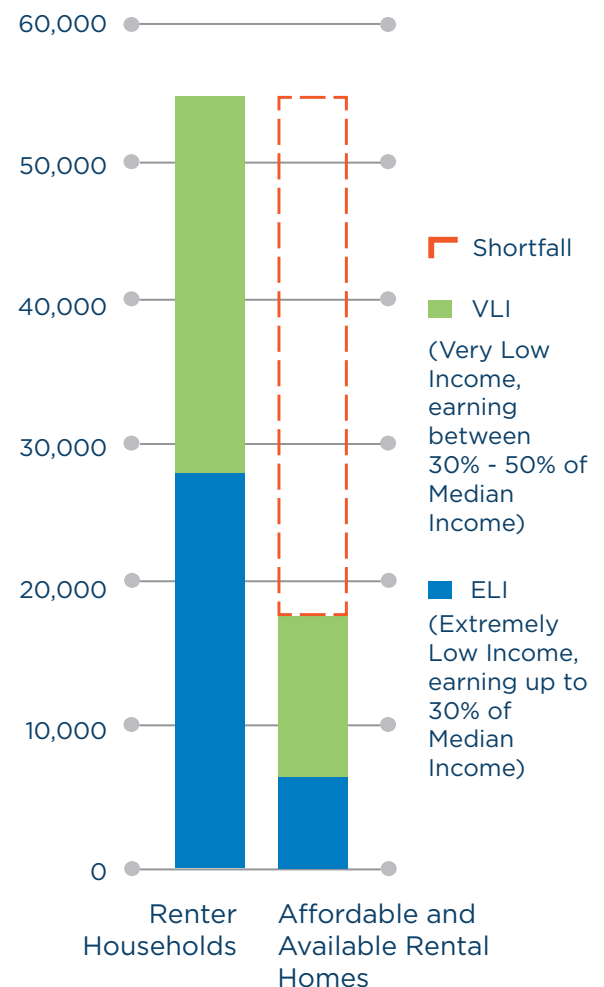


# CONFRONTING FRESNO COUNTY'S RENT AND POVERTY CRISIS: A CALL FOR REINVESTMENT IN AFFORDABLE HOMES

## KEY FINDINGS

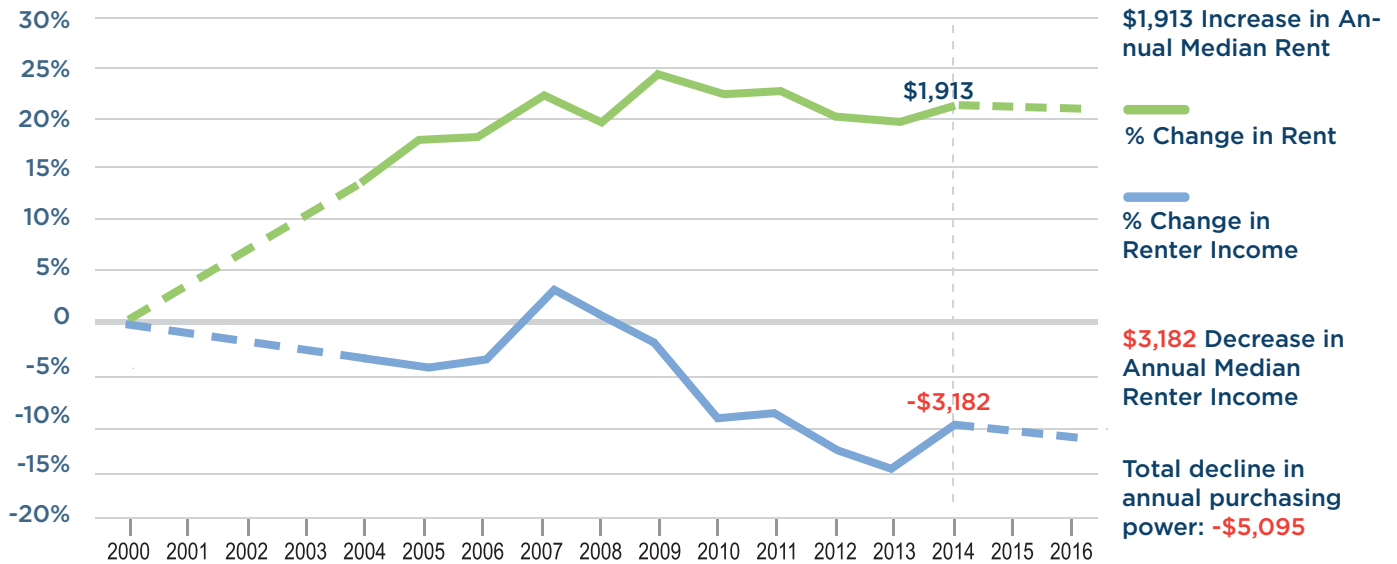
- » Cuts in annual federal and state funding, including elimination of Redevelopment, have reduced Fresno County's investment in affordable housing production and preservation by more than \$21 million annually since 2008, 52% reduction.
- » Median rent in Fresno County has increased 22% since 2000 while median renter household income has declined 10%, when adjusted for inflation.
- » Renters in Fresno County need to earn \$3,053 a month to afford the average monthly asking rent of \$916.
- » Fresno County's lowest-income renters spend 68% of income on rent, leaving little left for food, transportation, health expenses, and other needs.
- » Fresno County needs 37,327 more affordable rental homes to meet the needs of its lowest-income renters.

## FRESNO COUNTY NEEDS 37,327 MORE AFFORDABLE RENTAL HOMES



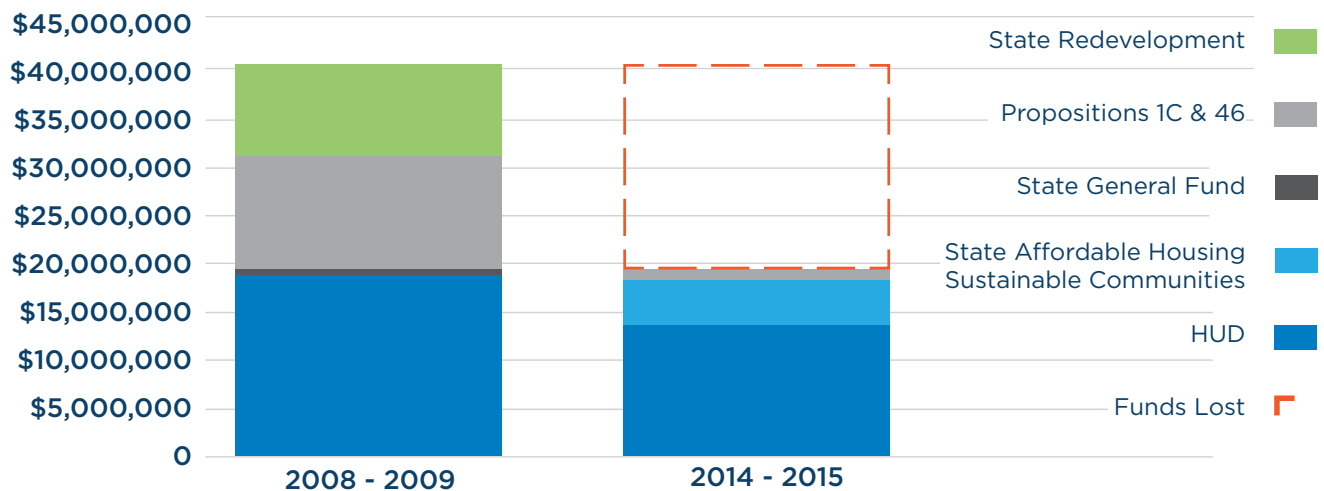
Source: NLIHC analysis of 2014 PUMS data.

## FRESNO COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 22% WHILE MEDIAN RENTER INCOME DECLINED 10% FROM 2000 TO 2014



Source: CHPC analysis of 2000-2014 Census and ACS data. Median renter income and rent from 2001-2004 and 2015-2016 are estimated trends. Median rent and median renter income are inflation adjusted to 2014 dollars.

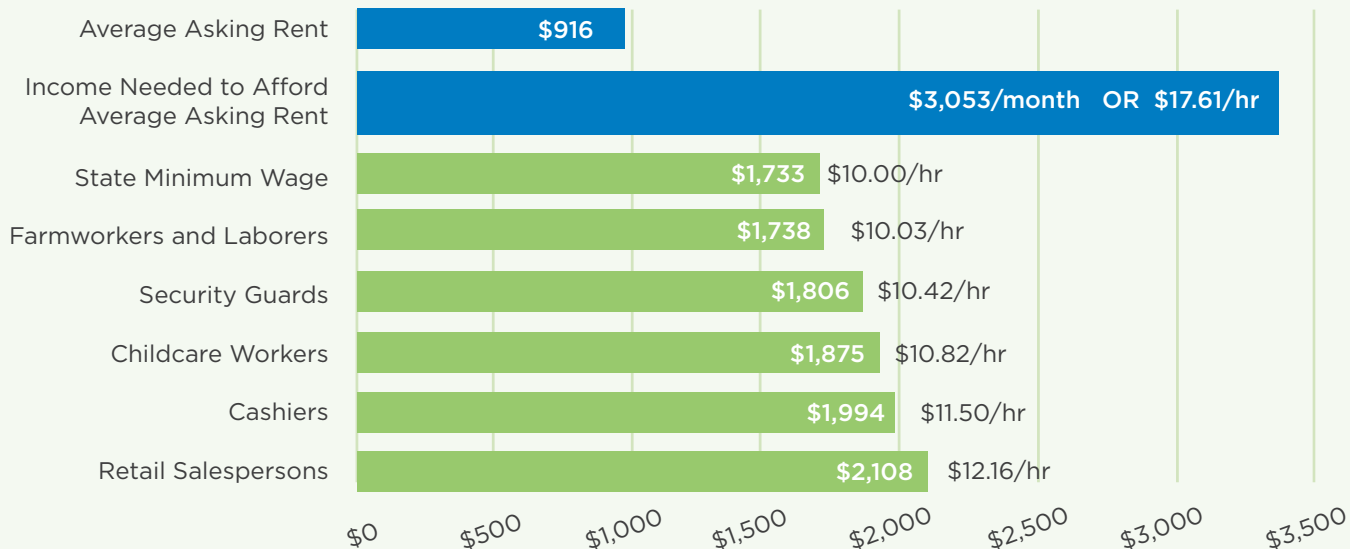
## FRESNO COUNTY LOST 52% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2014-15



FUNDING SOURCE	FY 2008-2009	FY 2014-2015	% CHANGE
State Redevelopment	\$9,563,757	\$0	-100%
State Housing Bonds and Housing Programs	\$12,526,130	\$5,800,000	-54%
U.S. Dept. of Housing & Urban Development	\$18,754,013	\$13,766,422	-27%
<b>Total</b>	<b>\$40,843,900</b>	<b>\$19,566,422</b>	<b>-52%</b>

Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2014-2015 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2015.

## FRESNO COUNTY RENTERS NEED TO EARN \$3,053 A MONTH TO AFFORD AVERAGE ASKING RENTS



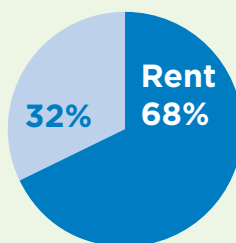
Source: CHPC Analysis of Real Answers Fresno County average rent data for the 1st Quarter 2016 and Bureau of Labor Statistics Average Annual Wage Data for CA Occupations 2015.

## WHAT DO RENTERS IN FRESNO COUNTY HAVE LEFT AFTER PAYING RENT?

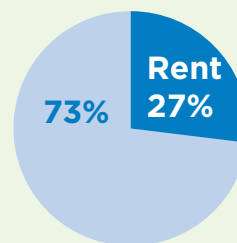
### HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

### MEDIAN INCOME HOUSEHOLDS

Food, Transportation, Health Care, & Other Needs

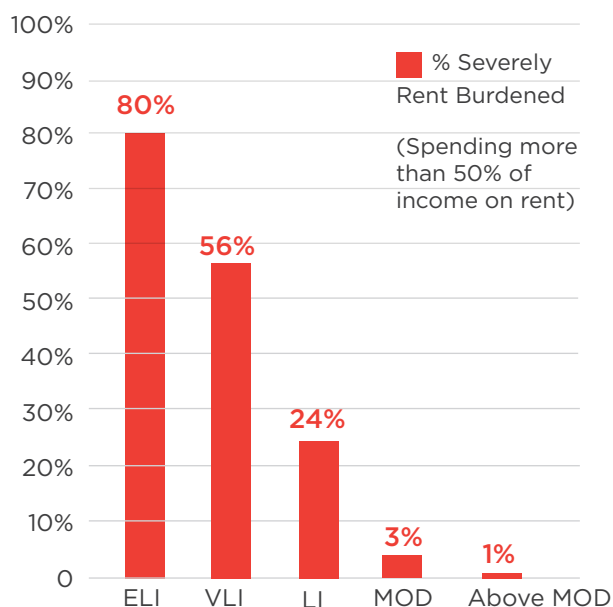


Food, Transportation, Health Care, & Other Needs



Source: NLIHC analysis of 2014 PUMS data.

### PERCENTAGE OF SEVERELY BURDENED HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2014 PUMS data.

## ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP MORE THAN 25 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 MORE THAN 100 NONPROFIT AND LOCAL GOVERNMENT HOUSING ORGANIZATIONS LEVERAGE MORE THAN \$8 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 30,000 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:

- » Invest at least \$1 billion from the state's General Fund surplus into established state programs prioritizing the lowest-income households.
- » Expand the California Low Income Housing Tax Credit. **(AB 2817)**
- » Improve the value of the California LIHTC by up to 40% at no cost to the state. **(SB 873)**
- » Give state voters the opportunity to approve a new housing bond similar to **SB 879**.
- » Authorize local governments to use tax increment financing for locally approved affordable housing benefit districts and to issue bonds. **(AB 2031)**
- » Reaffirm cities' authority to require the inclusion of a percentage of homes affordable to low- and moderate-income households in new rental housing development. **(AB 2502)**
- » Make discrimination against Section 8 voucher holders illegal. **(SB 1053)**
- » Create an ongoing, predictable revenue source of at least \$500 million annually for the production and preservation of homes affordable to lower-income households.

# LOCAL RECOMMENDATIONS FOR FRESNO COUNTY

- » Dedicate tax increment revenue recaptured from former redevelopment areas for affordable housing investment.
- » In areas targeted for revitalization, focus on protecting and benefitting current low-income residents.
- » Identify sites for affordable developments in higher income, higher opportunity areas of the city and county.
- » Identify and pass multiple sources of affordable housing funding, including a housing impact fee that supports the Affordable Housing Trust Fund.
- » Require annual interior inspections of apartment complexes and houses with a history of problems.
- » Increase code enforcement staffing and training so that housing code violations are sustained.
- » Place properties with serious violations in court-appointed receivership, as permitted under City ordinance, and extend to other jurisdictions to improve owner response.
- » Link local investments in health care to affordable housing and services that improve health, education and employment outcomes for lower income households.
- » 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 the Fresno Housing Authority.*

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