

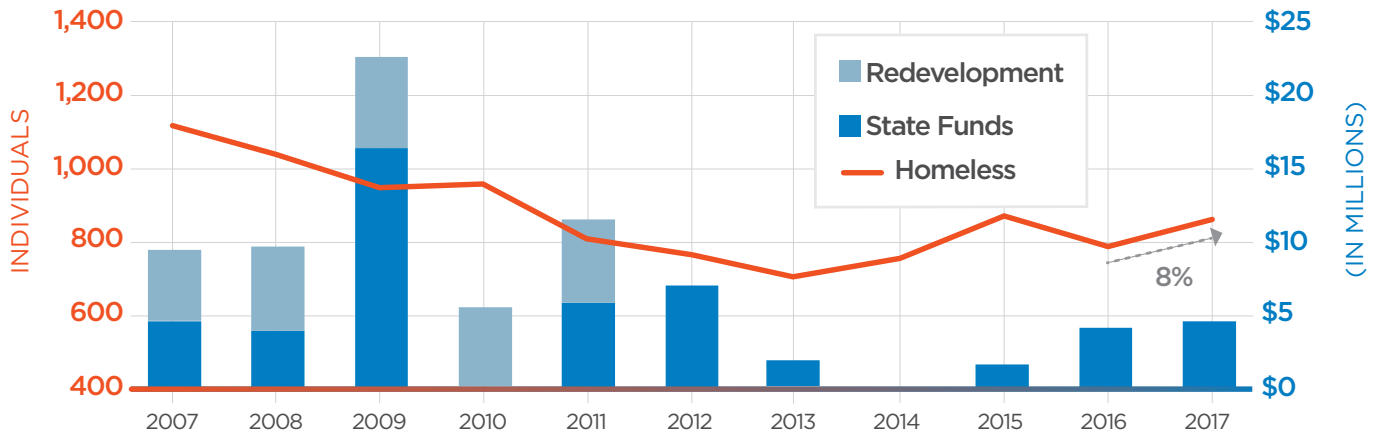
AUGUST 2018

Tulare County's Housing Emergency and Proposed Solutions

KEY FINDINGS

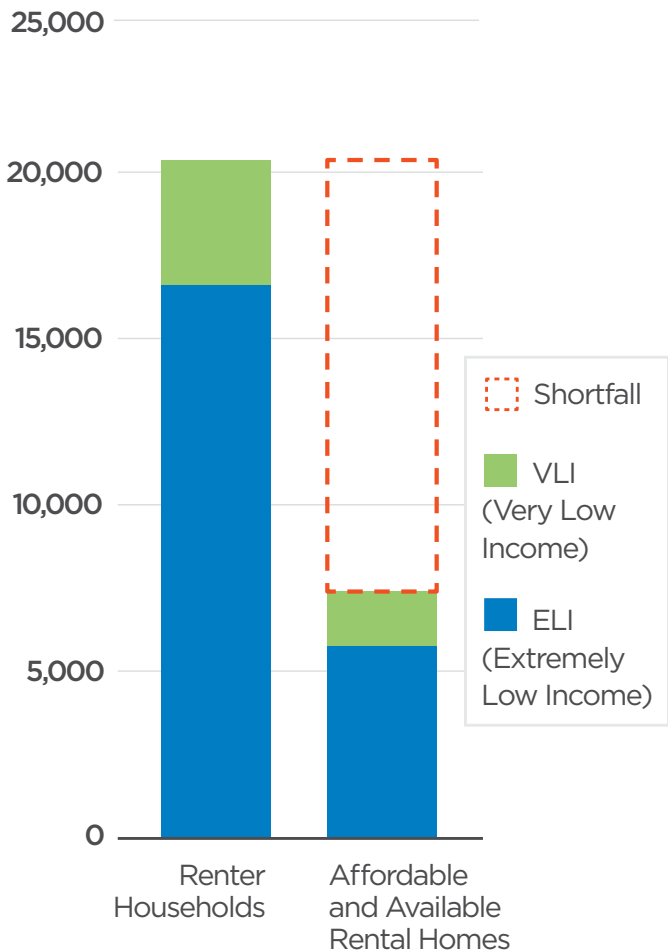
- The elimination of redevelopment in 2012 and exhaustion of state bond funding foreshadowed a 8% rise in homelessness in Tulare County from 2016 to 2017.
- Low Income Housing Tax Credit (LIHTC) housing production in Tulare County increased 58% from 2016-17, bucking a statewide trend of significant decreases in production.
- Tulare County needs 12,994 more affordable rental homes to meet current demand.
- Renters in Tulare County need to earn \$19.04 per hour - nearly twice the state minimum wage - to afford the median monthly asking rent of \$990.
- Tulare County's lowest-income renters spend 57% 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 8% RISE IN HOMELESSNESS IN TULARE 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).

TULARE COUNTY NEEDS 12,994 MORE AFFORDABLE RENTAL HOMES



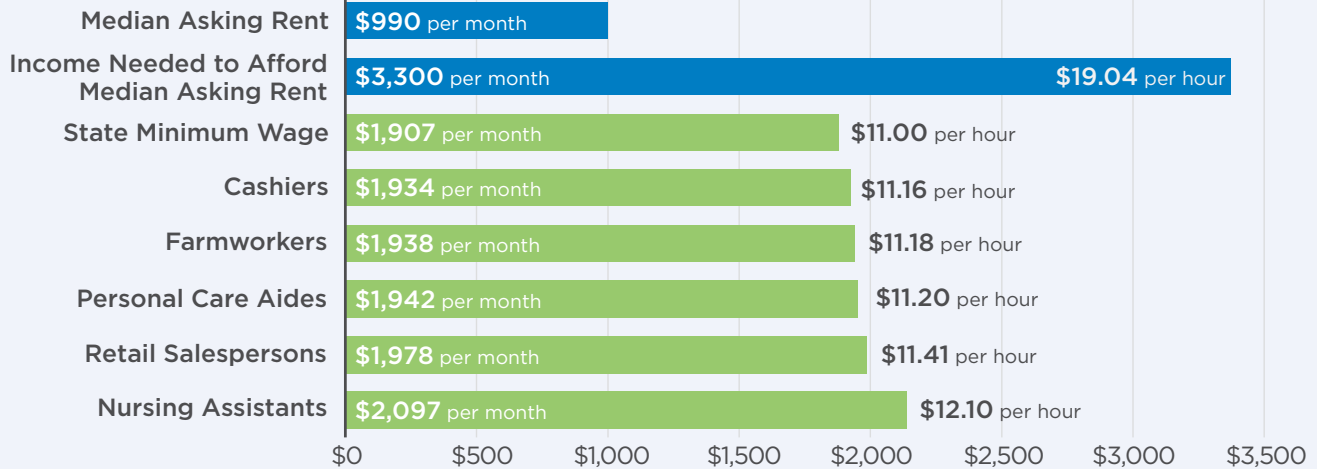
Source: NLIHC analysis of 2016 PUMS data.

HOUSING CREDIT VOLUME INCREASED 58% IN TULARE COUNTY WHILE IT DECREASED 45% STATEWIDE IN ANTICIPATION OF THE 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%
Tulare County			
Type	2016	2017	Change %
New Construction	0	49	100%
Acquisition & Rehab	78	74	-5%
All	78	123	58%

*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 1.7 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 Median Annual Wage Data for CA Occupations for 2017.

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

HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

Food, Transportation, Health Care, & Other Essentials

43%

Rent 57%

MEDIAN INCOME HOUSEHOLDS

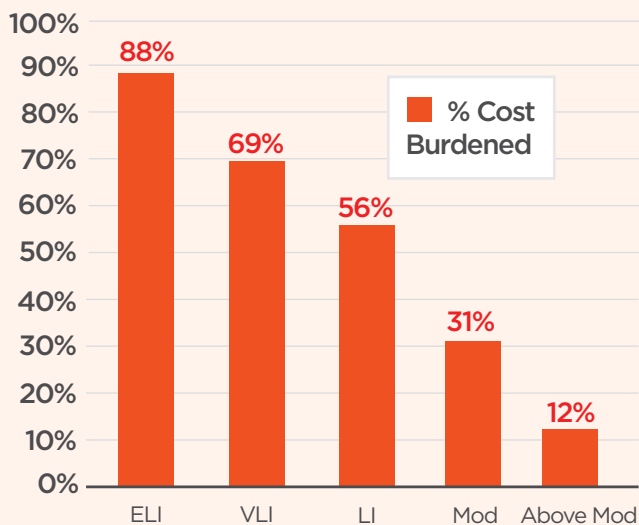
Food, Transportation, Health Care, & Other Essentials

75%

Rent 25%

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 TULARE COUNTY

- » Update affordable housing Density Bonus ordinance in all cities and county of Tulare to incorporate changes in law and promote use by developers.
- » Incorporate "by right" development concepts in planning ordinances, minimizing requirements for public hearings where possible for proposed affordable housing.
- » Pursue federal and state resources for affordable housing such as HOME, CDBG, NPLH, AHSC, Joe Serna Jr. Farmworker Housing Grants, and others as they become available.
- » Adopt procedures to make surplus public properties and tax-defaulted properties available to nonprofit developers of affordable housing.
- » Promote, zone, and support infill and high-density affordable housing.
- » Identify and appropriately zone property for affordable housing that is close to public transportation, schools, quality grocery stores, and medical services.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:

California Coalition for Rural Housing
Self-Help Enterprises



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