KEY FINDINGS

- **74% of extremely low-income households** are paying more than half of their income on housing costs compared to just 4% of moderate-income households.

- **36,523 low-income renter households** in Fresno County do not have access to an affordable home.

- Low-Income Housing Tax Credit production and preservation in Fresno County **increased by 3%** between 2019 and 2020.

- Renters in Fresno County need to earn $20.52 per hour - **1.5 times** the state minimum wage - to afford the average monthly asking rent of $1,067.

- In Fresno County, state funding **increased 51%** and federal funding **decreased 15%** for housing production and preservation from FY 2018-19 to FY 2019-20.
**AFFORDABLE HOMES SHORTFALL**

36,523 low-income renter households in Fresno County do not have access to an affordable home.

- **Shortfall**
  - Very Low-Income
  - Extremely Low-Income

**COST BURDENED RENTER HOUSEHOLDS**

74% of ELI households in Fresno County are paying more than half of their income on housing costs compared to just 4% of moderate-income households.

- **Cost Burdened Households**
  - Extremely Low-Income
  - Very Low-Income
  - Low-Income
  - Moderate-Income
  - Above Moderate-Income

**WHO CAN AFFORD TO RENT**

Renters need to earn 1.5 times minimum wage to afford the average asking rent in Fresno County.

- **Average Asking Rent** $1,067 /Month
- **Income Needed to Afford Average Asking Rent** $3,557 /Month
- **State Minimum Wage** $2,427 /Month $14.00 /Hour
- **Home Health & Personal Care Aides** $2,385 /Month $13.76 /Hour
- **Farmworkers** $2,403 /Month $13.86 /Hour
- **Retail Salespersons** $2,685 /Month $15.49 /Hour
- **Janitors & Cleaners** $2,853 /Month $16.46 /Hour
- **Medical Assistants** $3,237 /Month $18.68 /Hour
FUNDING FOR HOUSING

In Fresno County, state funding increased 51% while federal funding decreased 15% for housing production and preservation from FY 2018-19 to FY 2019-20.

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FY 2018-19 (in thousands)</th>
<th>FY 2019-20 (in thousands)</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Housing Bonds and Budget Allocations</td>
<td>$39,615</td>
<td>$57,657</td>
<td>46%</td>
</tr>
<tr>
<td>State LIHTC</td>
<td>$11,180</td>
<td>$19,168</td>
<td>71%</td>
</tr>
<tr>
<td><strong>STATE TOTAL</strong></td>
<td><strong>$50,795</strong></td>
<td><strong>$76,825</strong></td>
<td><strong>51%</strong></td>
</tr>
<tr>
<td>Federal LIHTC</td>
<td>$115,879</td>
<td>$95,553</td>
<td>-18%</td>
</tr>
<tr>
<td>HUD Block Grants</td>
<td>$23,663</td>
<td>$23,524</td>
<td>-1%</td>
</tr>
<tr>
<td><strong>FEDERAL TOTAL</strong></td>
<td><strong>$139,543</strong></td>
<td><strong>$119,077</strong></td>
<td><strong>-15%</strong></td>
</tr>
</tbody>
</table>

LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in Fresno County increased by 3% between 2019 and 2020.
STATEWIDE POLICY RECOMMENDATIONS

In addition to critical COVID-19 efforts, the Partnership calls on State leaders to take the following actions to provide relief to low-income families struggling with affordable and unstable housing:

- Initiate a $10 billion statewide housing bond to fund five more years of affordable housing for low-income families and people experiencing homelessness.
- Permanently fund local governments to implement flexible homelessness solutions by recapturing $2.4 billion per year lost through corporate tax loopholes and reductions.
- Make permanent the $500 million expansion of the state Low-Income Housing Tax Credit to increase affordable housing production through public/private partnerships.
- Empower voters to support building affordable homes locally by lowering the supermajority approval threshold required for housing ballot measures to 55%.
- Fund the conversion of commercial properties and market-rate rental properties occupied by low-income households into affordable homes.
- Allow new apartment and condominium developments to be built in commercial and mixed-use zones when at least 20% of the homes are affordable to low-income households.
- Speed the construction of affordable homes and reduce uncertainty and costs by streamlining the award of state funding for affordable housing developments from four different state agencies into one decision-making process.

DATA SOURCES & NOTES

- **FUNDING FOR HOUSING**
  California Housing Partnership analysis of HCD Program Awards and Annual Reports, HUD CPD Appropriations Budget Reports, CalHFA Mixed Income Program, BCHS Program Reports, California Strategic Growth Council Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits.

- **AFFORDABLE HOMES SHORTFALL**
  California Housing Partnership analysis of 2019 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

- **COST BURDENED RENTER HOUSEHOLDS**
  California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels. Methodology was adapted from NLIHC gap methodology.
  * Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

- **WHO CAN AFFORD TO RENT**

- **LIHTC PRODUCTION AND PRESERVATION**
  California Housing Partnership's Preservation Database, January 2021. Please note that this data does not include manager units or market rate units created through the LIHTC program.