

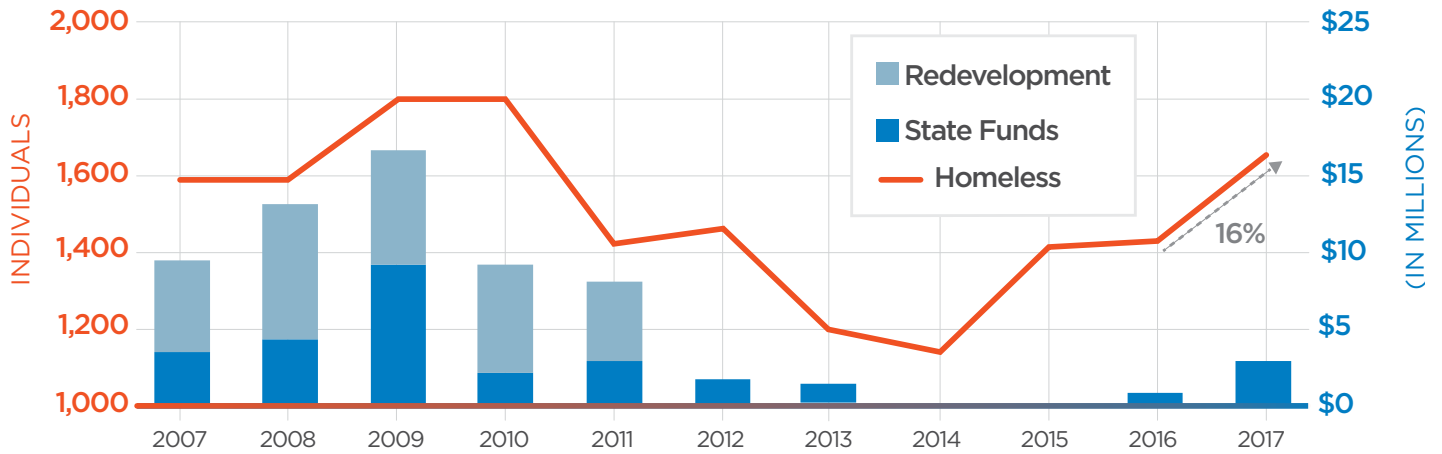
AUGUST 2018

Stanislaus County's Housing Emergency and Proposed Solutions

KEY FINDINGS

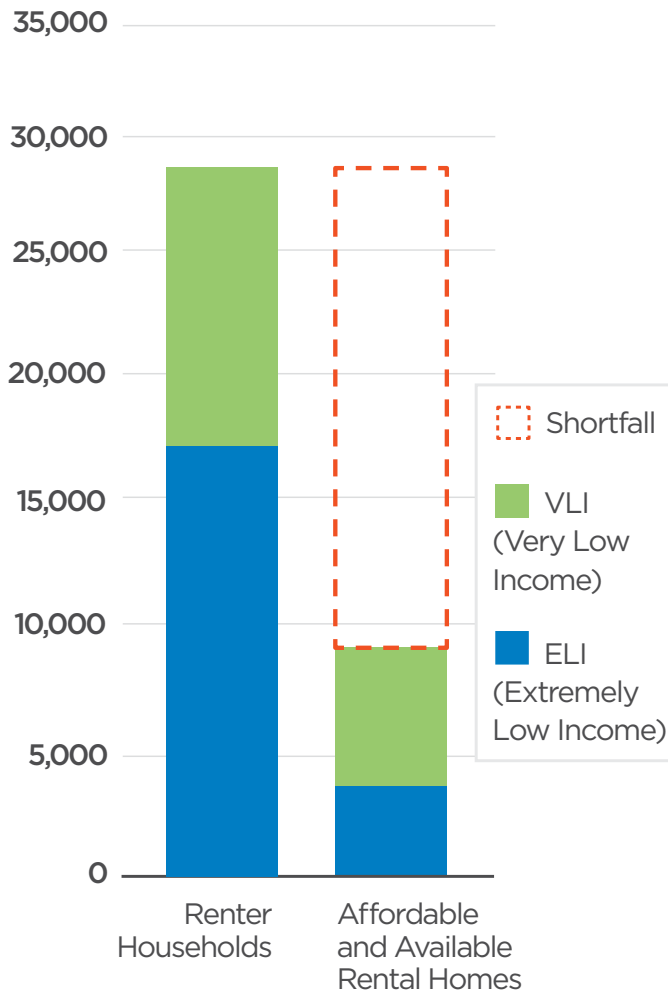
- The elimination of redevelopment in 2012 and exhaustion of state bond funding foreshadowed a 16% rise in homelessness from 2016 to 2017.
- Low Income Housing Tax Credit housing production in the San Joaquin Valley declined 55% in 2017 in anticipation of federal tax reform.
- Stanislaus County needs 19,746 more affordable rental homes to meet current demand.
- Renters in Stanislaus County need to earn \$25.96 per hour - more than twice state minimum wage - to afford the median monthly asking rent of \$1,350.
- Stanislaus County's lowest-income renters spend 58% of income on rent, leaving little left for food, transportation, health care, and other essentials.

ELIMINATION OF REDEVELOPMENT & LOSS OF STATE BOND FUNDING FOR HOUSING FORESHADOWED A 16% RISE IN HOMELESSNESS IN STANISLAUS COUNTY IN 2016-17



Source: CHPC analysis of 2007-2011 Annual California Department of Housing and Community Development (HCD) Redevelopment Housing Activities Report; 2007-2017 annual HCD Financial Assistance Programs Reports. Housing and Urban Development (HUD) PIT and HIC data since 2007. Note fiscal years are indicated by second half of fiscal year (e.g. FY 2006-2007 is presented as 2007).

STANISLAUS COUNTY NEEDS 19,746 MORE AFFORDABLE RENTAL HOMES



Source: NLIHC analysis of 2016 PUMS data.

THE ELIMINATION OF STATE REDEVELOPMENT COMBINED WITH FEDERAL CUTS TO HOUSING FUNDING AND TAX RATES HAS DEEPENED THE SHORTFALL OF AFFORDABLE HOMES.

LOW INCOME HOUSING TAX CREDIT (LIHTC) VOLUME DECREASED 55% IN THE SAN JOAQUIN VALLEY IN ANTICIPATION OF THE 2017 FEDERAL TAX BILL

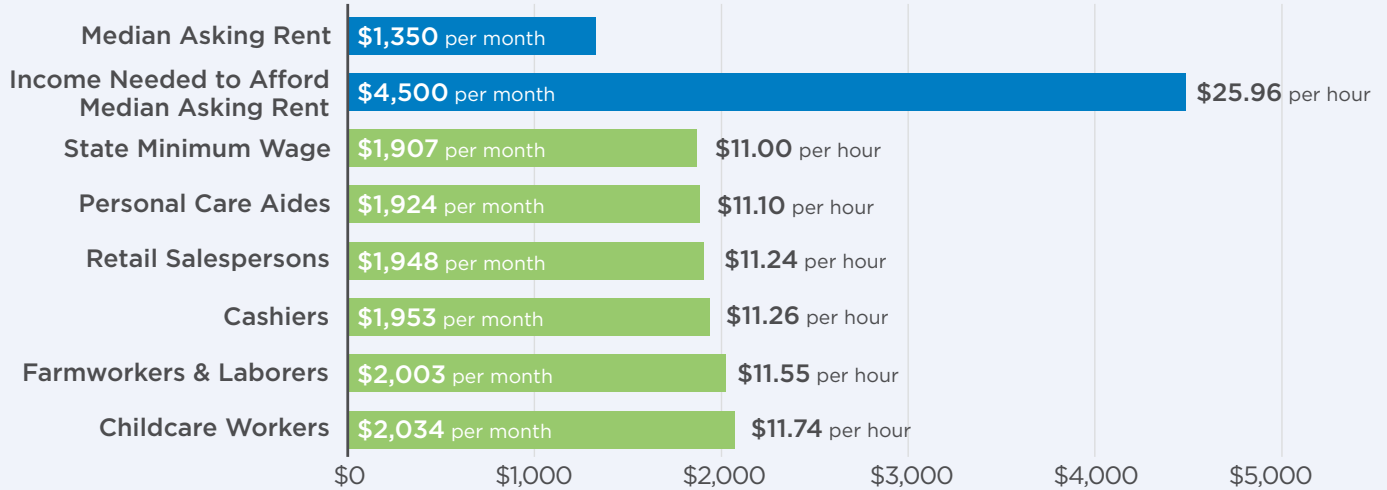
State			
Type	2016	2017	Change %
New Construction	9,285	7,407	-20%
Acquisition & Rehab	15,032	5,928	-61%
All	24,317	13,335	-45%
San Joaquin Valley			
Type	2016	2017	Change %
New Construction	487	572	17%
Acquisition & Rehab	1,834	484	-74%
All	2,321	1,056	-55%

*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 created through the LIHTC program.

RENTERS NEED TO EARN 2.4 TIMES MINIMUM WAGE TO AFFORD MEDIAN ASKING RENTS



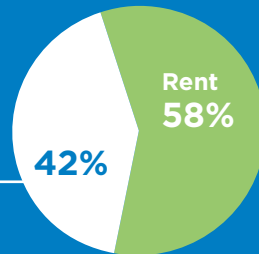
Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in April 2018. CHPC analysis of Bureau of Labor Statistics Medial Annual Wage Data for CA Occupations in 2017.

WHAT DO STANISLAUS COUNTY'S RENTERS HAVE LEFT OVER AFTER PAYING RENT?

HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

Food, Transportation, Health Care, & Other Essentials

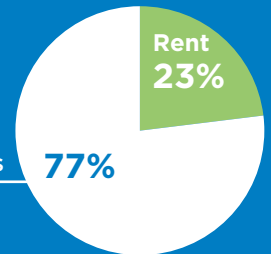
42%



MEDIAN INCOME HOUSEHOLDS

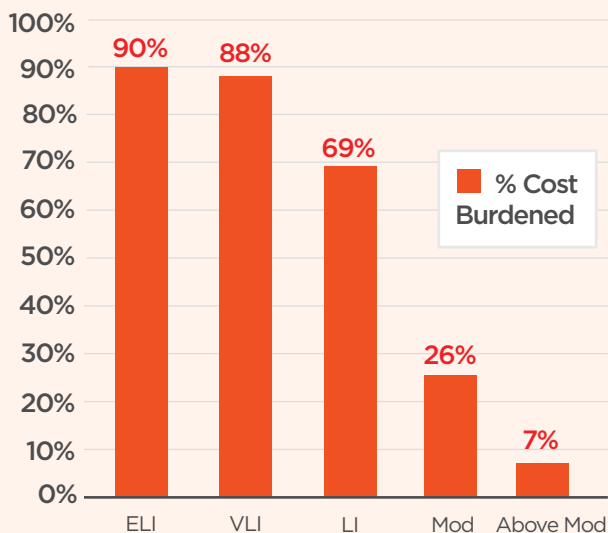
Food, Transportation, Health Care, & Other Essentials

77%



Source: NLIHC analysis of 2016 PUMS data.

PERCENTAGE OF COST-BURDENED* HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2016 PUMS data.

*Cost-burdened households spend more than 30% of their income towards housing costs.

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 STANISLAUS COUNTY

- » Streamline use of existing fee reductions and waivers and promote new fee reduction programs for affordable housing developments.
- » Create zoning that promotes infill development and allows for alternative or non-traditional forms of housing, including ADUs and smaller housing units.
- » Prioritize local housing waiting lists to assist people being displaced due to rising rents to the extent allowed by law.
- » Prioritize public land for affordable housing wherever feasible.
- » Adopt a policy that public lands will be conveyed through long-term ground leases that ensure long-term community control of these scarce resources rather than being sold.
- » Promote, zone, and support use of different forms of residential construction - modular, prefab, and other factory-built alternatives.
- » Master lease houses to nonprofits that commit to renting to households not traditionally served by subsidized housing.
- » Adopt an ordinance to regulate rents for mobile home parks.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:

California Coalition for Rural Housing
Self-Help Enterprises
Stanislaus Regional Housing Authority

For questions about Stanislaus County's housing need, contact:

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