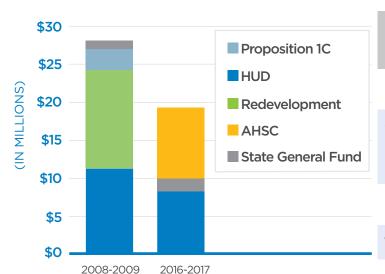


KEY FINDINGS

- Low Income Housing Tax Credit housing production in San Joaquin County declined 65% in 2017 in anticipation of federal tax reform.
- Cuts in federal and state funding have reduced investment in affordable housing production and preservation in San Joaquin County by more than \$9 million annually since 2008, a 32% reduction.
- San Joaquin County needs 24,036 more affordable rental homes to meet current demand.
- Renters in San Joaquin
 County need to earn \$28.94
 per hour more than twice the
 state minimum wage to afford the
 median monthly asking rent of \$1,505.
- San Joaquin County's lowest-income renters spend 63% of income on rent, leaving little left for food, transportation, health care, and other essentials.



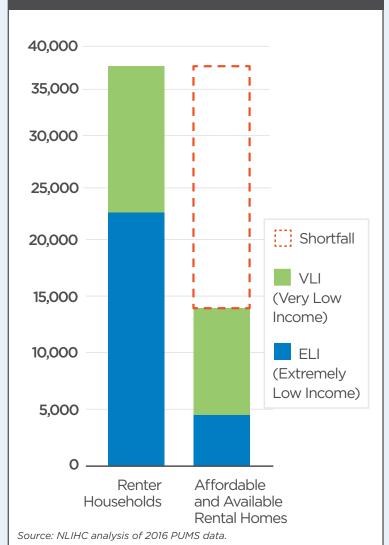
SAN JOAQUIN COUNTY LOST 32% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2016-17



FUNDING SOURCE	FY 2008-09 (In thou	FY 2016-17 sands)	% CHANGE
Redevelopment	\$12,352	\$0	-100%
State Housing Bonds and Housing Programs	\$4,020	\$10,488	161%
HUD	\$11,679	\$8,550	-27%
TOTAL	\$28,051	\$19,039	-32%

Source: CHPC analysis of 2008-2009 annual Redevelopment Housing Activities report; 2008-2009 and 2016-2017 annual HCD Financial Assistance Programs Reports and HUD CDP Appropriations Budget data.

SAN JOAQUIN COUNTY NEEDS 24,036 MORE AFFORDABLE RENTAL HOMES



LOW INCOME HOUSING TAX CREDIT (LIHTC) VOLUME DECREASED 65% IN SAN JOAQUIN COUNTY IN ANTICIPATION OF THE FEDERAL TAX BILL

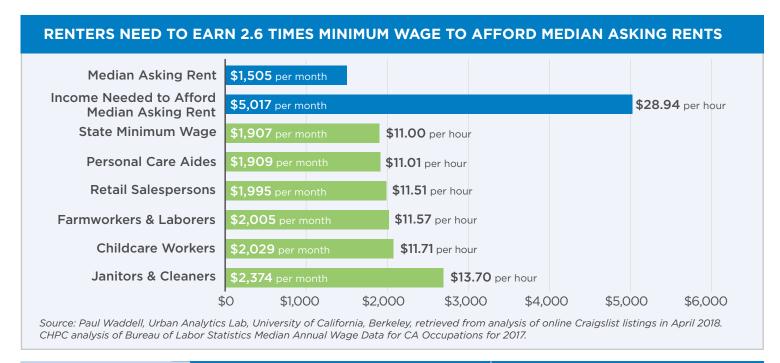
THE LEGERAL TAX SILL					
State					
Туре	2016	2017	Change %		
New Construction	9,285	7,407	-20%		
Acquisition & Rehab	15,032	5,928	-61%		
All	24,317	13,335	-45%		
San Joaquin Valley*					
Туре	2016	2017	Change %		
New Construction	487	572	17%		
Acquisition & Rehab	1,834	484	-74%		
All	2,321	1,056	-55%		
San Joaquin County					
Type	2016	2017	Change %		
New Construction	50	260	420%		
Acquisition & Rehab	686	0	-100%		
All	736	260	-65%		
*Com John Walley in all also France Warms Winner Marlana					

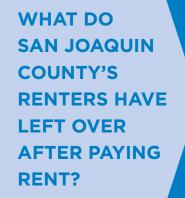
*San Joaquin Valley includes Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties. Source: CHPC analysis of 2016 and 2017 CA Tax Credit Allocation

Committee (TCAC) data.

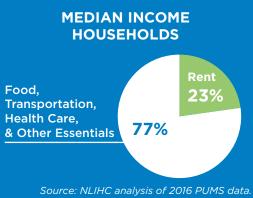
Note the data does not include manager or market rate homes.

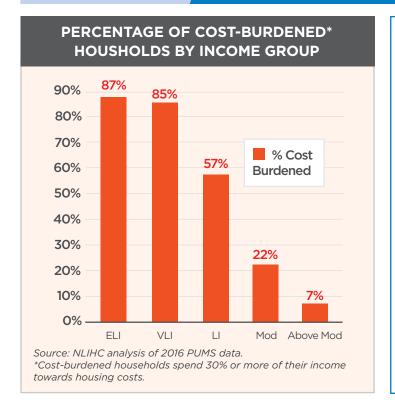
Note the data does not include manager or market rate homes created through the LIHTC program.











ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP NEARLY 30 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 NONPROFIT AND LOCAL GOVERNMENT HOUSING AGENCIES ACROSS THE STATE TO LEVERAGE MORE THAN \$14 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 70,000 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:

- » Aggressively campaign for voters to pass the \$4 billion Veterans and Affordable Housing Bond of 2018 (Proposition 1) and the No Place Like Home homeless housing initiative (Proposition 2).
- » Expand the state's Low Income Housing Tax Credit Program by \$300 million per year to make up for the loss of value caused by the 2017 federal tax bill.
- » Bring back redevelopment funding for affordable housing and related infrastructure at an initial amount of \$1 billion annually.
- » 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 2009.

LOCAL RECOMMENDATIONS FOR SAN JOAQUIN COUNTY

- » Create a local housing trust fund utilizing identified and approved local revenue sources for affordable housing to leverage state and federal dollars including those from the Vets and Affordable Housing Act, No Place Like Home, Affordable Housing and Sustainable Communities, the Building Homes and Jobs Act, and Low-Income Housing Tax Credits.
- » Prioritize local funds and staff time to preserve existing affordable rental properties including public housing communities.
- » Inventory all infill lots and publicly owned land that can be used for affordable housing.
- » Reduce or waive local fees for affordable housing based on the amount and depth of affordability.
- » Adopt inclusionary housing policies to create inclusive, mixed-income neighborhoods that are close to public transportation, schools, quality grocery stores, and medical services.
- » Promote the development of accessory dwelling units, increased housing density around transit and affordable home ownership programs.

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 San Joaquin Visionary Home Builders of California

For questions about San Joaquin County's housing need, contact: Alicia Sebastian, alicia@calruralhousing.org, (916) 443-4448







