



Brisas de Paz Apartments in Desert Hot Springs. Photo courtesy of Coachella Valley Housing Coalition.

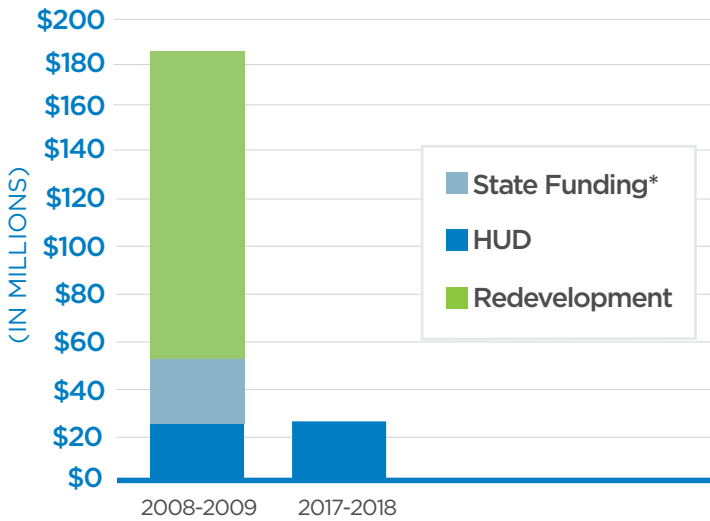
RIVERSIDE COUNTY'S HOUSING EMERGENCY UPDATE



KEY FINDINGS

- Cuts in Federal and State funding have reduced investment in affordable housing in Riverside County by nearly \$159 million annually since 2008, an 86% reduction.
- 84% of ELI households are paying more than half of their income on housing costs compared to just 7% of moderate income households.
- Riverside County needs 64,452 more affordable rental homes to meet current demand.
- Low Income Housing Tax Credit production and preservation in Riverside County decreased 70% from 2016-2018.
- Renters in Riverside County need to earn \$30.29 per hour - 2.5 times the State minimum wage - to afford the median monthly asking rent of \$1,575.

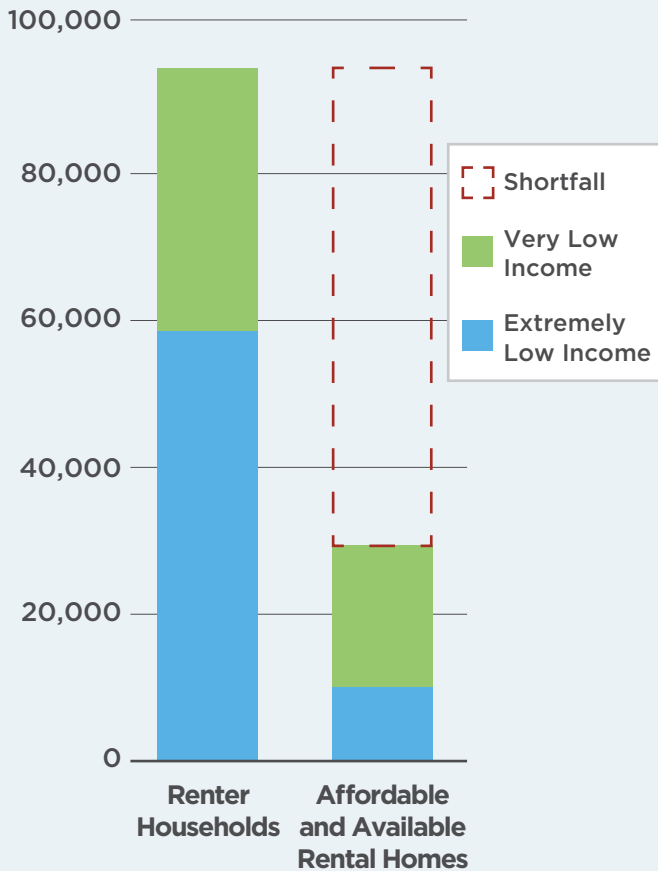
RIVERSIDE COUNTY LOST 86% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2017-18



FUNDING SOURCE	FY 2008-09 (In thousands)	FY 2017-18 (In thousands)	% CHANGE
Redevelopment	\$132,849	\$0	-100%
State Housing Bonds and Housing Programs	\$24,740	\$0	-100%
HUD	\$27,951	\$26,819	-4%
TOTAL	\$185,539	\$26,819	-86%

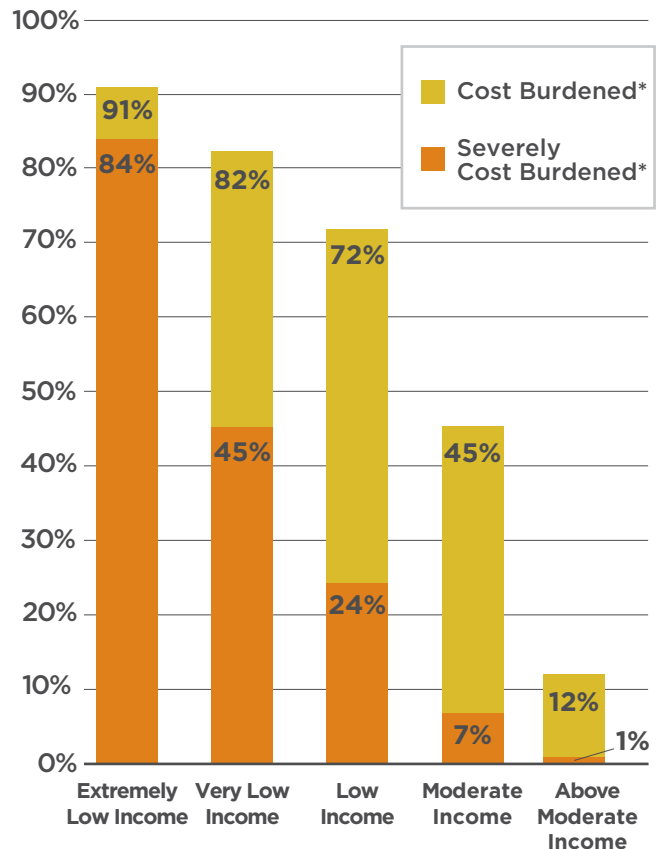
Source: California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2017-2018 Annual HCD Financial Assistance Programs Reports; 2008-2009 and 2017-2018 HUD CPD Appropriations Budget Reports.
 *FY 2017-2018 does not include No Place Like Home Funding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

RIVERSIDE COUNTY NEEDS 64,452 MORE AFFORDABLE RENTAL HOMES



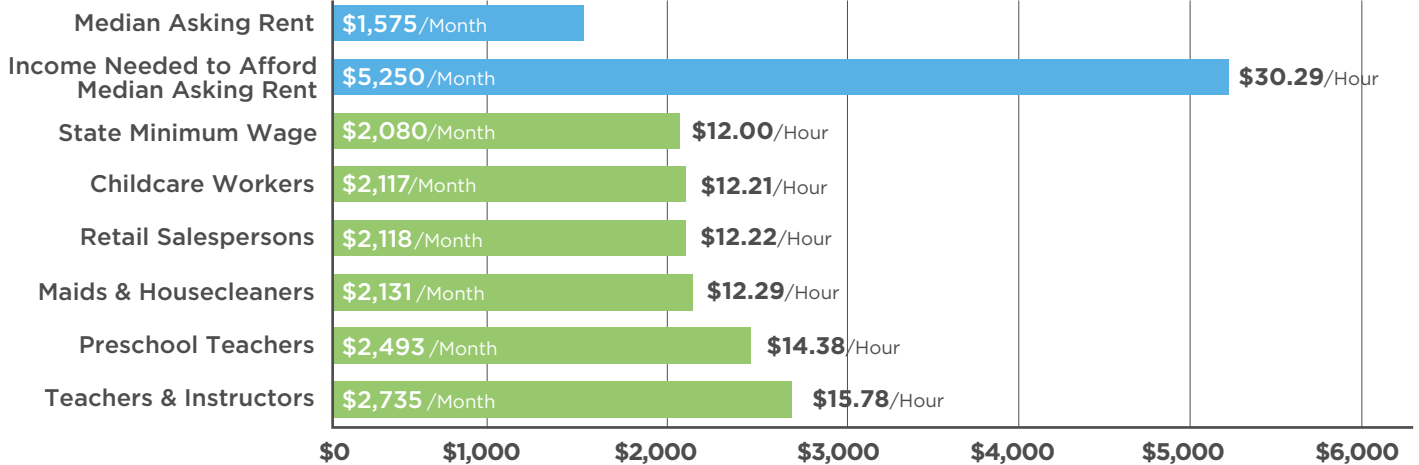
Source: NLIHC analysis of 2017 PUMS data.

LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED



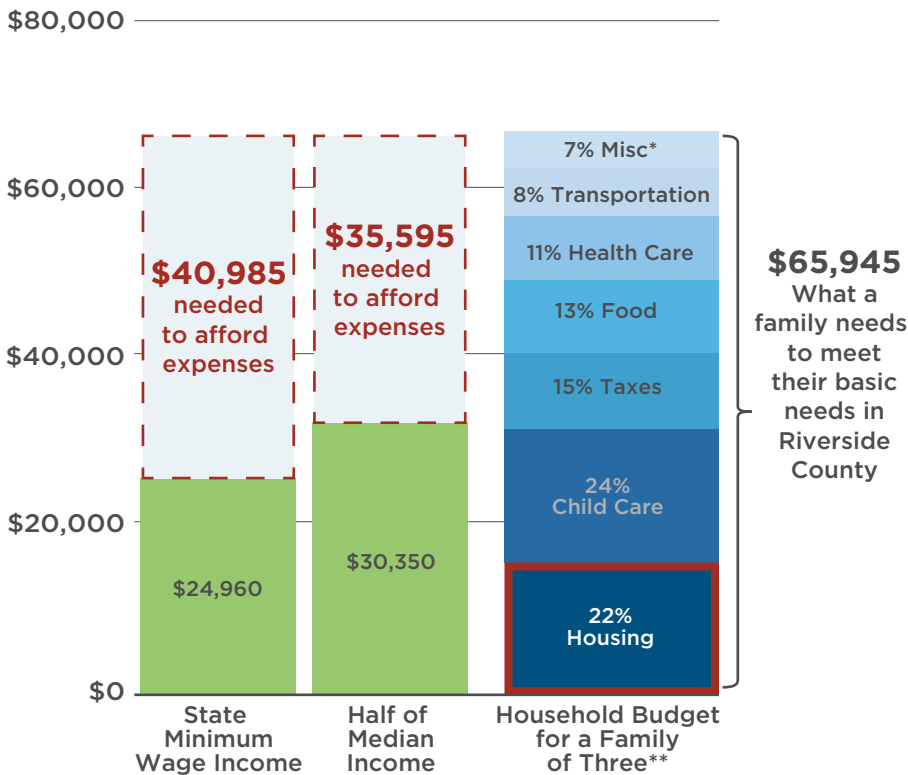
Source: NLIHC analysis of 2017 PUMS data.
 *Cost-burdened households spend 30% or more of their income towards housing costs. Severely cost-burdened households spend more than 50%.

RENTERS NEED TO EARN 2.5 TIMES MINIMUM WAGE TO AFFORD THE MEDIAN ASKING RENT IN RIVERSIDE 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 & CHILD CARE PRICES ARE DRIVING COSTS OF LIVING OUT OF REACH FOR LOW INCOME FAMILIES IN RIVERSIDE 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 Riverside 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 toddler). Each percentage represents how much a family's annual budget is captured in each cost category (housing, child care, etc.).

RIVERSIDE COUNTY'S LOW INCOME HOUSING TAX CREDIT PRODUCTION AND PRESERVATION DECREASED 70% FROM 2016-2018

STATEWIDE			
TYPE	2016	2018	% CHANGE
New Construction	9,285	9,373	1%
Acquisition & Rehab	15,032	9,430	-37%
All	24,317	18,803	-23%
RIVERSIDE COUNTY			
TYPE	2016	2018	% CHANGE
New Construction	145	78	-46%
Acquisition & Rehab	639	158	-75%
All	784	236	-70%

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 RIVERSIDE COUNTY

- » Identify and take advantage of all opportunities to create affordable housing as a priority use on vacant and underutilized publicly-owned sites suitable for residential and mixed-use development.
- » Provide infrastructure improvements to facilitate new and infill-residential development and to improve the quality of life in low income communities with priority given to sites providing the most affordable housing where developers are also leveraging Federal and State funding.
- » Allow 100% affordable housing developments as by-right in all residential zones.
- » Maximize the ability to obtain state resources by increasing coordination and alignment of local funding and land use policy among cities, the County and the State.
- » Create local housing funds to facilitate the production and preservation of affordable housing.
- » Help local elected officials and residents learn more about what affordable housing is as well as the economic and other benefits its construction and preservation bring to local communities.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:

Southern California Association of NonProfit Housing (SCANPH)
Lift to Rise

For questions about Riverside County's housing need, contact:
Alan Greenlee, agreenlee@scanph.org, (213) 480-1249

