing density bonus ordinances in all cities and Kings County and promote their use.
- » Engage transportation planning agencies in identifying key projects and sites that can incorporate affordable housing and successfully compete for California's Cap and Trade Programs.
- » Plan for sites that can accommodate permanent supportive housing for the homeless in all incorporated cities.
- » Plan for infrastructure to accommodate growth in unincorporated communities including Armona, Stratford and Kettleman City with a priority to support affordable home development.

**This report was produced by the California Housing Partnership.**

*Local policy recommendations provided by:*  
California Coalition for Rural Housing  
Self-Help Enterprises

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