



Residents at Parksdale. Photo courtesy of Self-Help Enterprises.

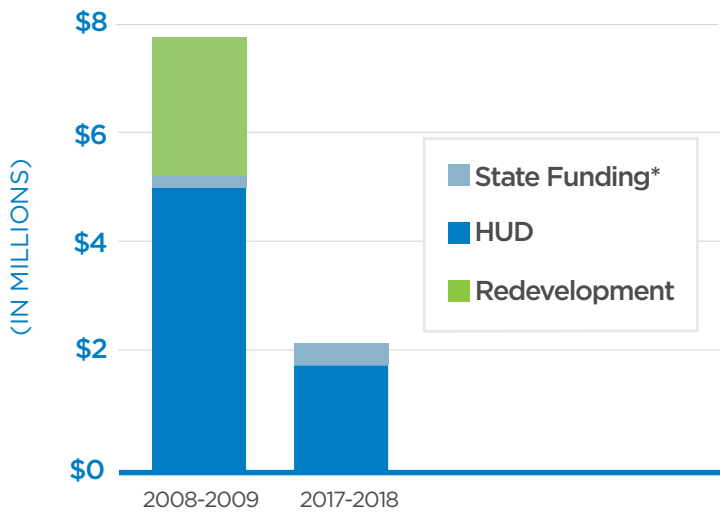
# MADERA COUNTY'S HOUSING EMERGENCY UPDATE



## KEY FINDINGS

- Cuts in Federal and State funding have reduced investment in affordable housing in Madera County by more than \$5 million annually since 2008, a 73% reduction.
- 74% of ELI households are paying more than half of their income on housing costs compared to just 3% of moderate income households.
- Madera County needs 5,952 more affordable rental homes to meet current demand.
- Low Income Housing Tax Credit production and preservation in Madera County remains low since 2016.
- Renters in Madera County need to earn \$18.27 per hour - 1.5 times the State minimum wage - to afford the median monthly asking rent of \$950.

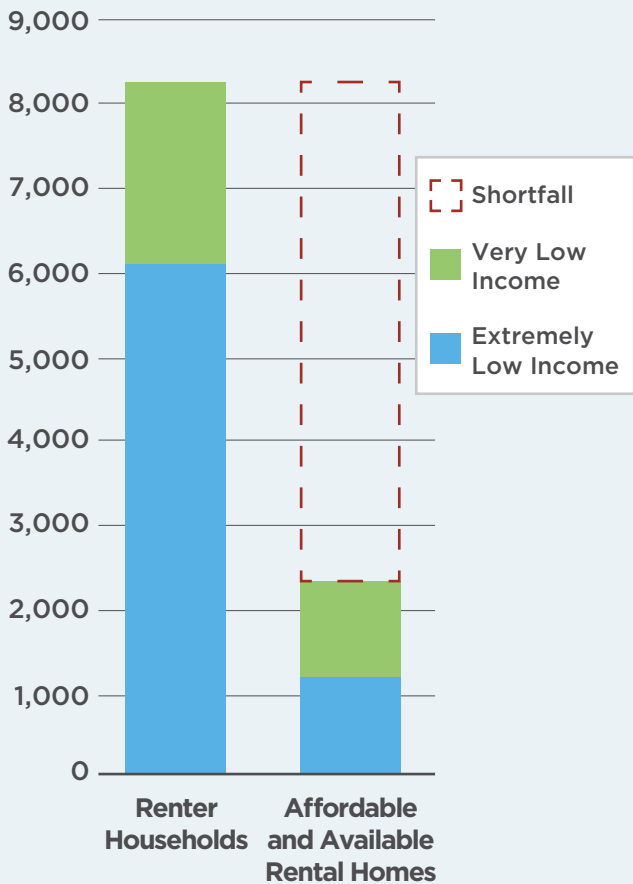
## MADERA COUNTY LOST 73% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2017-18



FUNDING SOURCE	FY 2008-09 (In thousands)	FY 2017-18 (In thousands)	% CHANGE
Redevelopment	\$2,623	\$0	-100%
State Housing Bonds and Housing Programs	\$251	\$358	43%
HUD	\$4,908	\$1,771	-64%
<b>TOTAL</b>	<b>\$7,781</b>	<b>\$2,129</b>	<b>-73%</b>

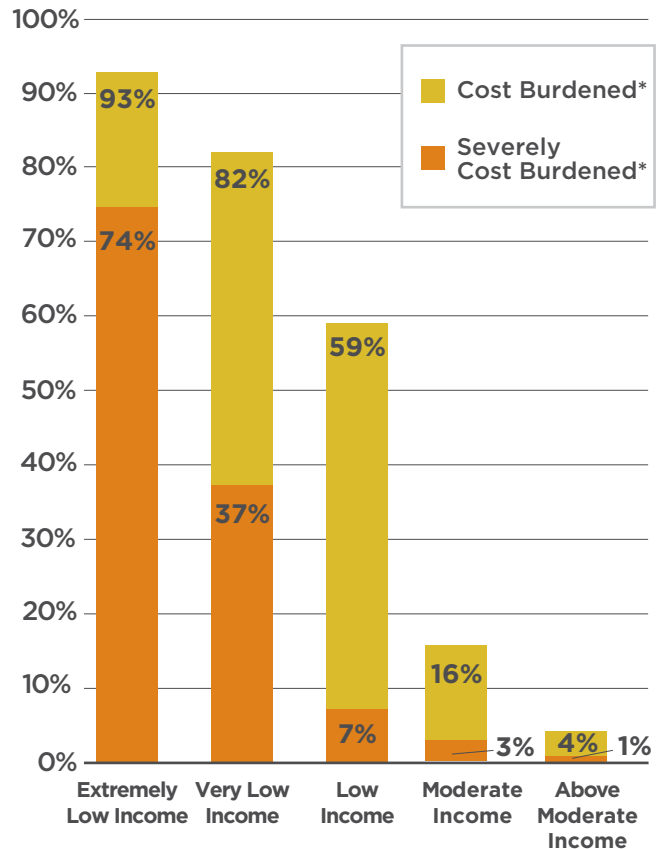
**Source:** California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2017-2018 Annual HCD Financial Assistance Programs Reports; 2008-2009 and 2017-2018 HUD CPD Appropriations Budget Reports.  
 \*FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.

## MADERA COUNTY NEEDS 5,952 MORE AFFORDABLE RENTAL HOMES



**Source:** California Housing Partnership's analysis of 2016-2017 PUMS data using adapted NLIHC methodology.

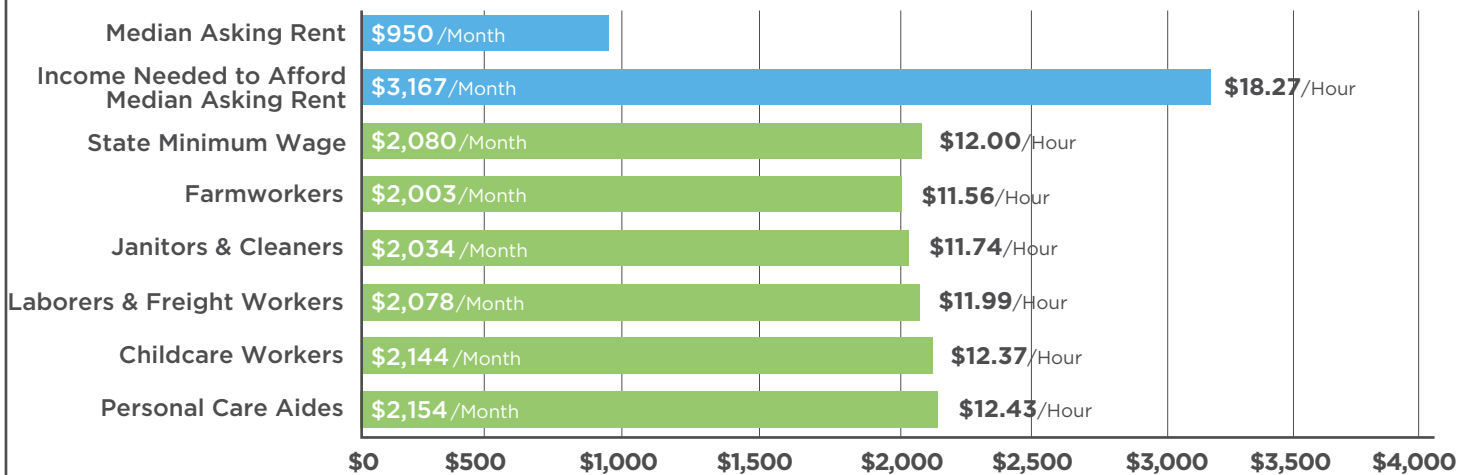
## LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED



**Source:** California Housing Partnership's analysis of 2016-2017 PUMS data using adapted NLIHC methodology.

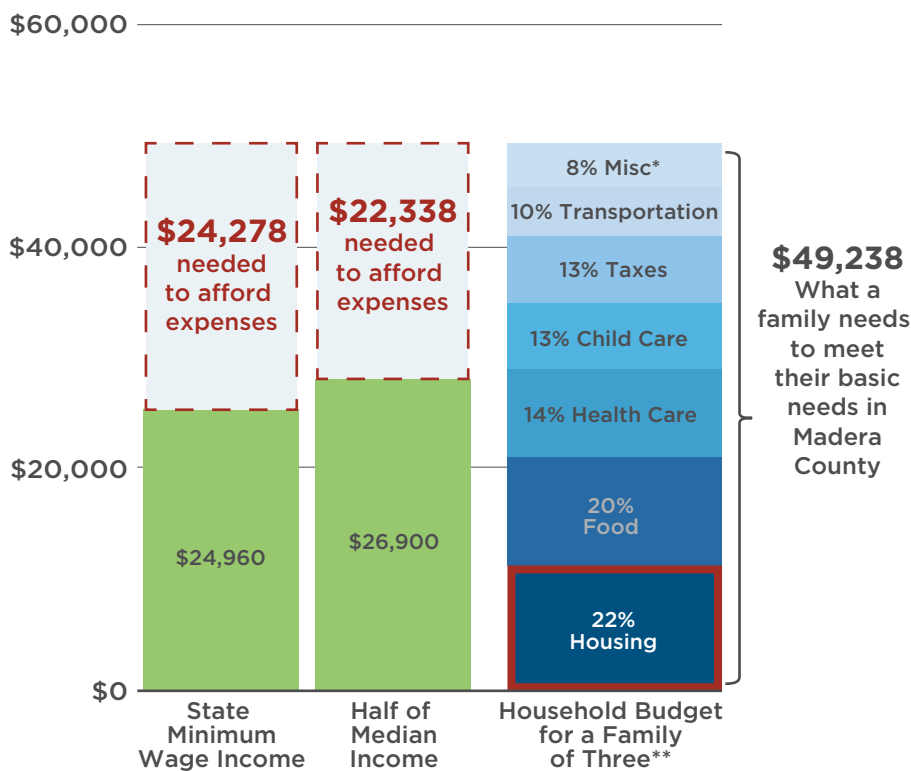
\*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

## RENTERS NEED TO EARN 1.5 TIMES MINIMUM WAGE TO AFFORD THE MEDIAN ASKING RENT IN MADERA COUNTY



Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in February 2019. Bureau of Labor Statistics Median Annual Wage Data for CA Occupations, 2018.

## HOUSING PRICES ARE DRIVING COSTS OF LIVING OUT OF REACH FOR LOW INCOME FAMILIES IN MADERA COUNTY



Source: The above budget is a preview of United Way's forthcoming data release on the Real Cost Measure. Please visit <https://www.unitedwaysca.org/realcost> for more information about what it takes to meet basic needs in Madera County.

\*The "miscellaneous" budget category includes all other categories not defined.

\*\*The household budget for a family of three uses a population weighted average to estimate the costs associated with one working adult and two children (one school-aged child and one teenager). Each percentage represents how much a family's annual budget is captured in each cost category (housing, child care, etc.).

## MADERA COUNTY'S LOW INCOME HOUSING TAX CREDIT PRODUCTION AND PRESERVATION REMAINS LOW SINCE 2016

STATEWIDE				
TYPE	2016	2017	2018	
New Construction	9,285	7,407	9,373	
Acquisition & Rehab	15,032	5,928	9,430	
All	24,317	13,335	18,803	
MADERA COUNTY				
TYPE	2016	2017	2018	
New Construction	0	0	0	
Acquisition & Rehab	123	0	0	
All	123	0	0	

Source: California Housing Partnership analysis of 2016-2018 California Tax Credit Allocation Committee data.

Note: The data does not include manager or market rate units created through the LIHTC program.

# 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:**

- » Replace Redevelopment funding for affordable housing with at least \$1 billion annually to help local governments meet their State-mandated production goals.
- » Expand the State's Low Income Housing Tax Credit Program by \$500 million per year to jump-start affordable housing production and preservation.
- » Create a new California capital gains tax credit to preserve existing affordable housing at risk of conversion and to fight displacement pressures in Opportunity Zones.
- » 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 2000.

# LOCAL RECOMMENDATIONS FOR MADERA COUNTY

- » Update affordable housing density bonus ordinances in Chowchilla, Madera and County of Madera to incorporate changes in law and promote their use.
- » Utilize SB2 planning funds to develop by-right development ordinances for affordable housing.
- » Update zoning ordinances to avoid discouraging higher density development particularly for affordable housing.
- » Develop infrastructure plans for unincorporated communities including Fairmead and Oakhurst that prioritize supporting affordable home development.
- » Actively promote workforce housing for National Park workers in the Oakhurst area.
- » Identify sites that can successfully compete for California's Cap and Trade Programs in Madera and Chowchilla.

**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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